



# Ketchum Urban Renewal Agency

## Special Meeting

~ Minutes ~

480 East Avenue North  
Ketchum, ID 83340  
<http://ketchumidaho.org/>

Monday July 14, 2014

2:00 PM

Ketchum City Hall

**Present:** Mark Eshman – Chairman  
Trish Wilson – Vice Chair  
Anne Corrock – Commissioner  
Gary Lipton – Commissioner  
Baird Gourlay – Commissioner  
Jim Slanetz - Commissioner

**Absent:** Tim Eagan – Commissioner

**Also Present:** Sandra Cady – Secretary/Treasurer  
Lisa Enourato – Assistant to the Executive Director.  
Katie Carnduff – Administrative Clerk

**1. CALL TO ORDER**

Chairman Eshman called the meeting to order at 2:09 p.m.

**2. COMMUNICATIONS FROM COMMISSIONERS.**

**a. Review of Urban Renewal Plan, Discussion of Role and Purpose, Defining and Prioritizing Key Projects – Stephanie Bonney, KURA Attorney.**

Chairman Eshman stated that KURA Attorney Stephanie Bonney was unable to attend the meeting.

*Motion to move Review of Urban Renewal Plan, Discussion of Role and Purpose, Defining and Prioritizing Key Projects by Stephanie Bonney, KURA Attorney to Monday July 21*

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Jim Slanetz, Commissioner
<b>SECONDER:</b>	Baird Gourlay, Commissioner
<b>AYES:</b>	Jim Slanetz, Baird Gourlay, Anne Corrock, Gary Lipton, Trish Wilson
<b>ABSENT:</b>	Tim Eagan

**b. Visitor Center Prospective Tenant – Chairman Mark Eshman and Commissioner Gary Lipton.**

Chairman Eshman stated that the Sun Valley Marketing Alliance would like to reduce the space they are leasing at 491 Sun Valley Road.

The space upstairs that Starbucks is using for storage is also available, along with the space in the vault.

Idea surfaced that instead of having another tenant utilize the space that is opening up from the Sun Valley Marketing Alliance, would be to create a bunch of window and wall displays, roughly about 8X10 that KURA could lease out on a monthly basis.

1.) To realtors to showcase the properties available in the community. This would help stimulate economic activity for the real estate market; 2.) To restaurants to display their menus; 3.) To Artists to display their art.

It would be low maintenance, low expense relative to having a tenant.

KURA would purchase 5 or 6 interactive tablets or TV monitors. Sun Valley Marketing Alliance may be willing to give KURA some of their monitors.

Chairman Eshman and Commissioner Lipton will bring a proposal back to the Commission on August 4<sup>th</sup>.

### **3. COMMUNICATIONS FROM STAFF.**

#### **a. Presentation of the Proposed Budget for Fiscal Year 2014-15 – Sandra Cady, Treasurer.**

Secretary/Treasurer gave a power point presentation of the KURA budget for FY14-15.

Urban Renewal General Fund Proposed Budget:

Beginning Fund Balance \$306,552, Revenue \$805,250, Expenditures \$630,883, Ending Balance \$480,919.

Urban Renewal Debt Service Fund Proposed Budget:

Beginning Fund Balance \$479,699, Revenue \$413,437, Expenditures \$413,037, Required Bond Reserve \$478,588, Ending Balance \$1,511.

Commissioners discussed putting money into the budget for tablets and possibly KCDC.

The Commissioners will discuss the proposed budget again on July 21<sup>st</sup>.

### **4. COMMUNICATIONS FROM THE PUBLIC.**

#### **a. Presentation of Urban Renewal Agency Roles – Micah Austin, City of Hailey Community Development Director.**

Micah Austin gave a power point presentation to the Commissioners:

- Economic Development – Retention and creation of jobs, services, infrastructure, and/or technology that contribute to a more sustainable and robust economy.
- Economic Development Efforts – Three Main Areas are: 1.) Attraction & Marketing, 2.) Seeking and Recruiting and 3.) Business Retention and Expansion.
- Attraction and Marketing – Responding to Inquiries or RFI's, Trade Conferences and Marketing.
- Seeking and Recruiting – Incentives – State, Local and Federal Grants.
- Business Retention and Expansion – Assist Current Businesses to Expand & Thrive, Promote expansion of current businesses.
- Incentive Methods – 1.) TIF funding from annual budget and/or capital reserves (cash), 2.) Borrowing-Bond, loan, note 3.) Disposition and Development Agreement (DDA), 4.) 6% of Anticipated Assessed Value 5.) Many others.

Mission of the URA:

- 1.) Removal of Slum and Blight 2.) Economic Development and job creation 3.) Sustainability of community.

**b. Presentation regarding workforce housing – Dave Patrie, Blaine County Housing Authority Executive Director.**

Chairman Eshman stated that over the last year the URA has been discussing workforce housing. Chairman Eshman contacted Dave Patrie to give an overview of workforce housing is, tools available, state of workforce housing in Blaine County and in our district.

Dave Patrie explained Blaine County Housing Authority replaced the Blaine-Ketchum Housing Authority which was formed under a JPA.

Dave Patrie gave a power point presentation to the Commissioners.

BCHA has seven commissioners: Ketchum, Hailey, Sun Valley, Bellevue, County (2x) and At-large (Community Homeowner).

Dave explained the difference between the BCHA vs other affordable housing organizations like ARCH/KCDC.

BCHA: Stewardship, People, Act as housing departments for municipalities, data collection/analysis, and policy at local & state levels.

ARCH/KCDC: Development and Sticks/Bricks.

KURA funding mechanism not available to BCHA or developers. KURA needs to work with BCHA and others to identify methods of layering KURA's funding mechanism with other funding sources.

Blaine County Affordable Housing Stock:

Ownership: 83 Units County-wide

(Virtually all developed through IZ or incentive-based density bonuses; Deed Covenant secures long-term affordability; All are in BCHA's stewardship; 82% in North Valley.)

Rental: 442 Units County-wide

(Various development sources; Affordability mechanisms vary; Less than 3% are in BCHA stewardship; 90% in South Valley.)

Dave went on to explain the BCHA Database Characteristics, the Professions of BCHA Homeowners & Renters, Income Categories, Income Trends, Ketchum/Sun Valley Ownership Market, Hailey/Bellevue Condos/Townhomes/Single Family Homes, Current Rental Market, and what the future looks like.

**5. RESOLUTIONS.**

- a. Resolution Number 14-URA2 approving the Proposed Budget for the Fiscal Year beginning October 1, 2014 and ending September 30, 2015 and providing for publication of notice of public hearing and for public hearing thereon.

***Chairman Eshman recommended to postpone the adoption of Resolution 14-URA2 until July 21<sup>st</sup>. All were in favor.***

6. CONSENT CALENDAR.

- a. Recommendation to approve current bills.

*Motion to approve current bills:*

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Trish Wilson, Vice-Chair
<b>SECONDER:</b>	Jim Slanetz, Commissioner
<b>AYES:</b>	Anne Corrock, Jim Slanetz, Trish Wilson, Baird Gourlay, Gary Lipton
<b>ABSENT:</b>	Tim Eagan

7. EXECUTIVE SESSION to discuss:

- a. Land acquisition pursuant to Idaho Code §§67-2345 1(f).

**Motion to go into Executive Session**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Trish Wilson, Vice-Chair
<b>Roll Call-Ayes:</b>	Anne Corrock, Jim Slanetz, Trish Wilson, Baird Gourlay, Gary Lipton
<b>ABSENT:</b>	Tim Eagan

8. ADJOURNMENT.

*Motion to adjourn at 5:05 p.m.*

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Trish Wilson, Vice-Chair
<b>SECONDER:</b>	Baird Gourlay, Commissioner
<b>AYES:</b>	Anne Corrock, Jim Slanetz, Trish Wilson, Baird Gourlay, Gary Lipton
<b>ABSENT:</b>	Tim Eagan

Mark Eshman  
Chairman

ATTEST:

Sandra E. Cady, CMC  
Secretary/Treasurer