



Regular Meeting

~ Minutes ~

Monday, December 15, 2014

3:00 PM

Ketchum City Hall

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

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

1. CALL TO ORDER

Chairman Eshman called meeting to order at 3:00 p.m.

2. COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS

Commissioner Gourlay overviewed a discussion he had last week with the Woodward Company in regards to a possible air barn with potential to be located near the community campus. Kids pay upwards of \$1,600 - \$2,000 a week to use an air barn. Woodward is considering a business model and will determine if they can make it work. The URA could possibly sell the Dollhouse property and use the money to contribute to the air barn project. The YMCA has not committed to the project yet.

Executive Director Suzanne Frick added that the URA could contribute money and work out a lease with the YMCA. Commissioner Gourlay suggested that the YMCA could potentially be a partner in that lease and that new people would be brought to the area through programmed camps.

Commissioner Eagan stated that the Mayor sent an email addressing lower interest rates regarding debt and that this might be a good time to explore refinancing. Sandy Cady, Treasurer, mentioned that Zions Bank looked at different bonds regarding refinancing. The URA determined that it was not an appropriate time to refinance.

Chairman Eshman explained that there are other possible avenues and that the URA should talk to Zions Bank later on. Commissioner Eagan inquired regarding the URA taking the \$330,000 and applying it to increasing the debt service; can the URA use it towards increasing its borrowing capacity.

Ms. Cady stated staff will look into it.

Commissioner Wilson stated that the board lacks priorities when it comes to where it invests its resources. They attempted to build affordable housing in the past. She suggested that they meet in the future to prioritize spending.

Commissioner Corrock stated that the Dollhouse land was valued at 1.6 million. In lieu housing funds were only 1.4 million and that the Dollhouse would not be used as funding.

Ms. Frick indicated that the URA paid 2.25 million for property and used 1.4999 million towards a contribution for the affordable housing fund and that there is a significant amount of money in that parcel. The board needs to do an appraisal to see if it can recoup its investment.

Ms. Corrock stated that Phil Kushlan indicated that the number was 1.6 million. And that they would like to get more.

Commissioner Lipton states he was absent at the last meeting but wanted to comment on public comment made at the last board meeting. He would like to invite her back and have a conversation with her.

Chairman Eshman opened the meeting to staff communication.

3. COMMUNICATIONS FROM STAFF

a. Accepting the FY2013-14 Financial Statements – Sandra Cady, Treasurer.

Dennis Brown, KURA Auditor, stated that he concluded the audits for the Ketchum, Urban Renewal Agency as of September 30th. The report was issued on November 7th. He indicates that there is a 10% increase on property tax. The Board was able to increase their cash flow by \$150,000. The report shows that in the future reserves will be paying \$150,000 of debt a year. This is a long range project and therefore the board needs to be patient and revenues are coming in good order. He directed the board to page 13 of the report and pointed out principle and interest on bonds through the end of 2035. The interest rates are favorable in the short term and then will increase.

Vice Chair Trish Wilson inquired why they thought affordable housing which was stated on page three as \$921,000 was 1.4 million. Mr. Brown indicated that part was due to accounting principles and in refinancing debt it restricts \$550,000 and the bonding people take away equity from the affordable housing line item. He also directed her to the footnotes for clarification. Commissioner Eagan indicated that law restricted them from altering the debt service.

Commissioner Corrock referred to page three of the report and asked how street improvements are considered an asset. Mr. Brown explained that they are fixed assets and that there is a longer life than one year and they are put in a section to show the accumulated cost and depreciation. They accumulate as a right-off.

Commissioner Slanetz inquired regarding the Idaho Investment Pool and questioned where the money is coming from. Mr. Brown explained that there is cash in reserves and that it earns interest. It is a common practice in Idaho.

Commissioner Corrock requested clarification on the internal controls referred to on page 14. Mr. Brown said there are no issues that rise to a level that need to be disclosed.

Motion to accept the report.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Trish Wilson, Vice-Chair
SECONDER:	Baird Gourlay, Commissioner
AYES:	Eagan, Eshman, Wilson, Lipton, Corrock, Gourlay, Slanetz

b. Discussion of Attorney Applicants – Suzanne Frick, Executive Director.

Ms. Frick explained that the URA had requested proposals for attorney services and received six proposals. She recommends that they form a subcommittee to evaluate the proposals. Commissioners Slanetz, Eagan and Lipton volunteered.

c. Discussion of Promotional Video – Suzanne Frick, Executive Director.

Ms. Frick stated that there is some confusion regarding the promotional video that was used for the Smith recruitment and retention. The URA asked them to stop using the video and to change it to target a larger audience. She asked for guidance from the URA.

The Board discussed whether they should use the video. There were previous strong opinions to not use the video until it was modified. Commissioner Corrock indicated that it was going to be changed to include schools. It was originally focused on the outdoor sports industry and was going to be changed to target the biotech industry as well. Chairman Eshman suggested that they allow people to use the video, but to do so with permission of the board. Board members would like it changed before it is used.

Ms. Frick explained that the Sun Valley Economic Development wants to use it and was asked to take it down from their website until the URA made a decision. She explained that there are some cost estimates for the new video. It would cost approximately \$6,000. Commissioner Corrock suggested that they move forward with it.

The Board agreed to continue the discussion in executive session.

d. Update on 491 Sun Valley Road Property – Lisa Enourato, Assistant to the Executive Director.

Ms. Enourato updated the URA on the wrap at Windermere, indicating that it would cost \$1,750, however Windermere will cover the cost if the URA wants to move forward with it. Commissioner Corrock suggested that the focus of the picture be representative of Ketchum. Ms. Frick indicated that they would bring samples back to the URA so they could make a decision. Commissioner Lipton suggested that a sign be placed above the conference room to read "Community Conference Room".

Ms. Corrock added that she looked at the outdoor visitor sign with the information on it (Wayfinding sign). She wanted to know if Windermere would be added to it. Ms. Frick responded that they would not be added to it and further commercial signs would not be allowed.

Commissioner Lipton inquired why they did not advertise more about what the board is discussing so that more public would attend the meetings. Commissioner Corrock suggested that the meetings be advertised in the newsletter. Ms. Frick explained that the agenda ad provides a link to the full agenda.

The board indicated that they would not advertise in the newsletter.

4. CONSENT CALENDAR.

- a. Approval of Minutes: September 15, 2014, October 6, 2014 and November 17, 2014.
- b. Approval of Current Bills

Motion to approve the consent calendar.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Tim Eagan, Commissioner
SECONDER:	Gary Lipton, Commissioner
AYES:	Eagan, Eshman, Wilson, Lipton, Corrock, Gourlay, Slanetz

Commissioner Lipton inquired regarding tablets and Ms. Frick responded that the tablets were not on agenda.

Ms. Frick mentioned that the tablets are public equipment and it was important that they advertise to the business community and allow for a level playing field for placing ads.

Ms. Frick explained that there is an unsolicited proposal to purchase the Dollhouse property and if the URA is interested in selling they would put it on the market and get an appraisal. Commissioner Corrock inquired regarding the cost of an appraisal and what is the life of it. Commissioner Eagan explained that it was around \$5,000 and lasts for one year. Ms. Frick's recommendation is to wait.

5. EXECUTIVE SESSION.***Motion to go into executive session pursuant to Idaho Code §§67-2345 1(f).***

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Baird Gourlay, Commissioner
SECONDER:	Tim Eagan, Commissioner
AYES:	Eagan, Eshman, Wilson, Lipton, Corrock, Gourlay, Slanetz

Commissioner Baird Gourlay motioned to adjourn at 4:35 p.m., Commissioner Tim Eagan seconded, motion passed unanimously.

Baird Gourlay
Chairman

ATTEST:

Sandra E. Cady
Secretary/Treasurer