

**ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY
BOARD OF DIRECTOR'S REGULAR SESSION
August 25, 2005**

Present

JoAnne Zito-Brause
Bill Smith
Mary Jane Michael

Present

Mike Zoske
Louise Lazur
Joelle Hall

Excused

Jana Hayenga
Jeff Sinz
Dan Coffey
Ken Stout

Staff/Guests

Kevin Kinney
Robin Ward
Krin Kemppainen
Mayor Mark Begich

Call to Order

Ms. Zito-Brause called the meeting to order at 5:10 pm.

Review of Agenda

No changes to the agenda.

Chief Operating Director's Report

- Mr. Kinney advised everyone the process for the CBD comprehensive plan has begun and will run for the next 3 days.
- Mr. Kinney said the Mayor has made a couple of phone calls on the JC Penny garage and Mr. Kinney and Fred Boness have been invited to Texas, as soon as they could get there, to negotiate both for the short term needs for the convention center and hopefully a long term management agreement for the JC Penny garage. Ms. Hall asked how many parking spaces were in that garage. Mr. Kinney stated he thought there were 640, with a 50% occupancy at this time. Ms. Hall asked if the gain of the Koniag lot and the JC Penny garage would solve the federal employee parking issues with the building of the new Convention Center. Mr. Kinney stated yes, it would solve the problem.
- Ms. Ward passed out copies of the Mt. View cost estimates. She then explained the expenses and how they all come in to play in the project. Ms. Zito-Brause stated the Board did say in the MOU we would approve these cost estimates tonight. Mr. Kinney recommended the Board approve the MOU based on the cost estimates presented. Mr. Zoske made the motion Mr. Kinney suggested; Ms. Lazur seconded. The motion carried.

Minutes

Approval of the minutes was put off until next month's board meeting.

Public Comment

No public comments tonight.

New Business

A. RFP for Hollywood Vista –

- Mayor Begich stated he hopes the Board reviews and approves the Hollywood Vista RFP, despite not having the land in our possession. He went on to say this would be a good way to set up as a standard for future projects; RFP's come in we review them, pick the best one for the project then request the land from HLB, then we both go together to the assembly for approval. The Mayor understands this RFP has a lot of criteria in it, but this gives us a chance to set some design standards down and affordable home purchase in the area, and pre Title 21 concepts. It gives us the chance to show the community that these kinds of deals and

developments can be financially viable for our community, be attractive and be a great return for the city. Ms. Zito-Brause asked the Mayor what kind of action he would like to see from the Board tonight. He stated he would like to see the RFP approved and officially put out.

- Ms. Ward said once the RFP is out she will then set up a meeting with the stakeholders so the Board can get a feel as to what the community wants.
 - Ms. Hall asked how much of this project would entail affordable housing. Ms. Michael stated 10% this is what the neighborhood wants.
 - Mr. Zoske made a motion to approve the Hollywood Vista RFP; Ms. Lazur seconded.
 - Mr. Smith stated Ms. Ward has related remediation has been done to some great extent but he feels it is a red flag for someone reading the RFP because it may not be clear enough that it has been done. Ms. Ward said all the reports will be given out at the pre bid meeting. Mr. Kinney stated we will look at the language and make sure we are clear as to what has or hasn't been done. Ms. Zito-Brause suggested the wording state something like "A certain degree of remediation has occurred and that information is available for the bidder." Ms. Zito-Brause asked Mr. Smith if he would like to modify the motion to reflect the change in wording. Mr. Smith said yes he would, Mr. Zoske agreed with the request. The motion passed.
 - Mayor Begich asked if the Board was going to place members on the committees set up for this project. He was informed we had a 3 person committee already.
 - Ms. Zito-Brause asked Mr. Kinney to inform the Board once the RFP has been released. Ms. Ward stated they are finishing up the time table and plugging in the last bit of dates before release, which should be in the next week or two.
 - Mayor Begich then passed out a letter to the board members in support of the Sunday Market before leaving. He went on to discuss the reasoning behind his support along with the development of the E Street corridor and how he for sees the Market moving to that area after completion.
- B. Amended By-Laws – Mr. Zoske made a motion to accept the by-laws; Ms. Hall seconded. Mr. Kinney reminded everyone changes to the by-laws were in the memo in the Board packet, and he will be making the terms gender neutral. The motion passed.
- C. Board Remuneration – Ms. Lazur made a motion to have Board members receive remuneration; Mr. Smith seconded. Mr. Zoske stated he was in favor of this as long as the work session stays. Ms. Lazur said she recommends the Board be paid for the work session and regular sessions but not the special session. Which would be 2 meetings a month that is counter to what the code says. Mr. Kinney stated he would need to check and verify what the code states, and ask for legal verification. Ms. Lazur change the motion to state Board members will be paid for work sessions and regular session, if legal agrees otherwise the motion will be for special session and regular session. The motion passed
- D. Fur Rondy – There was no action needed on this item.
- E. Wellness Center – This item was put off until next month.
- F. Burger Jim's – Burger Jim's representative did not show up to speak to the board.

Department Reports

Finance –

Nothing to add

Data Processing –

Nothing to add

Marketing & Public Affairs –

Nothing to add

Customer Service/Enforcement –

Nothing to add

Operations –

Nothing to add

Employee Relations –

Nothing to add

Building Committee –

Nothing to add

Ms Zito-Brause adjourned the meeting at 6:30 p.m.

Respectfully submitted by:

JoAnne Zito-Brause, Chairperson