

KETCHUM URBAN RENEWAL BOARD MEETING CALENDAR

Tuesday, February 19, 2013, beginning at 5:15 p.m.

480 East Avenue, North, Ketchum, Idaho

1. CALL TO ORDER
2. COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS.
3. COMMUNICATIONS FROM THE PUBLIC.
4. CONSENT CALENDAR.
 - a) Approval of minutes from the December 5, 2012 and January 7, 2013 URA Board meetings.
 - b) Recommendation to approve current bills.
5. EXECUTIVE SESSION to discuss personnel, litigation and land acquisition pursuant to Idaho Code §§67-2345 1(a) (b), (c) and (f).
6. ADJOURNMENT.

Any person needing special accommodations to participate in the above noticed meeting should contact the Ketchum Urban Renewal Agency three days prior to the meeting at (208) 726-3841.

This agenda is subject to revisions and additions. NOTE: Revised portions of the agenda are underlined in bold. Public information on agenda items is available in the Clerk's Office located at 480 East Ave. N in Ketchum or (208) 726-3841.



**Joint Workshop of the
KETCHUM URBAN RENEWAL AGENCY
and the
KETCHUM COMMUNITY DEVELOPMENT CORPORATION
December 5, 2012 - 12:00 Noon
Ketchum City Hall, 480 East Avenue N., Ketchum Idaho**

KETCHUM URA
Commissioners present: **Chairman Mark Eshman**
Vice-Chairman Trish Wilson
Commissioner Michael David (also CDC member)
Commissioner Randy Hall
Commissioner Jim Slanetz (also CDC member)

KETCHUM CDC
Board Members present: **Executive Director Jon Duval**
Neil Bradshaw
Lisa Horowitz
Charles Friedman

Also present: **Executive Director Gary Marks**
Blaine County Housing Authority Executive Administrative David Patrie
Walkable Ketchum Project Manager Dale Bates
Minutes written by Ketchum Recording Secretary Sunny Grant

1. Chairman Mark Eshman called the meeting to order.

2. Introduction and KURA 101

Ketchum City Administrator Gary Marks said urban renewal is the process whereby neighborhoods or certain areas are improved or rehabilitated by demolishing old and rundown buildings, installing new infrastructure and other community improvements, building new affordable housing, building public facilities, remodeling/reinvigorating underutilized areas, attracting or retaining businesses, promoting job creation, etc.

Urban renewal agencies do *not* utilize income tax dollars, business taxes other than property taxes, or use tax dollars to subsidize private enterprise.

In Idaho, cities create an urban renewal agency by ordinance. Once created, the URA is a separate entity from the city that created it, governed by a Board of Commissioners appointed by the Mayor and ratified by Council.

Most URAs are funded by tax increment financing. Tax Increment Financing (TIF) is based on a revenue allocation area (a Tax Increment District), which is a district within the boundaries of the city and is limited to not more than 10% of the city's assessed valuation. TIF is limited to 24 years in Idaho. The assessed value prior to creation of a Tax Increment District includes the value of the property's tax rates of all underlying districts (city, county, school district, etc.) on the property. Once the TIF mechanism is in place, the Tax Increment District becomes a "frozen base" or "frozen assessment" and is valued at the total taxes of all the districts it is in. Any increased property value added in the 24 years is captured by the Tax Increment District and is taxed by the Urban Renewal Agency. TIF doesn't cost the taxpayer anything. TIF is limited to improvements within the TID, although sometimes infrastructure is added within the district to facilitate development outside the district.

In most states, when the Tax Increment District sunsets, the increased property value remains and the existing districts see a windfall. In Idaho, local jurisdictions are limited to a 3% increase in their property tax levy over the highest levy in the past three years.

The URA uses TIF revenue for urban renewal improvements. Since the Ketchum URA was created in 2006, Ketchum has created a Downtown Master Plan, provided almost half the funding for the Fourth Street Heritage Corridor, purchased property that has become the Town Plaza and Visitors Center/Starbucks Coffee, and purchased the property at 211 First Street East. Properties purchased total about \$2 million. In the past two years, property values have grown at least 5%, and, at the same time, a blighted area has been renewed and has new property value.

If a TID property value decreases down to the frozen base amount, the existing taxing districts collect a flat amount and the KURA collects nothing. Even when property value has decreased, counties in Idaho can increase their levy rate by a maximum 3%, and realize increased revenue.

URA properties are not subject to property taxes. If Ketchum had not created a URA, the property tax revenue would be going to the County and underlying districts on the property.

The KURA was created with the certain anticipation that Ketchum property values will increase over the next two decades. A KURA pro forma analysis before the sub-prime crisis in 2008 included eventual revenue from Warm

Springs, Bald Mountain Lodge,, and annexation of River Run. A recent URA revenue update did not include these three properties, but did assume a 3% annual property value increase plus a 2% property value increase from growth and/or new properties coming on line, and predicted over \$100 million to the URA over the remaining 20 years left in the lifespan of the KURA.

Ketchum's city budget is primarily focused on managing operations and maintenance of city functions. Capital improvement projects are limited by Ketchum's financial and employee resources, with some help from the Local Option Tax.

The **Ketchum CDC**, funded through the Local Option Tax, is a non-profit 501(c)(3) that manages a wide range of community projects leveraging off unpaid volunteers who are experts in certain areas.

The **Ketchum URA** is a quasi governmental agency. URAs have been established all over the country since 1965, to remedy all types of blighted areas, including rural areas. The URA's job is to manage tax increment money and fund projects created by the CDC and public input. Ketchum's Capital Improvement Plan has identified needed projects for the KURA to consider; and the KURA has invited people to today's meeting for additional new ideas.

Citizens expressed concern about bonding to do projects and paying huge amounts of interest vs. the benefit of doing projects now while costs are lower. This meeting is to get the priorities of the public, which includes when to do the projects.

3. New Ideas and Voting on Priorities

Projects were categorized into the following:

- infrastructure improvements
- diverse housing options
- mobility transportation, and
- parks, recreation and open spaces.

Attendees circulated around the room, indicating which projects and ideas were their individual priorities.

4. Adjourn

Meeting ended at 1:10 p.m.

MARK ESHMAN,
Chairman

ATTEST:

SANDRA E. CADY, CMC
Secretary/Treasurer



**REGULAR MEETING OF THE KETCHUM
URBAN RENEWAL AGENCY
January 7, 2013**

Commissioners present: Chairman Mark Eshman
Commissioner Michael David
Commissioner Randy Hall
Commissioner Trina Peters
Commissioner Jim Slanetz

Commissioners absent: Vice-Chairman Trish Wilson

Also present: Executive Director Gary Marks
Attorney Stephanie Bonney
Community and Economic Development Director Lisa Horowitz
Secretary/Treasurer Sandra Cady
Administrative Clerk Katie Carnduff
Minutes written by Recording Secretary Sunny Grant

1. This Special Meeting of the Ketchum Urban Renewal Agency was called to order by Chairman Mark Eshman at 11:55 a.m. at City Hall, Ketchum, Idaho.

2. Communications from the Board of Commissioners

Commissioner Trina Peters thanked Ketchum Community Development Corporation's Dale Bates and Jon Duval for their input and participation in the URA's recent Visioning Session.

Commissioners scheduled an evening meeting for January 17 at 5:00 p.m. to encourage public input.

Chairman Mark Eshman said the visioning session was good for generating creative ideas. One developer suggested City Hall be put on the Simplot property, next door to the Sun Valley Center. The Simplot lot ties into the Fourth Street corridor, and a parking garage could be put in underground.

3. Appointment of officers for 2013

Commissioner Trina Peters moved to reappoint Chairman Mark Eshman and Vice-Chairman Trish Wilson for the coming year, seconded by Commissioner Randy Hall. Motion passed unanimously.

4. Resolution 13-URA1: Establishing KURA Regular and Administrative Meeting Dates for 2013

Commissioner Trina Peters moved to pass Resolution 13-URA1 establishing KURA Regular meetings for 2013 and January 2014, with the time changed to 4:30 p.m. and Administrative Meetings for 2013, seconded by Commissioner Jim Slanetz. The Commissioners decided to change the meeting time to 4:30 to encourage public participation. **Motion passed unanimously.**

5. Resolution 13-URA2: Appointment to the KURA Board of Commissioners

The URA is looking for a replacement for retiring URA Commissioner Nina Jonas.

6. Comments from the Public

•Phyllis Shafran asked if consultant Randy Young had updated his URA projections. She suggested the URA concentrate on things that made the most sense.

Executive Director Gary Marks updated projections for the URA Board of Commissioners. Commissioners will review the report and then make it public on the website.

•Shafran suggested Commissioner Jonas's resignation should have been made public so people could suggest replacement commissioners to the Board. More people should know what the URA is about.

7. Consent Calendar

Approval of minutes from the December 3, 2012 URA Board meeting

Recommendation to approve current bills

Commissioners questioned the wifi bills and gas bill for Cairde Group.

Commissioner Randy Hall moved to approve the Consent Calendar of January 7, 2013. Motion seconded by Commissioner Trina Peters, and passed unanimously.

8. ADJOURNMENT

Commissioner Randy Hall moved to adjourn at 12:23 p.m. Motion seconded by Commissioner Trina Peters, and passed unanimously.

MARK ESHMAN,
Chairman

ATTEST:

SANDRA E. CADY, CMC
Secretary/Treasurer

Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

[Report].GL Account Number = "9610000000"- "9844109930"

Vendor Name	Invoice Number	Description	Net Invoice Amount
URBAN RENEWAL AGENCY			
URBAN RENEWAL EXPENDITURES			
98-4410-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	12/31/12	HRA 10/01/12-12/31/12	530.50
NBS-NATIONAL BENEFIT SERVI	12/31/12	HRA Vision - 10/01/12-12/31/12	16.90
98-4410-3100 OFFICE SUPPLIES & POSTAGE			
ATKINSONS' MARKET	1856-01/13	ACCT. 1856	63.58
ATKINSONS' MARKET	1856-12/12	ACCT. 1856	21.55
COPY CENTER	328	KURA Workshop	849.93
US BANK	01/25/13	WrapCity for URA Meeting	92.50
98-4410-4200 PROFESSIONAL SERVICES			
GRANT, SUZANNE	010813-URA	URA Minutes 01/07/13	45.00
GRANT, SUZANNE	120512-URA	URA Minutes 12/05/12	75.00
KETCHUM COMPUTERS, INC.	9155	Computer Maintenance	50.00
MOORE SMITH BUXTON & TUR	43862	1536-26 - Urban Renewal Agency	20.48
MOORE SMITH BUXTON & TUR	44023	1536-03 - General	120.00
MOORE SMITH BUXTON & TUR	44024	1536-26 - Urban Renewal Agency	20.48
MOUNTAIN DREAMWORKS	4188	1099 adjustment	112.50-
MOUNTAIN DREAMWORKS	4188	1099 adjustment	112.50
NBS-NATIONAL BENEFIT SERVI	405802	HRA Admin	3.06
SAWTOOTH PLUMBING	9263	Meter Change	336.35
98-4410-4400 ADVERTISING & LEGAL PUBLICATIO			
EXPRESS PRINTING INC	2196-01/13	acct. 2196	777.87
EXPRESS PUBLISHING, INC.	2196-12/12	Acct. 2196	249.12
98-4410-4900 PERSONNEL TRAINING/TRAVEL/MTG			
ENOURATO, LISA	022113	Travel Expenses	115.46
MARKS, GARY	011713	Travel Expenses	98.74
98-4410-5100 TELEPHONE & COMMUNICATIONS			
SENTINEL FIRE & SECURITY, IN	165441	Quarterly Monitoring Fee	75.00
98-4410-5200 UTILITIES			
City of Ketchum	514-12/12	Acct. 514	43.87
98-4410-5910 REPAIR & MAINT. - 491 SV RD			
IRISH ELECTRIC	18711	1099 adjustment	1,078.39-
IRISH ELECTRIC	18711	1099 adjustment	1,078.39
LUTZ RENTALS	22101	Rental Equipment	168.73
LUTZ RENTALS	22135	Rental Equipment	306.00
98-4410-8801 REIMBURSE CITY GENERAL FUND			
City of Ketchum	123112	Reimbursement for Salaries - December 2012	4,038.07
City of Ketchum	123112	Reimbursement for Benefits - Decemberr 2012	1,580.56
City of Ketchum	123112	Reimbursement for Administrative Expenses - December 2012	2,886.73
Total URBAN RENEWAL EXPENDITURES:			12,585.48

Vendor Name	Invoice Number	Description	Net Invoice Amount
Total URBAN RENEWAL AGENCY:			12,585.48
Grand Totals:			12,585.48

Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

[Report].GL Account Number = "9610000000"- "9844109930"
