



Ketchum Urban Renewal Agency

480 East Avenue North
Ketchum, ID 83340
Ketchumura.org

Regular Meeting

~ Minutes ~

Monday, October 15, 2018

2:00 PM

Ketchum City Hall

Present: Chairman Mark Nieves
Vice Chair Susan Scovell – present by phone
Commissioner Gary Lipton
Commissioner Jim Slanetz
Commissioner Shelley Seibel
Commissioner Cameron Packer

Absent: Commissioner Amanda Breen

Staff Present: John Gaeddert, Director of Planning and Building
Ryan Armbruster – KURA Attorney
Suzanne Frick – Executive Director
Grant Gager - Treasurer
Robin Crotty – Secretary

1. 2:00 PM- CALL TO ORDER

Chair Mark Nieves called the meeting to order 2:00p.m.

2. CONSENT CALENDAR Note: (ALL ACTION ITEMS)

- a. **Approval of Minutes: September 17, regular meeting**
- b. **Approval of Current Bill**

Motion to approve the consent calendar

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jim Slanetz, Commissioner
SECONDER:	Shelley Seibel, Commissioner
AYES:	Slanetz, Lipton, Nieves, Seibel, Packer, Scovell
ABSENT:	Amanda Breen, Commission

3. COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS

Gary Lipton – (1) Warm Springs Road pedestrian safety, (2) 2017 Tax Return/Financial Statement Request from KCDC; (3) Northwood Place #2.

- 1. Warm Springs Road pedestrian safety

Commissioner Gary Lipton distributed a map of Warm Springs Rd. showing a view of the Industrial Area and Warm Springs Rd.

Commissioners Gary Lipton and Vice Chair Susan Scovell worked with the principal of Hemingway School and talked about a potential lighting project they would like the KURA's participation on for the safety of the students at Hemingway. Currently, he does not have a cost.

Commissioner Gary Lipton advised that this is a growing community and a large portion of the area he is talking about is in the KURA district. Chair Mark Nieves advised that they could talk to the city to see if they are interested in partnering. Mark Nieves asked Director of Planning & Building John Gaeddert what it would take to bring this to council. John Gaeddert estimated the cost to be \$7,000 - \$10,000 per standard light and believes the project could be completed for a \$100,000. He could pull the numbers together and bring it back to the KURA. Commissioner Jim Slanetz talked about the possible proposed bike path. Gary Lipton reiterated that all the lighting along Warm Springs Rd. is in the KURA district, however, around the Hemingway School would need the city's involvement. He talked about how beneficial it would be to have lights the entire way. Chair Mark Nieves and Commissioner Jim Slanetz agree that this could be part of a bigger master plan.

Vice Chair Susan Scovell voiced that we need direction from Attorney Ryan Armbruster on how to move forward with areas outside the KURA. She questioned the master plan and Ryan Armbruster said generally you must use funds in the geographic bounds of your district.

2. 2017 Tax Return/Financial Statement Request from KCDC;

Commissioner Gary Lipton talked about a previous meeting and Mayor Neil Bradshaw asking for funding for the KCDC. Gary Lipton requested the KURA Board write a letter requesting the 2017 tax return and 6 mos. of financials. Chair Mark Nieves said he would need support of the board prior to writing a letter asking the KCDC for their tax return and financials. Councilor Jim Slanetz explained that he is in support of Gary's request. Chair Mark Nieves will work with Attorney Ryan Armbruster on this.

3. Northwood Place #2

Commissioner Gary Lipton questioned the Northwood Place and the money the KURA is dedicating to this project. He requested something in writing.

Executive Director Suzanne Frick explained that no funding is coming from the KURA unless the project is approved.

4. COMMUNICATIONS FROM THE PUBLIC

None

5. NEW BUSINESS:

a. Presentation by SVED Executive Director Harry Griffith

1. SVED Quarterly Report

Executive Director Harry Griffith talked about his report from the last quarter and noted the 2nd page and the 6 highlights. He advised that there will be a new event June 21, 22, 23 of 2019 called Outer Bike. Ketchum will be the 4th location for them. It is for consumers that want to test new

gear. This could bring a 1/2 million dollars in economic activity to the economic area. There will be a press release coming out sometime later this week. Harry Griffith talked about all it will do to stimulate the economy and advised that the Economic Summit is coming up October 30, 2018 and encouraged the Commissioners to sign up.

2. Culinary Institute Updated

Executive Director Harry Griffith presented a power point regarding the Culinary Institute and talked about a business value proposition. This is structured as a not for profit. Harry Griffith talked about the project team and what they have been involved with. They will be looking for somebody to run the day to day operations and the will possibly be in downtown Ketchum with a Kitchen. Two different types of courses and possible programming was discussed. They have secured a letter of intent with Globus. This is in the KURA District and the timeline for implementation is being negotiated. Fund raising will start soon and they may begin at the start of the summer.

Harry Griffith talked about lining up potential partners. They are looking for ways the City and/or URA could support this. This has the potential to do a lot for the food business in this area and talked about commitments from the Sun Valley Company and the Lift Tower Lodge for housing. SVED is hoping to do a press release in the next 2 weeks.

Chair Mark Nieves talked about the KURA's past participation and Attorney Ryan Armbruster said this is something we would have to look at and evaluate and double check the KURA's budget.

Executive Director Harry Griffith will continue moving forward and working with Director of Planning & Building John Gaeddert on brain storming.

b. Recommendation to decline Terrorism Coverage with ICRMP – Treasurer Grant Gager

Treasurer, Grant Gager explained that this is a routine request to decline Supplemental Terrorism Coverage since 911.

Motion to approve the recommendation to decline Terrorism Coverage with ICRMP.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jim Slanetz, Commissioner
SECONDER:	Mark Nieves, Chair
AYES:	Slanetz, Lipton, Siebel, Packer, Scovell, Nieves
ABSENT:	Amanda Breen

6. OLD BUSINESS

Director of Planning & Building John Gaeddert advised that Ketchum and Mustard, LLC has asked for an extension of the owner participation agreement. At this time John Gaeddert is asking if the KURA would like a Resolution to memorialize expiration of the agreement. The Commission agreed that if Ketchum & Mustard would like funding in the future, they will need to go thru the application process again at that time.

Director of Planning & Building John Gaeddert also advised that the SVED contract that was approved at a previous meeting will be coming forth for signature in the near future.

7. STAFF REPORTS

Director of Planning & Building John Gaeddert briefly outlined projects that may be coming before the commission in the future.

8. EXECUTIVE SESSION

- a. An executive session under 74-206(1)(f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated

Motion to go into Executive Session at 2:56 p.m. to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated

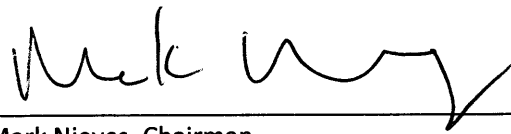
RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mark Nieves, Chair
SECONDER:	Jim Slanetz, Commissioner
AYES:	Slanetz, Lipton, Siebel, Packer, Scovell, Nieves
ABSENT:	Amanda Breen

Vice Chair Susan Scovell dropped off at 3:55 pm.

9. ADJOURNMENT

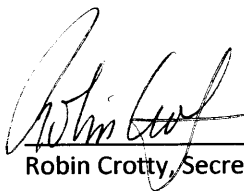
Motion to adjourn at 3:59 pm.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Cameron Packer, Commissioner
SECONDER:	Jim Slanetz, Commissioner
AYES:	Slanetz, Lipton, Siebel, Packer, Scovell, Nieves
ABSENT:	Amanda Breen



Mark Nieves, Chairman

ATTEST:



Robin Crotty, Secretary