



SPECIAL URBAN RENEWAL AGENCY MEETING
Monday, August 8, 2011 at 3:00 p.m.
Ketchum City Hall, Ketchum, Idaho

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

Absent: URA Chair Randy Hall

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

1. CALL TO ORDER

The meeting was called to order by Commissioner Eshman at 3:05 p.m.

2. Executive Director presents proposed budget overview

4. Urban Renewal Review

Gary Marks presented the FY 2011/2012 budget. There are two funds in the URA budget; the general fund and the debt service fund. The revenue shows an increment with positive growth for the past year; the values have increased approximately 4.3%. The expense side shows little change. URA support is .58 FTE, which is the amount of time of the individuals that support the Urban Renewal Agency. In Materials and Services, \$70,000 was estimated last year in professional services which reflects work that has concluded with Randy Young. \$25,000 has been allocated this year for any professional services that might be needed. Administrative Expense and Community WiFi are the other items. Legal support is incorporated in the Administrative Expense number.

Commissioner Jonas commented that the WiFi system is inferior and even though this is a better rate, it is not a good product.

The proposed lease for the Visitors Center has not yet been signed. The budget has been built without this consideration. If a lease is achieved in a few weeks, the budget brought back to adopt would reflect revenue for rent, \$3,000/month for 11-12 months to equal at \$33,000 revenue. There would be some expense for the capital improvements required under the agreement.

The debit was discussed and Mr. Marks stated that the URA is required to maintain two years ability to pay the debts within the agency. Half of that amount is budgeted in the first year and the other half in the subsequent year. The reserve is being built.

Mr. Marks also commented on the school district levy and that this could go away. If this goes away, the URA will see a devastating reduction in the revenue stream when that comes into affect, which would be about 2013 or 2014. The school levy makes up about half of the tax rate for the URA.

The URA discussed adoption of the resolution and whether or not it could be adopted at the public hearing. Mr. Marks and Lisa Horowitz agreed that \$141,000 expenditure should be left in the budget for improvements at the Visitors Center, even though \$27,000 has been spent, while waiting for the anticipated signed lease from Starbucks. If the proposed budget is adopted, it cannot be increased, only decreased.

3. Comments from the Public on the FY2011-2012 Budget

No public comment.

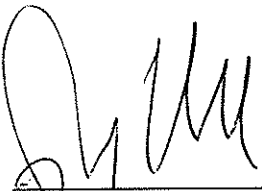
5. Resolution 11-URA4: Approving the Proposed Budget

Commissioner Kemp moved to approve Resolution 11-URA4, a resolution of the Chairman and Commissioners of the Ketchum Urban Renewal Agency approving the proposed budget for the fiscal year beginning October 1, 2011 and ending September 30, 2012, containing the proposed expenditures and revenues necessary for all purposes for said fiscal year to be raised and appropriated within Ketchum, Idaho and providing for publication of notice of public hearing and for public hearing thereon, as amended to the effect that there will be \$141,000 added to the revenue and expenditure side of the proposed budget that appears on the back of the resolution sheet, seconded by Commissioner Helzel. The motion passed unanimously.

6. Adjourn


Commissioner Jonas motioned to adjourn the meeting, seconded by Commissioner Kemp. The motion was unanimously approved.

The meeting was adjourned at 3:45 pm.



Randy Hall
Chairman

ATTEST:


For: Sandra E. Cady, CMC
Secretary/Treasurer