



Ketchum Urban Renewal Agency

480 East Avenue North
Ketchum, ID 83340
<http://ketchumidaho.org/>

Regular Meeting

~ Minutes ~

Admin

Tuesday, February 20, 2018

2:00 PM

Ketchum City Hall

Present: Chairman Mark Nieves
Vice Chair Susan Scovell
Commissioner Gary Lipton
Commissioner Jim Slanetz
Commissioner Shelley Seibel

Absent: Commissioner Cameron Packer
Commissioner Amanda Breen

Staff Present: Micah Austin, Director of Planning and Building
Matt Parks – URA Attorney – Present by phone
Neil Bradshaw - Mayor
Suzanne Frick – City Administrator
Grant Gager - Treasurer
Robin Crotty - Secretary

1. 2:00 PM- CALL TO ORDER

Chair Mark Nieves called the meeting to order at 2:04 p.m.

2. CONSENT CALENDAR

a. Approval of Minutes:

1. January 16, 2018 Regular Meeting

Commissioner Susan Scovell pointed out that Amanda Breen’s title is incorrect in the minutes.

2. January 31, 2018 Special Meeting

b. Approval of Current Bills

Motion to approve the consent calendar with a correction to Amanda Breen’s title in the minutes.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Jim Slanetz, Commissioner
SECONDER: Shelley Siebel, Commissioner
AYES: Slanetz, Lipton, Nieves, Siebel, Scovell

3. COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS

Commissioner Gary Lipton talked about the map that was handed out at the last meeting and his support of sidewalks and their locations. He also talked about previous comments defining public benefit. He brought up concerns about funding the new city hall and asked for legal opinion on the ability of the council members on the commission being able to vote on this topic.

Commissioner Shelley Seibel had questions regarding policy and investment strategy in previous versions of the Dennis Brown Audit. Treasurer, Grant Gager, responded to her concerns and voiced that he does not believe there are any issues currently.

Commissioner Jim Slanetz commented on Commissioner Gary Lipton's comment regarding council members voting on the new City Hall. He does not think it is a conflict of interest for the council members to vote. The makeup of the board was discussed in the past and this is the structure that was voted on. Attorney Matt Parks talked about conflict of interest and advised that he does not see this as a conflict.

Chair Mark Nieves thanked the board for last week's planning session and talked about the accomplishments the board has made.

Commissioner Susan Scovell talked about previous studies on the Doll House and Sushi Lots. She does not believe housing can ever be done on those lots. At this time, she does not see community housing happening in the next 3 or 4 years.

4. COMMUNICATIONS FROM THE PUBLIC

No comments

5. NEW BUSINESS**a. Presentation of Annual Financial Audit (Dennis Brown, CPA)**

Auditor Dennis Brown, CPA presented the audited financial statements and gave an unmodified and clean opinion. He talked in detail about the general fund budget and the debt service and advised that the fund balance is a little over a million dollars. Next year this will look different because of the transfer of the 491 Sun Valley Rd. building back to the city. He asked the commissioners for questions. Commissioner Jim Slanetz questioned the money set aside for the bond. Dennis Brown explained the bond process. Treasurer Grant Gager explained the bond and debt service and what is in the fund and advised that the bond was issued in 2010. The debt service and what was spent last year was discussed. Commissioner Gary Lipton questioned if the bond payments will go up in the future. Auditor Dennis Brown, CPA advised that it is somewhat flat and explained how these figures are based on inflation. Gary Lipton asked Treasurer Grant Gager for all the bond documents. Grant Gager will forward all the bond documents to all Commissioners.

Motion to approve the FY16/17 financial audit statement.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jim Slanetz, Commissioner
SECONDER:	Shelley Siebel, Commissioner
AYES:	Slanetz, Lipton, Nieves, Siebel, Scovell

b. Approval of revised Contract for Services between the KURA and KCDC (Micah Austin, Planning and Building Director)

Director of Planning & Building Micah Austin presented Resolution URA18-04 and explained that the revisions in the contract are to accommodate KCDC requests. The contract has been reviewed by Attorneys Matt Parks and Ryan Armbruster.

Motion to approve Resolution 18-URA4, thereby approving the revised contract for services with KCDC.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Susan Scovell, Vice Chair
SECONDER:	Gary Lipton, Commissioner
AYES:	Slanetz, Lipton, Nieves, Siebel, Scovell

c. Discussion and consideration of a purchase and sale agreement with the City of Ketchum for acquiring real property within the Revenue Allocation Area (City of Ketchum)

Director of Planning & Building Micah Austin presented the outline of the request.

Mayor Neil Bradshaw explained the offer of two lots that are publicly owned and explained by combining these lots with the adjacent URA lot, there are more options available. He believes this is an exciting asset. Chair Mark Nieves advised this was talked about at the workshop. He said this board would like to digest this.

Vice Chair Susan Scovell talked about the expense of developing these lots. She does not know who can buy them and is wondering if it is a white elephant. She voiced concerns regarding freeing up their money to do other things.

Commissioner Jim Slanetz advised that these lots are more valuable together and gives the URA the ability to put out an RFP for something to be done at that location. He also understands Susan Scovell's concern regarding the cash flow. He talked about a public benefit of making a new city hall and emergency services building and does not think it is a bad deal to have it all together.

Commissioner Shelley Siebel would like to work with the City but still has questions that need to be answered.

Commissioner Gary Lipton asked Mayor Neil Bradshaw for a time frame. Mayor Bradshaw talked about the upcoming open house on the 28th and explained that he would like a firm answer by the middle of March. He does not want the URA deciding without due process.

Chair Mark Nieves suggested that we have a special meeting to answer all questions. It was decided that Mark Nieves would email Director of Planning & Building Micah Austin the questions and the response will be in writing and then in a public forum. All questions will be sent to Micah Austin by end of week.

Bob Crosby Sun Valley Board of Realtors talked about affordable housing and Commissioner Susan Scovell's comments. He thinks that if we don't aggregate these lots we may not be able to move forward with affordable housing in the future.

Commissioner Shelley Seibel questioned Mayor Bradshaw on the housing initiative. He advised that there are 15 projects going on right now. He disclosed locations and talked about water and power initiatives.

Commissioner Gary Lipton questioned the payment for the City Hall building. Director of Planning & Building Micah Austin explained the difference in the two projects. The structure of payments for the building was discussed. Mayor Neil Bradshaw explained that we cannot commit future councils therefore we have to purchase the building in this fiscal year. Attorney Matt Parks explained that the URA can enter into future obligations because it does not function like the Council.

Chair Mark Nieves clarified that the commissioners will send questions to Director of Planning & Building Micah Austin and he will work with the City and a special meeting will be set up.

d. Discussion of Strategic Planning Session (Micah Austin, Planning and Building Director)

Director of Planning & Building Micah Austin distributed rankings. He went over in detail project and property priorities. He asked commissioners to review the rankings and send all changes back to him. The success of the parking lot was discussed.

Commissioner Susan Scovell advised that we don't have the time or the money and should get rid of everything except the top 3 in each category. Chair Mark Nieves agrees. Commissioner Jim Slanetz is not in complete agreement. He would like to keep his options open. Susan Scovell questioned community housing. Gary Lipton agreed. Mark Nieves thinks not doing anything for housing is worse. Gary Lipton said if we fund anything that is deed restricted it is not public. Director of Planning & Building Micah Austin talked about opportunities that have not been explored by the state. He suggested the board request the attorneys to put together an opinion on what we can and cannot do. Gary Lipton questioned if those attorneys will give an unbiased opinion. Attorney Matt Parks advised that they could put suggestions to the board as to what they can and cannot do. They would only provide options that are available under the laws of the State of Idaho.

There was a discussion as to what could be on the lot. Chair Mark Nieves suggested putting out an RFP. The board would have the ability to say no to anything. Director of Planning & Building Micah Austin talked about the zoning of these lots and what can be done there. The Kushlan report was discussed. Micah Austin explained how an RFP would look when going out. Commissioner Shelley Seibel suggested moving forward with a feasibility study of that lot.

City Administrator Suzanne Frick talked about feasibility study as opposed to an RFP. The preferred approach and best practice is to decide what you want and then put out for an RFP. She suggested not doing a feasibility study.

Chair Mark Nieves talked about needing somebody in the trenches on the staff to assist the KURA. Director of Planning & Building Micah Austin will bring an administrative cost review to the board at the next meeting.

Commissioner Gary Lipton would like the boards policy on funding nonprofits on the next agenda along with requests for proposals. He suggested publishing the participation policy in the newspaper, so the public is aware.

It was decided that Director of Planning & Building Micah Austin will place administrative cost, participation policy, scale and public benefit, and a resolution of the top priorities on the next agenda.

6. OLD BUSINESS

No old business

7. LEGISLATIVE UPDATES (Ryan Armbruster, KURA Attorney)

No current or pending bills for Urban Renewal Agencies.

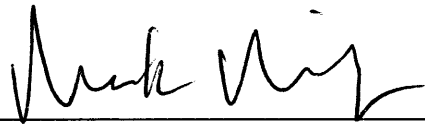
8. STAFF REPORTS

No Staff reports at this time.

9. ADJOURNMENT

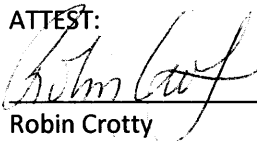
Motion to adjourn at 3:34 p.m.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Gary Lipton, Commissioner
SECONDER:	Susan Scovell, Vice Chair
AYES:	Lipton, Nieves, Siebel, Scovell, Slanetz



Mark Nieves, Chairman

ATTEST:


Robin Crotty
Secretary