

**ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY  
BOARD OF DIRECTOR'S BOARD MEETING  
July 9, 2009**

**Present**

Debby Sedwick  
Louise Lazur  
Ted Carlson  
Ron Baird  
Jan Sieberts  
Dana Pruhs  
Jana Hayenga

**Excused**

Mary Jane Michael  
Mike Gutierrez  
Shelia Selkregg

**Guests**

**Staff**

Ron Pollock  
Sue Lukens  
Healia Palmer  
Rick Onstott  
Mike Kennard  
Bob Weaver  
Krin Kemppainen

**Call to Order**

- Ms. Sedwick called the meeting to order at 4:00 p.m.

**Review of Agenda**

- There was no change to the agenda.

**Minutes**

- Ms. Lazur moved to approve the minutes from June 4, 2009 as presented; Mr. Carlson seconded. The minutes were approved unanimously.

**Public Comment**

- There were no public comments.

**Old Business –**

A. Update 2009 Operations & Capital Budget –

- Ms. Palmer updated the Board on the 09 budgets; she explained we will not be amending it just re-evaluating and adjusting where items fall within the budget.

B. Northpointe Bluff Subdivision Completion Cost Revisions –

- Ms. Lukens updated the Board on the revisions; she explained the following items were reviewed when the revisions were made taxes, Platt correction and a cash flow analysis.
- The Board requested making the spread sheet easier to read and understand.

**New Business –**

A. Verrus Pay-by-Phone –

- Mr. Onstott updated the Board on the Verrus Pay-by-Phone service we have been using on a trial basis.
- Mr. Carlson moved to continue this service on a permanent basis; Ms. Lazur seconded.
- A discussion was held to include: transaction fee, results of the 90 trial run, internal accounting, infractions issued and the advertisement of the service.
- The motion passed unanimously.

B. Northpointe Bluff Home Owner declaration Amendment –

- Mr. Pollock explained the changes staff would like to make the NPB home owner declaration.
- A discussion was held to include: current restriction to duplex development and the appraiser and realtor recommendations.
- The Board referred this back to the Development committee to decide what needs to be done to fix this.

C. Executive Session – Cook Inlet Housing Proposal for Northpointe Bluff –

- Mr. Baird moved to go into executive session to discuss the Cook Inlet Housing proposal for Northpointe Bluff, the immediate knowledge of which would adversely affect the finances of ACDA; Mr. Carlson seconded;
- The Board entered executive session at 5:07 p.m.
- The Board exited executive session at 6:24 after giving staff direction.

**Committee Reports**

Executive Director

- Mr. Pollock reported he had a meeting with the new Mayor.

Finance Committee

- Nothing further to report.

Operations Committee

- Nothing further to report.

Development Committee

- Nothing further to report.

Executive Committee

- Nothing further to report.

The meeting was adjourned at 6:29 p.m.

Respectfully submitted by:

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Debby Sedwick, Chair