



**SPECIAL MEETING OF THE KETCHUM  
URBAN RENEWAL AGENCY  
JULY 18, 2011**

This Special Meeting of the Ketchum Urban Renewal Agency was called to order by Chairman Randy Hall at 5:00 p.m. at City Hall, Ketchum, Idaho.

**Commissioners present:** Chairman Randy Hall  
Vice-Chairman Mark Eshman  
Commissioner Baird Gourlay  
Commissioner Larry Helzel  
Commissioner Nina Jonas  
Commissioner Curtis Kemp  
Commissioner Trish Wilson

**Also present:** Executive Director Gary Marks  
Attorney Stephanie Bonney  
Community and Economic Development Director Lisa Horowitz  
Recording Secretary Sunny Grant

1. The meeting was called to order by Chairman Randy Hall at 5:00 pm.
2. **COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS**  
Request to approve a Release of Liability to allow the Ketchum Fire Department to use the KURA-owned building at 211 East First Street for fire training

The Dollhouse has been vacant for awhile. The Fire Department wants to use it for non-destructive fire training throughout the summer. This is a standard liability form for any building donated to the Fire Department for training.

**Chairman Randy Hall moved to approve the Release of Liability to allow the Ketchum Fire Department to use the Ketchum Urban Renewal Agency-owned building at 211 East First Avenue for fire training. Motion seconded by Commissioner Curtis Kemp, and passed unanimously.**

3. **COMMENTS FROM COMMUNITY AND ECONOMIC DEVELOPMENT**  
Recommendations concerning the KURA Housing Request for Proposal at 211 East First Street

**Also Present:** Greg Dunfield, GMD Development  
Michael Carpenter

The URA originally purchased this property for community housing. Staff prepared an RFP to develop housing on the property. Ketchum received one proposal from KCDC and GMD Development that met the criteria. Staff recommends this proposal be accepted.

Staff also recommends the URA approve a two-year ground lease to optimize a tax credit application by KCDC and GMC Development.

The URA discussed:

- Vacancies in existing rental housing, and concern about local owners of existing rental housing.
- The basic need for housing, as a major part of economic growth and development.
- The need for more housing needs data before making policy decisions. The Blaine County Housing Authority's new housing needs assessment for the entire county is due soon.
- The potential to do underground parking on the 211 East First Street site.

Dunfield explained the tax credit application and scoring process. The project, as a requirement of the tax credit application, is doing its own market study. Tax credit investors and lenders also need to see a strong demand for the product.

**PUBLIC COMMENT:**

- Mickey Garcia said there needed to be more affordable housing for lower income residents.
- Kingsley Murphy said there were other options for the property, and the public should have more input.
- Jim McLaughlin, member of Commercial Core Coalition, said today's situation was entirely different from

- 2006, and it didn't make sense to create new units at this time.
- Matt Engel said parking for the units was inadequate.
  - Jerry Seiffert said this parcel and project exactly matched the URA's mission for the property.

Commissioner Baird Gourlay moved to approve the proposal by KCDC/GMD Development, which meets the criteria established by the KURA through its June 22, 2011 RFP and to accept said proposal; and direct the chairman to sign an option to lease through the end of 2012, with KCDC pursuing a tax credit housing project on property owned by KURA and located at 211 East First Street. Motion seconded by Commissioner Trish Wilson, and passed with six in favor, and Commissioner Mark Eshman abstaining.

4. Update on the status of the Cairde/Starbucks lease at 491 Sun Valley Road  
Starbucks Corporation is providing a lease rider explaining their responsibility for the property in the event of default. In addition, they are providing a security interest in all the improvements not specifically proprietary or trademarked by Starbucks. The lease should be signed next week.

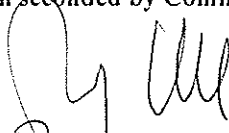
5. CONSENT CALENDAR

- a. Approval of minutes from the June 14, 2011 URA Board meeting
- b. Recommendation to approve current bills

Chairman Randy Hall moved to approve the Consent Calendar for July 18, 2011, seconded by Commissioner Curtis Kemp. Motion passed with six in favor and Commissioner Larry Helzel abstaining since he was not present at the meeting.

6. ADJOURNMENT

Chairman Randy Hall moved to adjourn at 6:09 pm. Motion seconded by Commissioner Nina Jonas, and passed unanimously.

  
\_\_\_\_\_  
RANDY HALL,  
Chairman

ATTEST:

  
\_\_\_\_\_  
SANDRA E. CADY, CMC  
Secretary/Treasurer