

**ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY  
BOARD OF DIRECTOR'S BOARD MEETING  
December 6, 2007**

**Present**

Debby Sedwick  
Louise Lazur  
Jana Hayenga  
Dana Pruhs  
Ron Baird  
Jan Sieberts  
Ted Carlson  
Sharon Weddleton  
Mary Jane Michael

**Excused**

Chris Birch  
Bill Starr

**Staff/Guests**

Ron Pollock  
Sue Lukens  
Healia Palmer  
Rick Onstott  
Mike Kennard  
Krin Kempainen  
Joanne Risch  
Demetric Tuggle  
Michael Fox Johnson

**Call to Order**

Ms. Sedwick called the meeting to order at 4:03 p.m. and introduced Ms. Lukens the new Development Director. Ms. Sedwick appointed Ms. Weddleton to the Finance Committee.

**Review of Agenda**

- There were 3 items added to the agenda. ADP shop lease, Conoco Phillips Overflow parking, and demonstration of a new light fixture for the garage.

**Minutes**

- Mr. Baird moved to approve the minutes from November 1, 7 and October 4 with 1 correction to October; Mr. Carlson seconded. The minutes were approved unanimously.

**Public Comment**

- There are no public comments.

**Old Business**

A. Parking Rates Review & discussion –

- Mr. Pollock passed out a spread sheet and explained version B staff developed which will meet the budget and not have a big prices hike.
- A discussion was held to include: no discount parking, the \$5.00 increase for all lots and garages, meter rate increase, meter enforcement, no public parking in the 6<sup>th</sup> or 7<sup>th</sup> Ave garage, public process in the price change, final report from the parking consultant, what the Mayor thinks, marketing plan and a letter to customers informing them a price change is coming.
- Mr. Carlson moved to table the motion postponed in November until January 2008; Mr. Sieberts seconded. Ms. Michael objected; she feels the Board should be able to approve the new version for increases. The vote passed 7 – 2 with Ms. Sedwick, Mr. Baird, Ms. Lazur, Ms. Hayenga, Mr. Carlson, Mr. Pruhs, and Mr. Sieberts in favor and Ms. Michael and Ms. Weddleton against.
- Ms. Sedwick asked for staff to provide more details to the Board in the effort to bring everyone's comfort level up and for the Operations committee to discuss this and make a

recommendation. She also recommended staff send out a letter to our customers informing them a new pricing structure is on the way.

B. ADP lease – (add on)

- Mr. Pollock explained ADP plans to move out of the office space but would like to continue to rent the shop space at \$.25 a sq foot and they would like to spend about \$20,000 on improvements. This item has not made it to the Development committee yet for review.
- The Board recommended this item go before the Development committee for review, discussion and recommendations.

**New Business**

A. Ethics Training –

- Mr. Michael F. Johnson conducted Ethics training for the Board.

B. 2008 Proposed meeting schedule –

- The Board discussed the proposed 08 meeting schedule. The following changes were made.
  - The Executive & Board meeting for January, July and September were moved to the 2<sup>nd</sup> week of the month because of holidays.
  - The Development committee will meet on the 4<sup>th</sup> Wednesday of the month except in November and December the will meet on the 2<sup>nd</sup> Wednesday because of holidays.
- The 2008 meeting schedule passed unanimously.

C. Conoco Phillips Overflow Parking – (add on)

- Mr. Onstott passed out copies of the temporary overflow parking contract with Conoco Phillips and explained Conoco Phillips approached us for assistance. This item has not made it to the Operations committee for review yet, but he felt we should be able to assist them temporarily until the committee and Board approves a plan.
- The Board recommended this go before the Operations committee for review, discussion and recommendations.

D. Light Fixture – (add on)

- Mr. Kennard demonstrated the new LED lighting fixture he is looking at for the garages. Each fixture costs approximately \$700 a piece, the life span is 15 years and if placed in operations it could save us 71% on utilities which would be approximately \$5,000 a month per garage.
- The Board asked for him to create a Performa on the lighting fixture for further review and discussion.

**Committee Reports**

Executive Director –

- Nothing further to report.

Finance Committee –

- Nothing further to report.

Operations Committee –

Anchorage Community Development Authority  
Board Meeting Minutes of December 6, 2007

-3-

- Nothing further to report.

Development Committee –

- Nothing further to report.

Executive Committee –

- Nothing further to report.

The meeting was adjourned at 6:05 p.m.

Respectfully submitted by:

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Debby Sedwick, Chair