

RESOLUTION NO. 06-033

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, FINDING THAT DETERIORATED OR DETERIORATING AREAS EXIST WITHIN THE CITY; FINDING THAT THE REHABILITATION, CONSERVATION AND REDEVELOPMENT OF SUCH AREAS IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF THE RESIDENTS OF THE CITY; FINDING THAT THERE IS A NEED FOR AN URBAN RENEWAL AGENCY TO FUNCTION IN THE CITY; AND DIRECTING THE MAYOR AND CITY COUNCIL TO APPOINT AND DESIGNATE A BOARD OF COMMISSIONERS TO THE KETCHUM URBAN RENEWAL AGENCY TO TRANSACT BUSINESS AND EXERCISE POWERS PURSUANT TO THE IDAHO URBAN RENEWAL LAW OF 1965.

WHEREAS, the Legislature of the State of Idaho enacted Idaho Code Title 50, Chapter 20, as amended, (the "Act") known as the "Idaho Urban Renewal Law of 1965", which created in the City of Ketchum an independent public body, corporate and politic, to be known as the "Ketchum Urban Renewal Agency" (the "Agency"); and

WHEREAS, the Act provides that such Agency shall not transact any business or exercise its powers, and no municipality shall exercise the authority conferred by the Act, until or unless the Mayor and City Council have adopted a resolution wherein certain findings are made; and

WHEREAS, the City entered a contract with the Tom Hudson Company to prepare a Downtown Ketchum Master Plan Framework (the "Framework") which is now complete and which has been adopted by the City; and

WHEREAS, the Framework identifies several deteriorated and deteriorating areas as defined in Idaho Code § 50-2018 within the City which include, without limitation, , a lack of affordable workforce housing, a lack of affordable downtown retail space, stalled population growth at 3,000, weekday traffic congestion and parking difficulty due to approximately 16,000 vehicles traveling in and out of the City on a daily basis, a predominance of defective and inadequate street layout leading to an unsafe pedestrian environment and difficulty in way finding, , unsafe conditions, and substantial economic underdevelopment within the City all substantially impairing or arresting the sound growth of the City, retarding the provision of housing accommodations and constituting an economic and social liability and a menace to the public health, safety, morals and welfare in its present condition and use; and

WHEREAS, in 1997, ASI Associates, Inc. prepared a Housing Needs Assessment for the City (the "1997 ASI Assessment"); and

WHEREAS, in 2001, Rees Consulting, Inc. prepared a report analyzing residential development, the availability and cost of rental units and sales dates from 1997 through 2000 (the "2001 Rees Consulting Report"); and

WHEREAS, in 2002, Rees Consulting, Inc. updated the 2001 Rees Consulting Report (the "2002 Rees Consulting Report Update"), the findings and recommendations of which are incorporated herein by reference; and

WHEREAS, in March 2005, the Blaine Ketchum Housing Authority received the Blaine County Idaho Community Housing Support Study (the "2005 Support Study"); and

WHEREAS, the 1997 ASI Assessment, the 2001 Rees Consulting Report, the 2002 Rees Consulting Report Update and the 2005 Support Study are all collectively referred to herein as the "Housing Needs Studies" and the content, findings and recommendations of the Housing Needs Studies are hereby incorporated herein by reference; and

WHEREAS, the Housing Needs Studies indicate the existence of conditions substantially impairing and arresting the sound growth of the City and retarding the provision of housing accommodations; and

WHEREAS, the Tom Hudson Company has recommended as part of the Framework that it is in the best interests of the public health, safety, morals and welfare of the residents of and visitors to the City that the City create an urban renewal agency pursuant to Idaho Code Sections 50-2001 *et seq.* to address these and other problems within the City.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO AS FOLLOWS:

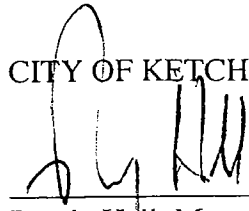
1. The Mayor and City Council do hereby find that:

- (a) One or more deteriorated or deteriorating areas as defined in Idaho Code Title 50, Chapter 20, as amended, the "Idaho Urban Renewal Law of 1965", exist in Ketchum, Idaho, are identified in the Framework and in the Housing Needs Studies and are depicted in the map of the Ketchum Urban Renewal Area, a true and correct copy of which is attached hereto as Exhibit A.
- (b) The rehabilitation, conservation and redevelopment of such areas is necessary in the interest of the public health, safety, morals and welfare of the residents of Ketchum, Idaho.
- (c) There is a need for an urban renewal agency to function in Ketchum, Idaho.

2. The Mayor and Council are hereby directed to appoint and designate a Board of Commissioners to the Ketchum Urban Renewal Agency to transact business and exercise powers pursuant to the Idaho Urban Renewal Law of 1965.

This Resolution will be in full force and effect upon its adoption this 3rd day of April, 2006.

CITY OF KETCHUM, IDAHO



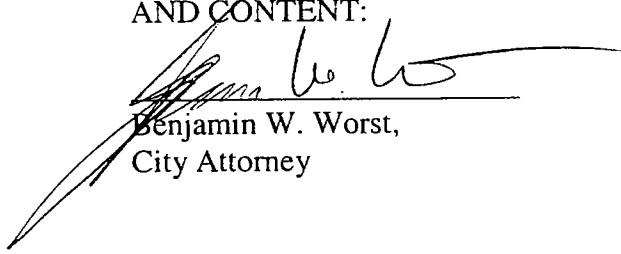
Randy Hall, Mayor

ATTEST:



Sandra E. Cady, CMC
City Treasurer/Clerk

APPROVED AS TO FORM
AND CONTENT:



Benjamin W. Worst,
City Attorney