

**ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY  
BOARD OF DIRECTOR'S SPECIAL WORK SESSION  
August 9, 2007**

**Present**

Dana Pruhs  
Mary Jane Michael  
Jana Hayenga  
Jan Sieberts  
Ron Baird  
Jeff Sinz  
Ted Carlson  
Chris Birch

**Excused**

Louise Lazur  
Debby Sedwick  
Bill Starr

**Staff/Guests**

Carma Reed  
Healia Palmer  
Rick Onstott  
Mike Kennard  
Wendy Mikowski  
Krin Kempainen  
Dennis Burns  
Steve Hartung

**Call to Order**

Mr. Pruhs called the meeting to order at 11:40 a.m.

**Review of Agenda**

- Mr. Sieberts moved the discuss Hollywood Vista first.

**Old Business**

A. Augustine Lot Update –

- Ms. Michael and Ms. Reed briefed the status of this lease and the request from Augustine Development.
- A discussion was held to include: lot & garage permits, blocking spaces in the lot. This item was referred to the Operations committee for review and recommendations.

B. Hollywood Vista Update –

- Ms. Reed briefed the status of this project and introduced Mr. Hartung from Northrim Bank who is working with Jaguar on financing. Mr. Hartung explained Northrim's support and requirements for this project.
- A discussion was held to include: financing, letter of credit, plat, bonds, subordination, date of closing, and securing ACDA's interest.

**New Business**

A. FY08 Budget –

- Ms. Reed and Ms. Palmer presented a draft for the FY08 budget. A discussion was held on to include: rate increases, combining or separating line items, and MESA.
- The budget was referred to the Operations committee for final review and discussion before final Board approval.
- The Board requested a memo from Ms. Reed and Ms. Palmer discussing the process of creating the budget and steps they took.

B. Discussion with Parking Consultant –

- Ms. Reed introduced Mr. Burns who is visiting from Carl Walker and currently collecting data for recommendations. Mr. Burns talked about what he has been doing this past week

and his impressions. Mr. Burns showed a power point presentation that illustrated some of his initial impressions.

- A question and answer session was held to include: company organization, staff support, technology, types of pay stations, pricing, goals, public perception, and whether to build or improve.

The meeting was adjourned at 2:35 p.m.

Respectfully submitted by:

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Dana Pruhs, Board Member