



**Regular Meeting**

**~ Minutes ~**

Monday, November 17, 2014

3:00 PM

Ketchum City Hall

**Present:** Mark Eshman - Chairman  
Trish Wilson – Vice Chairman  
Anne Corrock – Commissioner  
Tim Eagan – Commissioner  
Gary Lipton – Commissioner  
Baird Gourlay - Commissioner  
Jim Slanetz - Commissioner

**Also Present:** Suzanne Frick – Executive Director  
Stephanie Bonney - Attorney  
Sandra Cady – Secretary/Treasurer  
Lisa Enourato – Assistant to the Executive Director  
Katie Carnduff – Administrative Clerk

**1. CALL TO ORDER**

Chairman Mark Eshman called the meeting to order at 3:04 p.m.

**2. COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS**

Chairman Mark Eshman said he received feedback from Starbucks that when the door opens, cold air comes in and it is very energy inefficient. Mark suggested a friendly competition to see if someone can come up with a solution, and have some kind of nonmonetary prize. Commissioner Tim Eagan suggested installing a vestibule. Vice-Chairman Trish Wilson provided examples of other restaurants that tent their front doors.

Commissioner Gary Lipton attended the Air Barn meeting at the YMCA. Commissioner Lipton said it is an interesting project, but they do not have any money figured out yet.

**a. Discussion of the Tablet Project – Gary Lipton, Commissioner.**

Commissioner Gary Lipton said they have sent out inquires to the public regarding the tablets. Funds have been allocated to the tablet project, if the board agrees to go forward they will install eight 30 inch tablets on one wall and a tablet on the bathroom wall that would be a goodwill tablet. On the stairway to Windermere's there is room to put two more tablets down the road, Commissioner Lipton's initial proposal is to give those to area nonprofits. The proposal leaves the vault as is.

Guy Chirp of Cox provided a proposal to the board for internet service to the building and park. The City has fiber optics that would feed across the park, the KURA would be paying the city a fee, and if the board went with Cox they would be paying a major provider. Gary would prefer to use Cox. Suzanne Frick, Executive Director, said that there is a system being installed on City Hall that would provide free wi-fi to the park and the immediate area around City Hall. Aaron is ready to move forward depending on what the board decides, installation will take 4-5 weeks.

Commissioner Tim Eagan said he had been fielding calls from people who are interested in the tablets, he feels there is a good amount of interest, the email that was sent out had a price of \$250/month for 12 months. Commissioner Eagan did not receive any responses from the retailers he sent the inquiry to.

Chairman Mark Eshman suggested a demo be presented at an open house. Commissioner Baird Gourlay sent out inquiries to retailers and only received feedback from one person, and they were price sensitive.

Commissioner Gourlay noted that retailers are hesitant to share a screen with competitors, and he thinks they need to find a sales person to do the sales.

The board agreed that they should move forward with the installation of four 30 inch screens.

### 3. COMMUNICATIONS FROM STAFF

#### a. Cost of Live Streaming for URA Meetings – Suzanne Frick, Executive Director.

Suzanne said they are live streaming currently. The City pays 400 a month for the service, there will be a link added to the Ketchum URA page. There will be no additional cost to the KURA.

#### b. Dollhouse Preliminary Analysis – Suzanne Frick, Executive Director.

Phil Kushlan, provided the board a copy of a 16 page report of his analysis. Phil prepared an analysis of the dollhouse lot project.

Phil went over the Project Site, which is on Washington between 1st and 2nd Street. It consists of 3 lots, 2 owned by the City and 1 owned by the KURA. The proposal Phil reviewed included all the lots. The site is in the highest density zoning category. The base FAR is 1. The limit is for three stories unless it is community housing, then it can be four stories. Phil went over the current uses at the site, including: municipal parking lot, and a vacant lot with utilities.

The proposed project includes additional parking supply, community housing, commercial housing, retail space, economic development in supporting the College of Southern Idaho's culinary institute. Phil provided an analysis of each of these pieces.

His analysis of parking included the proposed two floors of underground parking, this would be very expensive around \$33,000 to \$35,000 per space. The property is on the periphery of downtown, the further from downtown the less beneficial parking is. Phil's analysis is that two floors of structured parking at this location is not feasible at this time.

Phil's analysis of Community Housing included the challenges including the high cost of new construction and the configuration of the lots. The four-story height limit acts against density, and would require a substantial public subsidy which could be in violation of Idaho Code.

The retail/commercial piece primary objective is to provide space for CSI Culinary Program. Phil is not sure current rents are sufficient to cover cost of new development.

There are multiple challenges associated with market rate condos which make this piece of the project not feasible.

Phil provided the Process for Development if they would still want to proceed with the project, and said getting financing would be very challenging.

Phil provided alternatives to the board, possible supporting CSI in a way other than a monetary investment. He asked if this site would be the best site for public parking, and can community housing be accommodated on this high-value site. Perhaps the property could be sold and the proceeds could be used to purchase a property at a better site. Phil clarified that it would be better to sell all three lots together.

Commissioner Tim Eagan clarified they would be better off putting community housing at a better location. Phil said that is generally correct, but there are other considerations, and putting everything together in one site does not work.

Commissioner Gary Lipton asked about the project if neither of the hotels happen. Phil said the project is even more premature in that scenario.

Commissioner Baird Gourlay asked about the feasibility of the project if it was retail and affordable housing. Phil said it would be difficult to find someone to finance it.

**c. Interior Signage at 491 Sun Valley Road, Windermere Real Estate – Lisa Enourato, Assistant to the Executive Director.**

Lisa Enourato, Assistant to the Executive Director, presented the signage proposal. Lisa's recommendation is to allow the proposed sign above the bathrooms, and on the floor on the base of the stairway. In the packet it is concept 1 and concept 4

***Motion to approve the staff recommendation of concept 1 and concept 4.***

Commissioner Anne Corrock did not like concept 4.

<b>RESULT:</b>	<b>ADOPTED [6 TO 1]</b>
<b>MOVER:</b>	Tim Eagan, Commissioner
<b>SECONDER:</b>	Baird Gourlay, Commissioner
<b>AYES:</b>	Eagan, Eshman, Wilson, Lipton, Gourlay, Slanetz
<b>NAYS:</b>	Anne Corrock

Dan Gorham, Windermere Real Estate, asked if the commission would be interested in Windermere doing the mural as an unbranded art piece.

The board suggested they discuss that on the agenda for the next meeting.

Commissioner Gary Lipton commented that they are having some access problems to the building. Lisa said that the KURA does have a key. Dan said that the access issues have been worked out with George Rizzo. The board agreed that they should have access to the building as the owners of the building.

Lisa Enourato asked how much authority the board would like staff to have to make certain decisions regarding the building. The board thought at least the committee should weigh in on it.

Chairman Mark Eshman left the meeting at 4:26 p.m.

**4. CONSENT CALENDAR**

Commissioner Anne Corrock asked about the attorney billing.

***Motion to approve the consent calendar as amended without the attorney bills.***

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Tim Eagan, Baird Gourlay
<b>AYES:</b>	Eagan, Wilson, Lipton, Corrock, Gourlay, Slanetz
<b>ABSENT:</b>	Mark Eshman

**a. Approval of Minutes: November 3, 2014**

**b. Approval of Current Bills**

**5. ADJOURNMENT.**

***Commissioner Baird Gourlay motioned to adjourn at 4:34 p.m., Commissioner Tim Eagan seconded, motion passed unanimously.***



Mark Eshman  
Chairman

ATTEST:



Sandra E. Cady  
Secretary/Treasurer