

**KETCHUM URBAN RENEWAL BOARD MEETING AGENDA**

**REGULAR MEETING**

**April 18, 2016, beginning at 2:00 p.m.  
480 East Avenue, North, Ketchum, Idaho**



1. CALL TO ORDER
2. CONSENT CALENDAR
  - a. Approval of Minutes:
    1. March 21, 2016 Regular Meeting
  - b. Approval of Current Bills: see packet
3. COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS
4. COMMUNICATIONS FROM THE PUBLIC
5. NEW BUSINESS
  - a. Discussion and approval of recommendation to seek a letter from a commercial leasing broker regarding the Base Rent recalculation for the tenant, Cairde Group, of 491 Sun Valley Road pursuant to Section 4.1 of the Lease Agreement (Micah Austin, Planning and Building Director)
  - b. Discussion on recommended policies for addressing requests for KURA funding (Micah Austin, Planning and Building Director)
6. OLD BUSINESS
  - a. Current funding requests report and update (Micah Austin, Planning and Building Director)
7. LEGISLATIVE UPDATES (Ryan Armbruster, KURA Attorney)
8. STAFF REPORTS
  - a. Fiscal Year 2016-2017 Budget and calendar.
9. ADJOURNMENT.

Any person needing special accommodations to participate in the above noticed meeting should contact the Ketchum Urban Renewal Agency prior to the meeting at (208) 726-3841. This agenda is subject to revisions and additions. NOTE: Revised portions of the agenda are underlined in bold. Public information on agenda items is available in the Clerk's Office located at 480 East Ave. N in Ketchum or (208) 726-3841.

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**Regular Meeting**

**~ Minutes ~**

**Monday, March 21, 2016**

**2:00 PM**

**Ketchum City Hall**

**Present:** Chairman Baird Gourlay  
Vice Chair Tim Eagan  
Commissioner Mark Nieves  
Commissioner Jim Slanetz  
Commissioner Gary Lipton  
Commissioner Jae Hill

**Absent:** Commissioner Shelley Seibel

**Staff Present:** Micah Austin, Director of Planning and Building  
Robin Crotty, Recording Secretary

**1. CALL TO ORDER**

Chair Baird Gourlay called the meeting to order at 2:02 p.m.

**2. CONSENT CALENDAR**

- a. Approval of Minutes February 16, 2016 Regular Meeting

Commissioner Jae Hill made corrections to a typo on page 3 and to strike a comment.

- b. Approval of Current Bills

Commissioner Mark Nieves questioned a repair and maintenance charge on the agenda. Micah Austin Director of Planning & Building explained that was a deep cleaning charge.

Commissioner Tim Eagan questioned the AEP Consulting Charge and the C & R Electric charge. Micah Austin Director of Planning & Building explained that they were for the screens at the visitor center and electric work that was done. Tim Eagan questioned the reimbursement of the In-Lieu housing fund. Sandy Cady Secretary Treasurer explained that it is quarterly and it is principal, no interest.

**Motion to approve the Consent Calendar**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Tim Eagan, Vice Chair
<b>SECONDER:</b>	Jim Slanetz, Commissioner
<b>AYES:</b>	Eagan, Lipton, Nieves, Hill, Gourlay, Slanetz
<b>ABSENT:</b>	Seibel

**3. COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS**

Commissioner Gary Lipton questioned if an Engineer for the LOT Line Shift has been chosen. Micah Austin Director of Planning & Building explained that there was a delay, however, it will be on the May meeting agenda. Gary Lipton questioned where they were on the Kushlan report. Chair Baird Gourlay would like to have a special meeting for the URA Board to come to a decision as to what that property would be best used for prior to having the joint meeting with Council

Commissioner Tim Eagan requested more interaction between the agenda and how it is set. Chair Baird Gourlay explained the current process for setting the agenda and said that going forward the Commissioners can go straight to Micah Austin, Director of Planning & Building to put things on the agenda, however, he requested he be cc'd on the correspondence.

Commissioner Gary Lipton mentioned that he has been approached by the public in regards to when the Starbucks building will be going up for sale. He talked about the incident at the Casino and suggested that when we put money towards a project we may want to consider hiring people from the Valley to do the work.

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

##### **a. Mountain Rides Transportation Authority will present a concept for utilization of property owned by the KURA and the City on Washington Avenue (Jason Miller, Director of MRTA)**

Micah Austin Director of Planning and Building introduced Jason Miller Director of Mountain Rides and explained that Jason Miller is here to talk about a concept for the Dollhouse property and City Parking Lot. Jason Miller presented saying the need for this project is still there and described this as a good location. He outlined the areas that would benefit and why. In the past, parking was not integrated into this plan however, this presents a new opportunity. This may increase the parking inventory and this may help leverage all projects into a more interesting project. He gave examples of other resort areas that have made public transportation improvements. Commissioner Tim Eagan questioned the Federal Funding. Jason Miller explained it is grant funding that is given and went on to explain how the grant funding works. Jason Miller pointed out that the Feds require continuing control of the project for the life of the project if they put up 80% of the funding. There was discussion regarding parking and the benefit of parking helping with the funding.

Commissioner Tim Eagan questioned Ryan Armbruster Attorney in regards to selling property that has an easement and what encumbrance that creates for a public buyer and if this exists here. Ryan Armbruster talked about what parts of the parcel are being considered for this project and explained what would need to be done to be considered for this project.

Jason Miller Director of Mountain Rides talked about a transportation center being put in Boise and suggested they visit the location. Ryan Armbruster Attorney outlined that project. Commissioner Gary Lipton asked for a map of bus stops in Ketchum. There was a discussion regarding funding between Gary Lipton and Jason Miller and how long those funds would be available.

Commissioner Mark Nieves asked if the requirements from last year's project has changed. Jason Miller explained the only change has been the parking element. The maximum amount of funding was discussed.

Micah Austin Director of Planning & Building explained that this is just been brought forward so that the commissioners have this as an option for when they talk with Council.

#### **5. NEW BUSINESS**

##### **a. Public Hearing, discussion, and approval of the Annual Report of Activities for the KURA (Sandy Cady)**

Sandy Cady Secretary Treasurer presented the Annual Report of Activities for the KURA over 2015. She went over the findings and asked for questions regarding the report and financials.

Commissioner Jim Slanetz questioned the liabilities and affordable housing. Sandy Cady Secretary Treasurer explained the financial statements. The in-lieu housing funds distribution was discussed. Sandy Cady will check with auditors regarding putting in lieu housing reimbursement on the liabilities sheet.

Chair Baird Gourlay opened the meeting up for public comment. There was none.

**Motion to approve the annual report and authorize that the annual report has been filed.**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Tim Eagan, Vice Chair
<b>SECONDER:</b>	Mark Nieves, Commissioner
<b>AYES:</b>	Eagan, Lipton, Nieves, Hill, Gourlay, Slanetz
<b>ABSENT:</b>	Seibel

**b. Discuss responses to the RFP for ATM services and award contract to most qualified response (Micah Austin)**

Micah Austin Director of Planning & Building explained the RFP that was sent out on February 8<sup>th</sup> 2016. Two responses were received. Advantage Cash Systems and US Bank. Micah Austin outlined the fees and contract terms for both companies and explained that hardware requirements are similar. He explained that there is no power on that wall and that may be an expensive venture and who pays for that will need to be discussed.

Chair Baird Gourlay questioned the charge for the monthly electrical charges and Micah Austin explained that the URA would bear that charge. Commissioner Gary Lipton talked about the location of the machine and had questions for Justin Howells for Advantage Cash Systems.

Micah Austin suggested a review in one years' time.

**Motion to approve the proposal from ACS to provide ATM services at 491 Sun Valley Road and review again in one year.**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Gary Lipton, Commissioner
<b>SECONDER:</b>	Jae Hill, Commissioner
<b>AYES:</b>	Eagan, Lipton, Nieves, Hill, Gourlay, Slanetz
<b>ABSENT:</b>	Seibel

**c. Discussion and approval of Resolution 16-URA2 adopting standards for window advertising at 491 Sun Valley Road.**

Micah Austin Director of Planning & Building presented the guidelines for staff for adopting standards for window advertising. They are recommending approval of resolution 16-URA2. Chair Baird Gourlay asked if the commissioners were in agreement with the 10 conditions outlined in the packet.

Commissioner Gary Lipton asked for more specifics with number 9. Commissioner Jae Hill asked for another clause to be put with number 9 to include any damage incurred during installing or removal.

There was a discussion regarding what Starbucks should be allowed to do.

**Commissioner Tim Eagan moved to approve adoption of resolution 16-URA2.**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Tim Eagan, Vice Chair
<b>SECONDER:</b>	Gary Lipton, Commissioner
<b>AYES:</b>	Eagan, Lipton, Nieves, Hill, Gourlay, Slanetz
<b>ABSENT:</b>	Seibel

## 6. OLD BUSINESS

### a. Current funding requests report and update (Micah Austin, Planning and Building Director)

Micah Austin Director of Planning & Building distributed a handout outlining a request for funding from IEG Thundersprings for improvements to a water main and storm water upgrades, improvements associated with bus stop right of way improvements. He also handed out a sheet that itemizes those requests and explained that #2 is not public infrastructure and would come off the list. Micah Austin asked for guidance on a policy question in regards to the URA funding public infrastructure that has been required by the City Council in development agreements. He is requesting that in the April meeting we hold a policy discussion and recommends we take up the Thunderspring request after that conversation in the next meeting.

Ryan Armbruster Attorney said they will need some time to analyze this further and suggested there be a policy discussion and then to URA for a decision.

Commissioners voiced their concerns and/or questions. Micah Austin Director of Planning & Building explained that only a portion of this project is supported by the URA. The cost of the bus stop was discussed. Commissioner Jae Hill verified the cost and asked that during the presentation he would like to see the valuation of the entire project. Commissioner Mark Nieves voiced his concerns in regards to the development agreements that were put in place between the Council and the Limelight Hotel and the Council and Thundersprings. There was a discussion regarding the requirements of the Thundersprings Agreement. Ryan Armbruster Attorney explained that this is not an agenda'd item and should be put on the next agenda. Chair Baird Gourlay will put this on the May 16, 2016 agenda.

## 7. COMMUNICATIONS FROM THE PUBLIC

### a. Presentation from Royce Milaskey regarding the Harriman Square project for 4th and Leadville.

Mr. Milaskey presented the history of Ketchum and Harriman Square and the Sun Dial and asked the Ketchum commit to restoring Harriman Square and was asking for \$35,000 to \$45,000 to make that happen. Chair Baird Gourlay explained the history of the rebuild and advised that this is a request for City Council.

## 8. LEGISLATIVE UPDATES (Ryan Armbruster)

Ryan Armbruster Attorney gave the legislative update. He explained that going forward, City Council members can be on the URA board but less than half can be made up of council members.

Micah Austin Director of Planning & Building explained that all the changes don't really effect this current board. Chair Baird Gourlay asked about funding a city building. Ryan Armbruster Attorney explained the current and previous bill. Vice Chair Tim Eagan questioned board appointments. Ryan

Armbruster explained that Mayor and Council will appoint all the board member's midterm as well as end of term.

## 9. STAFF REPORTS

### a. Update on Community Housing project proposal letter sent to the City of Ketchum and discussion of establishing a subcommittee.

Micah Austin Director of Planning & Building talked about the letter that was addressed at the council meeting and explained there will be a joint meeting. Micah Austin, Suzanne Frick City Administrator and Ryan Armbruster Attorney are drafting an MOU. Chair Baird Gourlay would like to rule out a subcommittee and would like all seven commissioners to have input. This would be prior to meeting with City Council. The meeting will be noticed; however, it would be a work session. Ryan Armbruster Attorney explained that the MOU will be done first and then the RFP.

### b. Request from Windermere Real Estate for use of common areas within 491 Sun Valley Road once per month for a client outreach gathering

Micah Austin Director of Planning & Building explained that Windermere is requesting to use the vault and to serve alcohol on the 1<sup>st</sup> Friday of each month. Commissioners were in agreement that they were not in favor of alcohol at the event and that there needed to be a universal policy.

#### Motion to deny the request from Windermere.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Tim Eagan, Vice Chair
<b>SECONDER:</b>	Jae Hill, Commissioner
<b>AYES:</b>	Eagan, Lipton, Nieves, Hill, Gourlay, Slanetz
<b>ABSENT:</b>	Seibel

### c. Discussion on Board Member conduct when meeting with community members

Micah Austin Director of Planning & Building talked about the public reaching out to Commissioners and how they should respond. Ryan Armbruster Attorney explained that it is a common sense approach regardless of what is coming up before them. Commissioner Jae Hill asked about quasi-judicial. Ryan Armbruster explained that it is not quasi-judicial they should disclose prior to the meeting so that it is on the record.

Micah Austin Director of Planning & Building explained that the lease for Starbucks is coming up and asked commissioners to keep in mind who the appraiser broker should be. There was a discussion regarding the RFQ process and when that request would go out.

## 10. ADJOURNMENT.

Motion to adjourn at 4:42 p.m.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Baird Gourlay, Chair
<b>SECONDER:</b>	Tim Eagan, Vice Chair
<b>AYES:</b>	Eagan, Lipton, Nieves, Hill, Gourlay, Slanetz
<b>ABSENT:</b>	Seibel

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Baird Gourlay, Chairman

ATTEST:

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Sandra E. Cady  
Secretary/Treasurer

## Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

[Report].GL Account Number = "9610000000"- "9844109930"

Vendor Name	Invoice Number	Description	Net Invoice Amount
<b>URBAN RENEWAL AGENCY</b>			
<b>URBAN RENEWAL EXPENDITURES</b>			
<b>98-4410-4200 PROFESSIONAL SERVICES</b>			
CROTTY, ROBIN	032516	Contract Services	200.00
<b>98-4410-4220 PRO SERVICES-SPACE USE STUDY</b>			
ZGA ARCHITECTS AND PLANNE	1521.00-3	Ketchum City Hall Study	7,954.40
<b>98-4410-4600 LIABILITY INSURANCE</b>			
ICRMP	040116	URA Annual Membership Contribution	1,238.00
<b>98-4410-5200 UTILITIES</b>			
CENTURY LINK	1369367002	2087275084 031116	538.50
IDAHO POWER	2202522062 03	2202522062 032216	475.11
INTERMOUNTAIN GAS	57271230005 0	57271230005 041216	185.39
<b>98-4410-5910 REPAIR &amp; MAINT. - 491 SV RD</b>			
ALLSTAR PROPERTY MANAGE	5512	March Janitorial Service	416.00
ALLSTAR PROPERTY MANAGE	5513	March Janitorial Service	221.00
Total URBAN RENEWAL EXPENDITURES:			11,228.40
Total URBAN RENEWAL AGENCY:			11,228.40
Grand Totals:			11,228.40



## **Ketchum Urban Renewal Agency**

**P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340**

April 18, 2016

Chairman and Commissioners  
Ketchum Urban Renewal Agency  
Ketchum, Idaho

Chairman and URA Commissioners:

**Discussion and approval of recommendation to seek a letter from a commercial leasing broker according to the Base Rent recalculation process for the Lease Agreement with Cairde Group**

### Introduction/History

The KURA signed a Lease Agreement with Cairde Group on August 4, 2011 which authorized the primary tenant of 491 Sun Valley Road, Starbucks, to conduct business on the property, subject to the lease. The term of the lease was five (5) year with two five-year options for a total of 15 years called out in the lease for tenant to occupy the property, if they exercised both renewals in the lease. The first five year term concludes on November 1, 2016 and, according to the lease, the Base Rent shall be recalculated prior to the commencement of any additional five-year terms. The current Base Rent, as established in 2011, is \$1.50 per square foot of interior space and \$0.60 per square foot of outside space. Additionally, the tenant pays their proportional share of utilities, landscape maintenance, snow removal, and taxes as set forth in the lease.

### Current Report

According to Section 4.1 of the Lease, a process to recalculate the Base Rent must commence no later than 120 days prior to the renewal dates of November 1, 2016, which would be July 4, 2016. The process is summarized as follows:

1. KURA and the Cairde Group to choose a commercial broker to determine the new Base Rent.
2. A third broker is chosen and agreed up on by the KURA and Cairde Group.
3. The three chosen brokers will submit individual letters to set forth single price estimates for the prevailing market lease rate for a high traffic area, ground floor, Class A restaurant space in downtown Ketchum.
4. The average of their three estimates will be multiplied by .95 to establish the Base Rent for the subsequent five year period for all interior space of 1900 square feet.

5. The Base Rent will also be applied to the exterior space by multiplying the Base Rent by 0.40.

Staff recommends asking Matt Bogue, of Kenny and Bogue Commercial Real Estate, to solicit a letter recommending a new Base Rent amount, according to the lease. Matt Bogue has shown through past experience with staff that he can deliver an objective, non-biased opinion and has a firm grasp on the commercial leasing environment in Ketchum. Matt Bogue is aware of this request and had agreed to write the letter, if the KURA chooses to engage him.

Financial Requirement/Impact

Other than staff time, there is no financial impact anticipated from this action.

Recommendation

Staff recommends asking Matt Bogue to assist the KURA with renegotiating the Base Rent for the Lease Agreement with Cairde Group, according to the parameters set forth in the lease.

Recommended Motion

"I move to authorize staff to engage Matt Bogue of Kenny and Bogue Commercial Real Estate to assist the KURA with renegotiation of the Base Rent for the Cairde Group Lease Agreement."

Sincerely,



Micah Austin  
Planning and Building Director

Attachments: Lease Agreement with Cairde Group



## **Ketchum Urban Renewal Agency**

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**P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340**

April 18, 2016

Chairman and Commissioners  
Ketchum Urban Renewal Agency  
Ketchum, Idaho

Chairman and URA Commissioners:

### **Discussion on recommended policies for addressing requests for KURA funding**

#### Introduction/History

In the past year, the KURA has established a number of guiding policies that have assisted the Board and staff with managing the redevelopment project generally. The process and Application for Funding Requests, the TIF Reimbursement Matrix, and the window advertising standards for 491 Sun Valley road are three examples of policies that have assisted in managing and directing efforts to the highest and most productive projects for the community. Staff now recommends consideration of policy criteria for funding requests and when requests should be considered. The following report summarizes staff's recommendation for discussion.

#### Current Report

In drafting the list of criteria for considering funding requests, staff consulted together and referenced existing criteria established by other urban renewal agencies in the State of Idaho. The Capital City Development Corporation (CCDC) of Boise, the Pocatello Development Authority, and the Idaho Falls Redevelopment Agency were all researched in this effort. All three of these agencies have been in existence for many more years than the KURA and we can learn from their experience. In addition to referencing existing agencies, many of the policy recommendations below are a direct result of staff's experience working with developers in the Wood River Valley and elsewhere in the region.

--See next page--

## **KURA Funding Criteria for Projects**

### **General Funding Criteria for All Projects:**

1. Funds generated from projects within the Revenue Allocation Area shall be used first and foremost for publically owned infrastructure and for infrastructure that serves a direct public purpose.
2. Public infrastructure located below ground or at-grade shall be given priority.
3. In rare circumstances, funding for a non-infrastructure request may be considered if it is found to meet the criteria described in the section below.
4. Projects specifically identified in the 2010 Ketchum Urban Renewal Plan shall take priority for funding in all cases.
5. All requests for Tax Increment Financing shall be made prior to the applicant applying for any other City of Ketchum approvals, including but not limited to building permits, planning approvals, and dig permits.
6. The Agency shall not consider requests to fund public infrastructure that has been required by the City of Ketchum in exchange for development bonuses, such as density waivers, variances, and other development bonuses. In these situations, the public infrastructure that was required in exchange for development bonuses shall be paid by the private developer.
7. The KURA is not obligated to fund any project, even when the project meets all funding criteria. Funding a project is a discretionary decision by the Ketchum Urban Renewal Board.
8. Funding approvals are valid for the duration of the fiscal year in which the request was granted, unless otherwise stated in an agreement between the Agency and the entity.

### **Project Funding Categories**

1. Reimbursement to Private Entities for Public Infrastructure
  - a. Tax increment funds generated by a project within the Revenue Allocation Area may be allocated for reimbursement of public infrastructure expenses incurred by the private development.
  - b. Reimbursement for public infrastructure shall commence after the project is generating a tax increment benefit to the Agency.
  - c. No more than 50% of the total tax increment revenue generated from a project may be used for reimbursement to the project developer
  - d. Commitments for reimbursement in Owner Participate Agreements shall not be greater than five years from the time the project is generating property tax revenue to the Agency.
2. Direct Funding of Public Infrastructure
  - a. Tax increment funds may be used to directly finance public infrastructure without a reimbursement agreement.
  - b. In these cases, payments should be made directly to a public entity, public utility, or other public or semi-public entity that will own and maintain the infrastructure.

3. Funding for Non-Infrastructure Requests:
  - a. Requests for funding non-infrastructure may only be considered when a good, service, or benefit is received by the KURA in exchange for funds. In these cases, the approval of funds would result in a benefit to the revenue allocation area that the KURA could not have achieved on its own.
  - b. Requests for funding administrative or operational costs shall not be considered.
4. Funding of Residential Projects:
  - a. Only residential projects that are comprised of 50% or more community or affordable housing, as defined by the City of Ketchum, will be considered for tax increment funding. All other residential projects will not be considered.
  - b. Mixed-Use projects of any scale are considered commercial projects and may apply for tax increment financing, provided they meet all other criteria.

#### **Allocation of Revenues for Projects**

In the Fiscal Year 2015-16 process, the KURA Board determined that all available funds for projects of all categories should be allocated in the budget according the following percentages:

1. **60% Infrastructure.** Defined as non-development specific, not related to any private development project, typically initiated by a public entity.
2. **30% Economic Development.** Defined as specific to a private development project and funding amount is directly determined by the tax increment benefit derived from the finished project.
3. **10% In-Lieu of Housing Fund Payment to City of Ketchum.** This amount was determined to pay back the debt owed to the City of Ketchum for borrowing in-lieu of housing funds to purchase real property.

The above criteria addresses most questions of funding allocation that may arise and will assist in guiding the KURA board and staff in facilitating and processing applications for future requests. The Board should discuss each of the criteria and determine whether modifications or changes should be made.

#### Financial Requirement/Impact

There is no financial commitment anticipated at this time.

#### Recommendation

Staff recommends discussing the above criteria and determine whether modifications should be made. When the board is agreed on the criteria, staff recommendation adoption of a resolution at the future meeting to finalize these criteria.

Recommended Motion

"I move to direct staff to draft a resolution with the criteria and standards for approving and considering request for public funding and bring this resolution back to the Board for approval at the next meeting."

Sincerely,

A handwritten signature in blue ink, appearing to read "Micah Austin". The signature is fluid and cursive, with a long horizontal stroke at the end.

Micah Austin, AICP  
Planning and Building Director

Attachments: None.

**KURA Funding Requests**

Infrastructure Projects									
App Date	Applicant	Project Name	Public Infrastructure	Within URA	Improvements in Plan	General or Specific	Section of Plan	Amount Requested	Requested Timeline
6/1/2015	City of Ketchum	n/a	Sidewalks/streetlights	Yes	Yes	Specific	Att. 5.1	\$928,000	FY 17
6/1/2015	City of Ketchum	n/a	Atkinson Park Exp	Yes	Yes	Specific	Att. 5.1	\$450,000	FY 16
6/1/2015	City of Ketchum	n/a	Northwood Park Study	Yes	Yes	Specific	Att. 5.1	\$65,000	FY 16
6/1/2015	City of Ketchum	n/a	GC Skatepark Rest	Yes	Yes	Specific	Att. 5.1	\$125,000	FY 16
<b>Total Infrastructure Requests</b>								<b><u>\$1,568,000</u></b>	

Economic Development Projects												
App Date	Entity	Project Name	Public Infrastructure	Within URA	Improvements in Plan	Specific or General	Section of Plan	Amount Requested	Requested Timeline	Reimburse	Payout	
6/15/2015	Limelight Ketchum LLC	Limelight Hotel	Streets/power/sidewalks	yes	Yes	General	Att 5.1	1,500,000.00	Contract in FY16	\$1,500,000	\$0	
7/2/2015	Kato Holdings LLC	231 SV Rd	Power underground	Yes	No		No	175,000.00	FY16			
7/10/2015	Sun Valley Economic Development	SV Human Perf. Lab	Parking, curb/gutter, sidewalks	yes	No		No	500,000.00				
7/10/2015	Sun Valley Economic Development	SV Culinary Inst.	Parking, curb/gutter, sidewalks	yes	No		No	200,000.00				
7/15/2015	Trail Creek Fund LLC	Auberge Resort Hotel	Streets/power/sidewalks	yes	Yes	General	-	1,500,000.00	Contract in FY16			
2/16/2016	Kith and Kin LLC	Kith and Kin LLC	Power upgrades	Yes	Yes	General	--	7,776.00	Immediate			
3/10/2016	IEG Thunde Spring	Thunder Spring	Water main, stormwater, bus stop, ROW improve	Yes	No	General	--	128,968.14				
<b>Total Economic Development Requests</b>								<b><u>\$3,882,776</u></b>				

**Total KURA Funding Requests \$5,450,776**