



SPECIAL MEETING OF THE KETCHUM
URBAN RENEWAL AGENCY
December 3, 2012

Commissioners present: Chairman Mark Eshman
Vice-Chairman Trish Wilson
Commissioner Michael David
Commissioner Randy Hall
Commissioner Nina Jonas
Commissioner Trina Peters
Commissioner Jim Slanetz

Also present: Ketchum Community and Economic Development Director Lisa Horowitz
Recording Secretary Sunny Grant

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

2. **Communications from the Board of Commissioners**

Commissioner Nina Jonas said there appeared to be discrepancies in the property cost and square foot cost in the audit and on the Q&A sheet distributed to Commissioners. CED Director Lisa Horowitz said the property cost in the audit included the down payment; and the discrepancy in square foot cost was caused by inclusion of the land cost.

3. **FY2011-2012 Audit Report**

Dennis Brown, CPA, concluded an independent audit of the books and records of the Ketchum Urban Renewal Agency for the year ended September 30, 2012, and issued an unqualified (clean) opinion.

Brown said the URA's tax incremental revenue coming from property taxes had steadily increased over the last four years. The economy and tax base are expanding, and property tax revenue continues to increase. The Sun Valley Road property was improved, and is now providing a return on investment.

Commissioner Trina Peters moved to accept the Audit Report for FY2011-12 prepared by Dennis Brown, CPA. Motion seconded by Commissioner Randy Hall, and passed unanimously.

4. **Public Comment**

There was no public comment at this time.

5. **Consent Calendar**

- a. Approval of minutes from the November 19, 2012 URA Board meeting
- b. Recommendation to approve current bills

Commissioner Trina Peters moved to accept the Consent Calendar for December 3, 2012. Motion seconded by Commissioner Randy Hall, and passed unanimously.

6. **Any Other Business**


Commissioner Trina Peters suggested Randy Young's projections for the URA be updated, since original projections were based on Warm Springs and River Run starting in the next couple years.

7. **Adjournment**

Commissioner Nina Jonas moved to adjourn at 5:16 pm. Motion seconded by Vice-Chairman Trish Wilson, and passed unanimously.


MARK ESHMAN,
Chairman

ATTEST:


SANDRA E. CADY, CMC
Secretary/Treasurer