



Regular Meeting

~ Minutes ~

(208) 726-3841

Monday, August 17, 2015

2:30 pm.

Ketchum City Hall

Site Visit

Present: Chairman Baird Gourlay
Vice Chair Tim Eagan
Commissioner Shelley Siebel
Commissioner Anne Corrock
Commissioner Gary Lipton
Commissioner Jim Slanetz
Commissioner Mark Nieves

Staff Present: Micah Austin, Director of Planning and Building
Gary Armbruster, URA Attorney

Applicant Present: Paul Conrad

1. CALL TO ORDER

Chair Baird Gourlay opened the meeting at the Site at 2:30 pm at 231 SV Road.

2. CONDUCT SITE VISIT

Micah Austin Director Planning & Building explained that the project has been through the Planning and Zoning Commission and received Design Review approval. Micah Austin gave a brief description on what power poles would need to be undergrounded to facilitate redevelopment of the property and noted that this request would qualify for KURA funding.

Paul Conrad, Applicant gave a review of the project in regards to undergrounding power lines and explained the efforts he has made so far with Idaho Power on the project. Commissioner Gary Lipton asked to be shown the boundaries of the lot. Paul Conrad showed the corners of the lot and the general dimensions. Gary Lipton asked whether any of the adjoining property owners have contributed to the undergrounding efforts and whether they are interested in collaboration. Paul Conrad stated that there is support from adjoining property owners but none have committed funding to the effort. He took the Board on a brief walking tour of the project, both adjacent to the property and south down the alley and across Sun Valley Road.

3. ADJOURNED meeting at 2:55 pm and met back at City Hall for the Regular Meeting of the KURA

Ketchum Urban Renewal Agency Regular Meeting

Present: Chairman Baird Gourlay
Vice Chair Tim Eagan
Commissioner Shelley Siebel
Commissioner Anne Corrock
Commissioner Gary Lipton
Commissioner Jim Slanetz
Commissioner Mark Nieves

Staff Present: Micah Austin, Director of Planning and Building
Suzanne Frick, Executive Director
Gary Armbruster, URA Attorney

4. CALL TO ORDER

Chair Baird Gourlay called the meeting to order at 3:04 pm.

5. CONSENT CALENDAR

a. *Approval of Minutes:*

1. February 17, 2015 Regular Meeting minutes
2. August 3, Special Meeting minutes

b. Approval of Current Bills

Motion to approve consent calendar

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| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | Mark Nieves, Commissioner |
| SECONDER: | Tim Eagan, Vice Chair |
| AYES: | Eagan, Lipton, Nieves, Siebel, Gourlay, Slanetz, Corrock |

6. COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS

Commissioner Gary Lipton talked about conflict of interest and the importance of disclosing. Commissioner Annie Corrock advised the commissioners that there are written instructions in their manuals.

7. COMMUNICATIONS FROM THE PUBLIC

There was none

8. NEW BUSINESS

- a. **Discussion and approval of the KURA Funding Reimbursement Matrix (Micah Austin, Planning and Building Director) Micah Austin Director of Planning & Building explained the matrix he uses for funding reimbursement. This will be a guiding principal for the board going forward however the commissioners can deviate from it if they choose.**

Chair Baird Gourlay asked about the tax increment yield. The word Annual needs to be added. He asked for questions and comments from the Board. The Board was in favor of the matrix. There were no other questions.

Motion to approve the KURA Funding Reimbursement Matrix

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| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | Tim Eagan, Vice Chair |
| SECONDER: | Gary Lipton, Commissioner |
| AYES: | Eagan, Lipton, Nieves, Siebel, Gourlay, Slanetz, Corrock |

- b. **Discussion of the draft Owner Participation Agreement between the KURA and the Aspen Skiing Company (Ryan Armbruster, KURA Attorney)**

Micah Austin Director of Planning & Building outlined the history of the project and advised that the contract expires in 2025.

Ryan Armbruster Attorney outlined the current version of the agreement in the packet. They are still working on the final version and hoping to bring back the formal agreement at the next meeting.

Jim Laski applicant's Attorney questioned the language in the Participation Agreement and would like it to be consistent with the development agreement.

Jim Garrison gave an update on behalf of the applicant. Chair Baird Gourlay would like to be updated on a quarterly basis.

Jim Laski Attorney discussed the six items they need direction on.

There was a discussion among the commissioners and Jim Laski regarding when payment would take place. It was explained that if their C. of O. is issued in 2016 it will be fully taxed in 2017.

The termination of the URA was discussed along with recommendations of when the Aspen Ski Company contract would end. There was a question as to why 10 years was chosen when they just looked at a 5 year matrix.

Jim Laski Applicant Attorney doesn't understand why there is an issue to having a commitment in the last 5 years of the URA. Micah Austin Director of Planning & Building responded that this board works for the community and it is their obligation to close this district as soon as possible. Chair Baird Gourlay said we could write it into the contract that when the URA dissolves we will stop paying. All commissioners were in agreement.

Jim Laski Applicants Attorney said with the instructions they have been given, he thinks he and Attorney Ryan Armbruster can work out all the details.

c. Discussion and approval of a Letter of Engagement between Jill Eshman and the KURA for legal services not to exceed \$1,000 (Micah Austin, Planning and Building Director)

Micah Austin Director of Planning & Building said there is no letter of engagement in the packet because Jill Eshman could not perform the services for \$1,000 or less. He will talk with Jill and get back to the commissioners when he knows more.

d. Discussion of KURA funding request from Trail Creek Fund LLC for funding eligible public infrastructure improvements necessary for the Auberge Resort Hotel (Micah Austin, Planning and Building Director)

Micah Austin Director of Planning & Building presented the Trail Creek Fund LLC application for funding from the KURA. The application does not contain all the information required to make a determination on a funding request, however the Board may proceed with holding a discussion on the merits of providing funding for the project, which is the Auberge Resort Hotel.

Micah Austin Director of Planning & Building said at this time all that is appropriate to know is if the commissioners are in support without a vote. Vice Chair Tim Egan said this project is potentially a conflict of interest and will recuse himself. Commissioner Anne Corrock asked what the URA can put money towards since part of this is residential. Micah Austin explained the mission of the KURA. Attorney Ryan Armbruster discussed how the homeowner’s exemption factors into this scenario. Micah Austin advised that the amount funded would be based off the matrix they just went over and offered to work with the applicant to finalize the numbers.

9. OLD BUSINESS

a. Current funding requests report and update

Micah Austin Director of Planning & Building gave summary of all funding requests. They are outlined in the packet.

Micah Austin advised the commission that they will need to discuss what projects they want to fund and when they want to fund these projects. Chair Baird Gourlay and Micah Austin will put this together for the board and have it ready for the meeting in October.

b. Discussion of Request for funding from Kato Holdings LLC for public infrastructure necessary for development of 231 Sun Valley Road


There was a discussion as to how to move forward with this project. The question of why this project is being done in phases and not just being proposed in full was brought up.

Chair Baird Gourlay said he will have staff look into this and bring it back to the next meeting.

10. ADJOURNMENT.

Motion to adjourn at 5:01 pm.

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| RESULT: | ADOPTED UNANIMOUSLY |
| MOVER: | Tim Egan, Vice Chair |
| SECONDER: | Jim Slanetz, Commissioner |
| AYES: | Egan, Lipton, Nieves, Siebel, Gourlay, Slanetz, Anne Corrock |


Baird Gourlay

Chairman

ATTEST:



Sandra E. Cady
Secretary/Treasurer