



SPECIAL MEETING OF THE KETCHUM
URBAN RENEWAL AGENCY
July 15, 2013

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

Also present: Executive Director Gary Marks
Attorney Stephanie Bonney
Ketchum Community and Economic Development Director Lisa Horowitz
Minutes written by Ketchum Recording Secretary Sunny Grant

1. This Special Meeting of the Ketchum Urban Renewal Agency was called to order by Chairman Mark Eshman at 12:02p.m. at City Hall, Ketchum, Idaho.

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

Commissioner Randy Hall thanked the URA Board for its support of the Walkable Ketchum street signs. He'd heard suggestions that the signs could be a little bigger so someone doesn't have to get so close to them. Commissioners were also concerned that drivers would try to read the small print.

3. **Comments from the Public**

Mickey Garcia said he didn't think the signs would really help people find their way around.

Communications from Staff

4. **Discussion on installing solar panels on the 491 Sun Valley Road Building**

*Also Present: Ketchum Community Development Corporation Executive Director Jon Duval
Ketchum Energy Company co-owner Josh Solly
Site Based Energy President/CEO Paul Conrad*

CED Director Lisa Horowitz said staff has received two proposals from the community at large.

- Ketchum Energy Company co-owner Josh Solly said high-performance blue solar panels are less expensive than black panels and more suited for the job. The panels are warranted for 25 years and the payoff is about 23 years. The solar panels would provide about 5% of the energy needs of the building. Ketchum would save about \$300 over the entire cost of the project by using blue panels with a silver lining. Solly said the big savings is in promoting alternative energy and not using Idaho Power coal-generated energy. The 14 panels produce 430 kilowatt hours a month. The black panels would cost 14¢ per kilowatt hour, and the blue panels cost 11¢ per kilowatt hour.

Commissioner Trina Peters supported solar energy but thought panels were unattractive.

Commissioner Tim Eagan asked if the URA had considered changing the building's incandescent fixtures to LED. He asked if Idaho Power offered any rebates on exchanging out the light fixtures.

- Solly said reducing energy usage was always part of solar installation. Idaho Power has had rebate programs in the past.
- Paul Conrad of Site Based Energy presented a 30-year cash analysis to the URA showing a net present value (NPV). Conrad said financial benefit may not be the primary benchmark, but the economics of this project should work or it won't inspire implementation of other projects. Site Based Energy has done a number of projects in the Pacific Northwest in the last few years. They take private capital, monetize incentives like investment tax credits, and funnel them through a 501(c)(3) or (c)(6). This kind of product is called "distributive generation", meaning it is at the end of the distribution network. Putting power in the grid north of nearby substations will have an impact on local consumption. Site Based Energy would like to develop a large-scale distributive generation project. They've done interconnect studies with Power Engineers and interconnect submittals with Idaho Power. This could be the first of many projects, including a community-scale project, but it should be practical and indicative of real opportunity and real impact on the power supply of the entire valley. Projects like this can sell

power to the grid and be a win-win for everyone, including utility companies. The PUC just directed Idaho Power on how to charge net metering customers.

Conrad said he could get the project donated, but it needs to be a project where people don't question the purpose and if it's worth it. He said he'd like to work with Solly and make stuff happen. Solly said he too just wanted to see the project happen.

Commissioner Peters suggested waiting to make a decision. This is an opportunity for the URA to invest in the building, but it must be thoughtfully done and serve to actually educate people about why the URA is investing in the project.

Commissioner Hall said it was easy to get lost in the details. The project was meant as an innovative starter project, to get people used to seeing solar panels. The new streetlights have solar panels. Ketchum should have a project that creates awareness and educates its community, compliments its buildings and parallels the culture of the community. Doing a small project is a start.

Chairman Eshman expressed concern that just putting solar panels on a roof opens the URA to more question than praise, unless there's an educational component on site that discusses the economics and the community's commitment to alternative energy sources.

Commissioner Hall said there could be an electric meter for the solar panels in the transit hub outside the Visitors Center. Solly said there would be a computerized display inside the Visitors Center showing how the system works on a daily, weekly, and monthly basis. Much of the data can be accessed from a home computer or smartphone.

Commissioner Peters felt there should be an explanation for why the URA was investing in a project with so little financial incentive.

Ketchum CDC Executive Director Jon Duval said the URA wanted to promote sustainability. But, if the end goal is to get people to do it themselves, the installation needs to pencil out. If they research PV solar panels and find it doesn't pencil, they'll wonder why Ketchum did it.

Solly reiterated that Idaho Power has announced they are sticking with coal, which is the single biggest contributor to global warming. He wanted to do the project to take a stand.

Commissioner Michael David said it would take a coalition of people to make something innovative happen. Nobody pencils out buying Idaho Power electricity. This project won't lose money. He wanted people to get together and keep the project moving.

Commissioner Jim Slanetz said he cared more about the economics than the aesthetics. People will complain when the panels first go up, then get used to them. He liked the way it looks, and asked if a second row of panels would make it pencil out better.

Conrad suggested a ground-mount in Town Square would make it more tangible for everyone and more effective as an educational tool.

Commissioner David thought Commissioner Hall's idea of solar panels on the transit hub was a great idea.

Conrad said government could partner with private enterprise for tax credits.

Chairman Eshman said he'd like to see this as a first series of alternative energy initiatives that are the right thing to do and make economic sense.

PUBLIC COMMENT:

- Mickey Garcia said the URA was being snookered. Solar PV is not efficient energy for that building. Is the building well insulated? The building already has passive solar gain because it has south-facing glass. Garcia said global warming was nonsense because most carbon in the atmosphere is there naturally. Solar panels do not pay out and are a waste of money.

Chairman Eshman suggested both Solly and Conrad continue to discuss possibilities with Ketchum CED Lisa Horowitz, and present a comprehensive plan. CED Director Lisa Horowitz suggested the URA think about a regional energy policy development.

5. 211 First Street Land Exchange

This item will be discussed in Executive Session.

Resolutions

6. Resolution 13-URA3: providing for publication of notice of public hearing and for public hearing for an amendment to the 2012-13 Fiscal Year Budget

Ketchum Executive Director Gary Marks said the URA agreed at their June 17th meeting to fund the walkability project for \$111,500, which would take a budget amendment. After making this contribution, the URA's fund

balance at the end of the FY will be about \$250,000, or about 35% of the URA's annual revenue. Early projections for next year's fund balance are about \$290,000, or about 40% of annual revenue. Marks said there is probably nothing to fear with doing this budget amendment. This resolution sets the public hearing for August 5, 2013 to consider the amendment.

Commissioner Trina Peters moved to set the public hearing and publish the notice. Motion seconded by Commissioner Randy Hall, and passed unanimously.

7. Consent Calendar

- a. Approval of minutes from the June 17, 2013 URA Board meeting
- b. Recommendation to approve current bills

Commissioner Slanetz asked the URA to review \$19,000 expenses for next year to see if they could be reduced. Chairman Eshman said most of the expense was for the Ketchum city administrator, city attorney and community and economic development director's time working for the URA. The URA also contributes about 6% to City expenses, including the meeting room, maintenance and utilities.

Commissioner Randy Hall moved to approve the Consent Calendar for July 15, 2013. Motion seconded by Commissioner Michael David, and passed unanimously.

8. EXECUTIVE SESSION

Commissioner Trina Peters moved to go into Executive Session to discuss land acquisition, pursuant to Idaho Code §67-2345 I(c) at 1:04p.m., seconded by Commissioner Trish Wilson. Roll call: Chairman Mark Eshman yes, Commissioner Michael David yes, Commissioner Tim Eagan yes, Commissioner Randy Hall yes, Commissioner Trina Peters yes, Commissioner Jim Slanetz yes, Commissioner Trish Wilson yes. Motion passed unanimously.

9. ADJOURNMENT

Commissioner Trina Peters moved to adjourn at 1:52 pm. Motion seconded by Commissioner Trish Wilson, and passed unanimously.


MARK ESHMAN,
Chairman

ATTEST:


SANDRA E. CADY, CMC
Secretary/Treasurer