



Regular Meeting

~ Minutes ~

Tuesday, January 20, 2015

3:00 PM

Ketchum City Hall

Present: Baird Gourlay – Chairman
Tim Eagan – Vice Chairman
Anne Corrock – Commissioner
Baird Gourlay - Commissioner
Jim Slanetz – Commissioner
Mark Nieves – Commissioner
Shelley Siebel – Commissioner

Absent: Gary Lipton – Commissioner

Also Present: Suzanne Frick – Executive Director
Stephanie Bonney - Attorney
Lisa Enourato – Assistant to the Executive Director
Sandra Cady - Treasurer

1. CALL TO ORDER

Commissioner Corrock called the meeting to order at 3:00 p.m.

2. COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS

a. Appointment of Chair and Vice Chair.

Commissioner Corrock asked staff for a description of what the chairman would do. Stephanie Bonney, Attorney, responded that the chairman is responsible for conducting the meeting and still has full voting rights. The vice chair acts if the chair is not present. Commissioner Corrock welcomed the new commissioners, Shelly Seibel and Mark Nieves.

Motion to nominate Commissioner Baird Gourlay as Chairman.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Jim Slanetz, Commissioner
SECONDER:	Shelly Siebel, Commissioner
AYES:	Eagan, Corrock, Gourlay, Slanetz, Siebel, Nieves
ABSENT:	Lipton

Chairman Baird stated that he was honored to sit as chair.

Motion to nominate Tim Eagan as Vice Chair.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Anne Corrock, Commissioner
SECONDER:	Baird Gourlay, Chairman
AYES:	Eagan, Corrock, Gourlay, Slanetz, Siebel, Nieves
ABSENT:	Lipton

3. COMMUNICATIONS FROM STAFF

a. Resolution 15-URA1: Establishing dates for all regular Ketchum Urban Renewal Agency meetings for 2015 – Sandra Cady, Treasurer.

Chairman Baird Gourlay discussed possibly moving the URA meeting from Monday to another day to avoid conflicts with City Council meetings. The board agreed the meetings should be kept at 3:00 PM for now.

Motion to adopt Resolution 15-URA1.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Anne Corrock, Commissioner
SECONDER:	Jim Slanetz, Commissioner
AYES:	Eagan, Corrock, Gourlay, Slanetz, Siebel, Nieves
ABSENT:	Lipton

b. Presentation of Airbarn proposal in the City of Ketchum – Harry Griffith.

Mr. Griffith with Sun Valley Economic Development introduced the Air Barn proposal. The area is designated as an Olympic Nordic Training Site. He explained what an Olympic/Para Training Site is. They must meet the following criteria:

- Athletic development and management
- Athletic facilities and services
- Community support & engagement

Sun Valley Economic Development has considered this project from a business stand point, and how it can be integrated into more activities in the community. He wants to create an Olympic Center.

The YMCA is in the URA area. The proposed concept is to use that site to build their facility. The SVSEF would be leveraged as an Olympic Training Site. The project would bring a new set of people to the community. From an economic stand point, Woodward would bring in their brand for an air center. Their business model caters to the eight to eighteen year old crowd. It will have a positive economic impact.

Woodward was founded 30 years ago in State College PA. Power Corp purchased the company a few years ago and are seeking to expand globally. They have camp and mountain centers. What is being proposed in Ketchum is a hybrid of the two called a community center. Ketchum is a great summer camp location. Their proposal includes:

- Building out a 30,000 foot facility north of the YMCA.

- Co-brand and link with the US Olympic Training Site designation
- Integrate with existing programs
- Operate under license/other agreement with Woodward
- Access a diverse customer base of elite athletes, teams and youth participants
- Generate positive economic returns with two million dollars annual revenue and \$0.4 million profit by year five.

Mr. Griffith referred the URA to a design that architect Mike Doty completed. He mentioned that they are in the prefeasibility phase. A non-disclosed agreement with Woodward has been signed. The community would build the shell of the facility and the URA would assist with site infrastructure. Other organizations would solicit charitable donations. The URA's involvement would include constructing parking, lighting, paths, and utility connections similar to those found in the 4th Street Corridor project. The preferred approach would be to have Woodward operate the facility and pay a lease for the building. The YMCA is considering the possibility of operating the facility. The economics need to prove to be sustainable. A business plan would need to be prepared. With the right support, the project could be built in a few years.

Commissioner Eagan asked if Woodward was involved with any of the other training sites. Mr. Griffith responded that they are not and that this would be a unique opportunity. Commissioner Corrock inquired about jobs. Mr. Griffith explained that it would create six full time jobs and several part time jobs during the summer and during camps. Possibly they could link in a human performance laboratory. That would add a few more jobs. The YMCA is considering utilizing a portion of the facility for a basketball court. The facility's anchor would be the air center. The facility would operate all year for camps and day use. Season passes would be available.

c. Discussion of selection of attorney – Suzanne Frick, Executive Director.

Micah Austin, Director of Planning and Building said that the subcommittee met and chose two finalists which included Lawson, Laski, Clark and Pogue, and the Elam, Burke. Micah recommendation is to hire Elam, Burke.

Vice Chairman Eagan stated it was more important to have a firm with experience with real estate law than with URA law. He prefers using a local firm. Commissioner Corrock mentioned that as often as possible they should use local talent, however she was concerned that Lawson, Laski, Clark and Pogue had a conflict of interest with the hotel being built. It was also identified that a possible conflict of interest existed with Lawson, Laski and two of the URA members. Commissioner Lipton and Chairman Gourlay used this firm as counsel in the past.

Motion to retain Elam, Burke to provide legal services to Ketchum Urban Renewal Agency and direct staff to begin negotiation with Elam, Burke for professional services contract.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jim Slanetz, Commissioner
SECONDER:	Anne Corrock, Commissioner
AYES:	Corrock, Gourlay, Slanetz, Siebel, Nieves
NAYS:	Eagan
ABSENT:	Lipton

c. Proposed lease for digital tablets – Lisa Enourato, Assistant to Executive Director.

Lisa Enourato explained that she provided the URA a copy of the proposed digital tablets. She indicated that Aaron Pearson is in attendance to answer questions.

Mr. Pearson provided an overview of the project for the benefit of the new commissioners. The proposed project will provide four digital touch screen displays in the visitor center. They can handle HTML content. His proposal is to provide a platform for advertisers to display their ads. He overviewed the cost of providing a Century Link fiber connection, at a discounted rate, and indicated that it would provide superior service compared to a Cox Communications connection.

Stephanie Bonney explained that in order to do a three year contract they would need to have a termination clause or non-appropriation clause, meaning that at any point during one particular year they would be able to terminate the contract. All government entities are required to have that.

Chairman Gourlay inquired who the sales person would be. Mr. Pearson clarified that his solution was a technical one and not a sales solution, the URA would be responsible for that. Commissioner Corrock asked if the whole building would be serviced by Wi-Fi and if the leasee could cover some of the cost. They can't because they are locked into a lease. Commissioner Slanetz explained that the leasee could pay to upgrade to the fiber.

Commissioner Nieves inquired if the project was to improve the infrastructure or for the advertising platform. Mr. Pearson responded that it was for both. The Wi-Fi is needed for the advertising platform. Strong internet connectivity would allow for access into the city square. The bridging works through a point to point system. Mr. Pearson will install the system and help set up new advertisers and provide maintenance for a small fee.

Commissioner Slanetz recommended they work with Starbucks to pay for the upgraded service. It will only cost an additional \$100. Mr. Pearson explained that Starbucks use their own Wi-Fi system and would not go away from that. However, they may be interested in using the city service as an expanded service.

5. CONSENT CALENDAR

a. Approval of Minutes: October 20, 2014 and December 8, 2014.

b. Approval of Current Bills

Motion to approve the consent calendar.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jim Slanetz, Commissioner
SECONDER:	Mark Nieves, Commissioner
AYES:	Eagan, Corrock, Gourlay, Slanetz, Siebel, Nieves
ABSENT:	Lipton

Commissioner Corrock stated that they skipped communications from the Board. She commented that the visitor center project is to create a real visitor center experience. The Mural will help to create that environment. There should be a guestbook for people to sign.

6. ADJOURNMENT.

Commissioner Corrock motioned to adjourn at 4:41 p.m. and Commissioner Siebel seconded, the motion passed unanimously.

Baird Gourlay
Chairman

ATTEST:

Sandra E. Cady
Secretary/Treasurer