



SPECIAL URBAN RENEWAL AGENCY MEETING
Tuesday, May 3, 2011 at 3:30 p.m.
Ketchum City Hall, Ketchum, Idaho

Present: URA Chair Randy Hall
URA Vice Chair Mark Eshman
Commissioner Baird Gourlay
Commissioner Larry Helzel
Commissioner Nina Jonas
Commissioner Curtis Kemp
Commissioner Trish Wilson (via telephone)

Also Present: Gary Marks, City Administrator
Lisa Horowitz, Community and Economic Development Director
Stephanie Bonney, City Attorney
Lisa Enourato, Planning Technician/Assistant to City Administrator

The meeting was called to order by Chairman Randy Hall at 3:30 p.m.

1. Consideration of a lease agreement with the Cairde Group for a portion of the building located at 491 Sun Valley Road.

The items the Board and public had as concerns at the prior meeting were addressed.

- Security Deposit
- Not Full Kitchen
- Improvements
- Cairde Group Improvements
- Ability to lease out property should there be a lawsuit against the URA
- Selection of the brokers who will determine rents and terms of renewal lease
- Payment in lieu of taxes
- Assignment of lease and change of use
- Removal of fixtures by tenant
- Snow removal
- Use of outdoor area
- Liquidated damages

Public Comment

The public was concerned about the lease rate, the number of improvements and whether or not all of them have or will be presented to the public, conflict of interest of the operator, length of time in negotiating the lease, the agreement between Cairde Group and Starbucks and, is the size of the Visitors Center adequate.

The lease exhibits were outlined to the Commissioners.

The Parks Department had a concern over the location of the back door, which may impede the activities at Town Square.

An additional public concern was how the URA would mitigate a conflict between the two tenants. The City Attorney agreed to add a section to address this issue and state how to resolve this conflict.

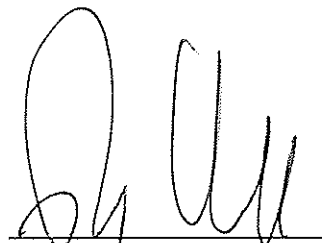
Commissioner Helzel motioned that the URA Board authorize its Chairman to sign this lease agreement as a proposal to the counter party Cairde Group, the lease agreement as amended at today's meeting with corrections and additional sections as cited, and that we wait for acceptance or rejection from the Cairde Group, seconded by Commissioner Eshman.

Role call: Commissioner Kemp, yes; Commissioner Helzel, yes; Commissioner Wilson, yes; Commissioner Gourlay, yes; Commissioner Jonas, no; Commissioner Eshman, yes; Chairman Hall, yes. The motion passed 6-1.

Commissioner Kemp commented that what is transpiring is a continuation of what started last year in the formation of the SVMA, which has to do with external marketing. Having this use in the Visitors Center is extraordinarily important and will reap huge benefits for the business community.

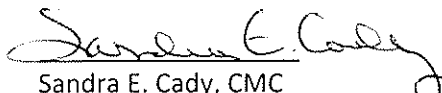
Commissioner Jonas stated that she cannot defend this deal to the community with regard to the lease rate and leasehold improvements. She is in agreement with the marketing element but her concern is that all we are doing is marketing and putting in another \$140,000 into marketing and nothing else for economic development.

Chairman Gourlay motioned to adjourn the meeting at 4:30 pm, seconded by Commissioner Kemp. The motion was approved unanimously.



Randy Hall
Chairman

ATTEST:



Sandra E. Cady, CMC
Secretary/Treasurer