

KETCHUM URBAN RENEWAL BOARD MEETING CALENDAR

Monday, June 3, 2013, beginning at 4:00 p.m.

480 East Avenue, North, Ketchum, Idaho

1. CALL TO ORDER
2. COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS.
 - a) Resolution 13-URA2: Appointment of a Commissioner to the Urban Renewal Board of Commissioners - Mark Eshman, Chair.
3. COMMUNICATIONS FROM THE PUBLIC.
4. PUBLIC HEARINGS.
 - a) Preliminary FY13-14 Budget Overview and discussion on budget objectives - Gary Marks, Executive Director.
5. CONSENT CALENDAR.
 - a) Approval of minutes from the April 15, 2013 URA Board meeting.
 - b) Recommendation to approve current bills.
6. EXECUTIVE SESSION to discuss personnel, litigation and land acquisition pursuant to Idaho Code §§67-2345 1(a) (b), (c) and (f).
7. 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.

Ketchum Urban Renewal Agency, Idaho

P.O. Box 2315 Ketchum, ID 83340 (208) 726-3841 Fax: (208) 726-8234



May 28, 2013

Chairman Eshman and Board of Commissioners
Ketchum Urban Renewal Agency
Ketchum, Idaho

Chairman Eshman and Board of Commissioners:

Recommendation to Adopt Resolution No. 13-URA2 For the Appointment of _____ to the URA Board of Commissioners

Introduction/History

Pursuant to Idaho Code § 50-2001 *et seq.*, the “Idaho Urban Renewal Law of 1965”, the City of Ketchum created the Ketchum Urban Renewal Agency (the “Agency”).

Pursuant to Idaho Code § 50-2006, the City established a Board of Commissioners for the Agency to transact the business and exercise the powers established by Idaho Code § 50-2001 *et seq.*

Pursuant to the URA Bylaws adopted on August 15, 2011, which state that the term of office for five (5) Commissioner Members consisting of the Mayor and City Council Members shall be consistent with the term of office for Mayor and/or City Council member, respectively.

Current Report

The URA Bylaws adopted on August 15, 2011, states that in the event that a Mayor or Council member resigns from the Agency Board but continues to hold office, a successor Commissioner shall be filled by a majority vote of the Board to hold the position for the remainder of the resigned member’s term.

Commissioner Nina Jonas has resigned her seat on the Agency Board but continues to hold office. Any member of the Board of Commissioners can nominate a replacement.

Chairman Mark Eshman is asking the Board of Commissioners to appoint _____ to fill the vacated seat of Commissioner Nina Jonas for the remainder of her term which expires December 31, 2013.

Financial Requirement/Impact

None

Recommendation

I respectfully recommend that the Board of Commissioners adopt Resolution No. 13-URA2.

Recommended Motion

"I move to approve Resolution No. 13-URA2, approving the appointment of _____ to the Board of Commissioners of the Ketchum Urban Renewal Agency."

Sincerely,

Sandra E. Cady
Secretary/Treasurer

RESOLUTION NUMBER 13-URA2

AN RESOLUTION OF THE URBAN RENEWAL BOARD OF COMMISSIONERS OF THE KETCHUM URBAN RENEWAL BOARD, FOR THE APPOINTMENT OF _____ TO THE BOARD OF COMMISSIONERS OF THE KETCHUM URBAN RENEWAL AGENCY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Idaho Code § 50-2001 *et seq.*, the “Idaho Urban Renewal Law of 1965”, the City of Ketchum created the Ketchum Urban Renewal Agency (the “Agency”); and

WHEREAS, pursuant to Idaho Code § 50-2006, the City established a Board of Commissioners for the Agency to transact the business and exercise the powers established by Idaho Code § 50-2001 *et seq.*; and

WHEREAS, the Bylaws adopted on August 15, 2011, states that the term of office for five (5) Commissioner Members consisting of the Mayor and City Council Members shall be consistent with the term of office for Mayor and/or City Council Member, respectively.

WHEREAS, the Bylaws adopted on August 15, 2011, states that in the event that a Mayor or Council member resigns from the Agency Board but continues to hold office, a successor Commissioner shall be filled by a majority vote of the Board to hold the position for the remainder of the resigned member’s term.

WHEREAS, Commissioner Nina Jonas has resigned her seat on the Agency Board but continues to hold office, and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE KETCHUM URBAN RENEWAL AGENCY OF THE CITY OF KETCHUM, IDAHO:

That _____ is hereby appointed to serve as a member of the Board of Commissioners for the Ketchum Urban Renewal Agency, to fill the vacated seat of Commissioner Nina Jonas for the remainder of her term which expires December 31, 2013.

This Resolution will be in full force and effect upon its adoption this 3rd day of June, 2013.

KETCHUM URBAN RENEWAL AGENCY

Mark Eshman,
Chairman

ATTEST:

Sandra E. Cady
Secretary/Treasurer



Recorded

**REGULAR MEETING OF THE KETCHUM
URBAN RENEWAL AGENCY
APRIL 15, 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
Ketchum Community and Economic Development Director Lisa Horowitz
Recording Secretary Sunny Grant

1. **This 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**
 - Ketchum was named one of the top 12 small cities in the country for art by a consortium of major foundations, banks and government agencies. Arts in Ketchum enhance the community's quality of life and visitor experience, and are a great boon to the economy.
 - The Ketchum Arts Commission is bringing well-known public artist and consultant Jack Mackie to Ketchum for a public presentation and session with Ketchum elected officials, P&Z Commissioners and City staff.
3. **Comments from the Public**
 - Phyllis Shafran said the URA Board must by law take public comment at a public hearing of their annual report. She said the financial report should also be made available to the public.

4. Communications from Staff

Discussion on installing solar panels on the 491 Sun Valley Road Building

The URA's highest priorities include alternative energy initiatives, conservation, solar and geothermal projects; and staff encourages the community to present energy projects to the URA. Josh Solly, Ketchum Energy Company, proposed putting solar panels on the 491 Sun Valley Road Building. Ketchum requested bid proposals on the project, and two other companies expressed interest, but did not submit bids by the deadline.

The panels would be a Design Review exemption, since they are flat and within the roofline of the building. The 3kW system would generate 15kW hours per day.

Josh Solly said this project would kickstart clean energy production in Ketchum, in a very visible location, and convey Ketchum's stand for green energy to the public.

The URA currently does not pay any energy expense on the building—all costs are pass-through. The Visitor Center uses an average 39.4kW per day, so the solar panels could provide a 38% savings for the visitor center tenant in the building. The reduced energy bill could benefit the non-profit visitor center, a transit hub if installed in the front of the building, and Starbucks, at the discretion of the URA Board.

Typical payback of photovoltaic panels is about 20 years. The panels should be cleaned about once a year. The panels are typically guaranteed for about 25 years. URA Board comments:

- Ketchum is very supportive of green building and energy efficiency. This could be a signature project.
- Everyone is going to have to get on board with alternative energy in the coming years and decades.
- Is the visitor center the best building to use to promote alternative energy? Solly is working on a number of local buildings, and thinks this is the best building for solar because the location is so visible to everyone—locals, second home owners, and visitors alike.

PUBLIC COMMENT:

- Tim Semones applauds the effort to seek alternative energy, but asked if this was an attractive addition to the building. He expressed concern about potential leaks and other damage to the roof, and thought there might be

costs beyond the proposal. He supports economic leadership, but payback for 15kW day at 7.2/kW hour would be closer to 36 years.

Solly said there is a very specific method for installing solar panels on a wooden roof to avoid leaking and problems. He was willing to guarantee installation, but said it wasn't an issue.

- Amy Christiansen, who consults with companies and governments around the world on sustainability, endorsed the project. PV is not the fastest payback, but this is a visible project that shows leadership in a broad strategy on energy efficiency that will save money and benefit the environment. Christiansen invests in solar projects, and they pay back well. The country's future is in solar energy. The sun provides risk-free and cost-free energy; and people have to get used to seeing solar panels.
- John Campbell, an architect who's designed solar installations, said a solar installation system where the panels are flush with the roof is not noticeable. He said there shouldn't be a problem with the roof leaking, but the contractor can post a bond if there is concern.

Campbell urged approval of the project, but said PV payback is long. He suggested the URA get an accurate and objective analysis of the solar benefits and effectiveness of the installation, and take a careful look at cost-benefit and life-cycle analysis to decide if this is a wise use of their money. The URA needs to be able to back up their decision.

- Anne Corrock agrees that Ketchum needs to look at alternative energy, and thinks this is not a bad idea. But she questioned if this project was in line with the URA Plan, which was approved by the P&Z Commission and Ketchum elected officials. Horowitz said the project was in line with the URA Plan, but not officially part of the plan because it is considered a small-cost improvement to an asset already owned.

Commissioner Randy Hall moved to continue this discussion on installing solar panels on the 491 Sun Valley Road Building to the next regular URA meeting on May 20, 2013. Motion seconded by Councilor Michael David, and passed unanimously.

5. Consent Calendar

Approval of minutes from the March 18, 2013 URA Board meeting

Recommendation to approve current bills

Commissioner Randy Hall moved to approve the Consent Calendar of April 15, 2013. Motion seconded by Commissioner Trina Peters, and passed unanimously.

6. ADJOURNMENT

Chairman Mark Eshman moved to adjourn at 5:37pm. 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 = "961000000"- "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	HRA41376	2012 Claims	60.97
NBS-NATIONAL BENEFIT SERVI	HRA41376	2013 Claims	31.67
NBS-NATIONAL BENEFIT SERVI	HRA41400	HRA 2012 Claims	17.80
NBS-NATIONAL BENEFIT SERVI	HRA41400-201	HRA 2013 Claims	166.03
98-4410-2515 VISION REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	HRA41376	Vision 2012 Claims	24.96
NBS-NATIONAL BENEFIT SERVI	HRA41376	Vision 2013 Claims	29.00
NBS-NATIONAL BENEFIT SERVI	HRA41400	HRA Vision 2012 Claims	3.02
98-4410-4200 PROFESSIONAL SERVICES			
CLEAN WEB DESIGN	1209	KURA Website Design	93.75
GRANT, SUZANNE	041513	URA Minutes 04/15/13	52.50
KETCHUM COMPUTERS, INC.	9331	Computer Maintenance	50.00
LUTZ RENTALS	24047	Rental Equipment	139.20
MOORE SMITH BUXTON & TUR	44399	1536-03 - General	315.00
NBS-NATIONAL BENEFIT SERVI	415537	Admin Fees	3.06
ROLAND STREET	1	Removal of Christmas Lights	400.00
98-4410-4400 ADVERTISING & LEGAL PUBLICATIO			
EXPRESS PUBLISHING, INC.	2196-04/13	Account 2196	241.92
98-4410-4900 PERSONNEL TRAINING/TRAVEL/MTG			
ENOURATO, LISA	043013	RAI Travel Expenses	183.60
ENOURATO, LISA	052313	RAI Travel Expenses	186.80
MARKS, GARY	04/11/13	RAI Travel Expenses	180.38
MARKS, GARY	05/16/13	RAI Travel Expenses	185.98
98-4410-5910 REPAIR & MAINT. - 491 SV RD			
ALLSTAR PROPERTY MANAGE	022813	Repairs & Maintance at 491 S.V. Road	2,708.73-
BLAINE COUNTY TREASURER	131741	KURA - Parcel RPK00000240050	1,291.20
98-4410-8801 REIMBURSE CITY GENERAL FUND			
City of Ketchum	043013	Reimbursement for Administrative Expenses - April 2013	5,439.54
City of Ketchum	043013	Reimbursement for Salaries - April 2013	4,028.66
City of Ketchum	043013	Reimbursement for Benefits - April 2013	1,708.92
Total URBAN RENEWAL EXPENDITURES:			12,125.23
Total URBAN RENEWAL AGENCY:			12,125.23
Grand Totals:			12,125.23