



**RESOLUTION 2021-01
A RESOLUTION OF THE ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY
APPROVING THE EXECUTION OF BLOCK 96, LOT 1, 2, & 3 ORIGINAL TOWNSITE OF
ANCHORAGE DEVELOPMENT AGREEMENT WITH DEBENHAM PROPERTIES**

WHEREAS, The Anchorage Community Development Authority (ACDA) Board of Directors approved the purchase of Block 96, Lot 1, 2, & 3 Original Townsite of Anchorage and the demolition of the buildings on September 13, 2012; and

WHEREAS, ACDA issued a Request for Proposal (RFP) 2018-02 on November 1, 2018 requesting proposals for “Redevelopment of Property Commonly Known as the 8th & K, Anchorage, Alaska”; and

WHEREAS, one sealed proposal was received on January 28, 2019; and

WHEREAS, ACDA RFP Committee elected not to award the proposal after thorough discussion with the Developer; and

WHEREAS, ACDA determined that it would be in the best interest to not close the RFP and seek developers interest due to the lack of responses; and

WHEREAS, ACDA’s Development Committee met with Shaun Debenham of Debenham Properties on June 24, 2019 and reviewed his proposal for 8th & K; and

WHEREAS, ACDA Development Committee recommended to the Board of Directors to enter into constructive negotiations with Shaun Debenham of Debenham Properties to develop final terms and conditions of a development agreement; and

WHEREAS, the draft development agreement and ground lease was presented at the August 12, 2020 and reviewed by the Board of Directors; and

NOW, THEREFORE, the Board of Directors of Anchorage Community Development Authority resolves that the Executive Director is authorized to execute the 8th & K development agreement and ground lease with Debenham Properties.

PASSED AND CERTIFIED THIS 24TH DAY OF MARCH 2021.

APPROVED: DocuSigned by:
Mike Mills
3732A568AFDA4GD
Michael R. Mills, Chair

ATTEST: DocuSigned by:
Sheldon Fisher
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Sheldon A. Fisher, Vice Chair

