



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