



# Ketchum Urban Renewal Agency

480 East Avenue North  
Ketchum, ID 83340

<http://ketchumidaho.org/>

## Regular Meeting

~ Minutes ~

Baird Gourlay  
208-726-3841

Monday, April 18, 2016

2:00 PM

Ketchum City Hall

**Present:** Vice Chair Tim Eagan  
Commissioner Mark Nieves  
Commissioner Jim Slanetz  
Commissioner Gary Lipton  
Commissioner Jae Hill  
Commissioner Shelley Seibel

**Absent:** Chairman Baird Gourlay

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

1. **CALL TO ORDER**
2. **CONSENT CALENDAR**
  - a. **Approval of Minutes:**
    1. March 21, 2016 Regular Meeting
  - b. **Approval of Current Bills**

### Motion to approve Consent Calendar

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

### 3. COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS

Commissioner Gary Lipton and Vice Chair Tim Eagan voiced their concerns regarding Thunder Springs coming before the Commissioners to ask for money at the last meeting. Commissioner Nieves and Hill requested more information prior to a presentation in the future.

### 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

Micah Austin Planning & Building Director talked about the lease with Starbucks and the current terms. The cost of the rent and the negotiation process and specifics of the lease was discussed. The selection of the brokerage firm and what they would be responsible for was presented. Micah Austin recommended moving forward with Matt Bogue.

Vice Chair Tim Eagan questioned the lack of provision in the contract for dealing with letters of concern. The discussion of an unqualified firm coming in and low balling the bid was discussed.

Mr. Crosby suggested prior to having this rent discussion to put parameters for low ball-high ball scenario in the contract.

**Motion 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.**

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

**b. Discussion on recommended policies for addressing requests for KURA funding - Micah Austin, Planning and Building Director.**

Micah Austin Director of Planning & Building would like this topic to be handled as a workshop. This is a policy question and how decisions are made will be discussed today. Micah Austin presented in detail his research on KURA Funding Criteria for Projects. Project Funding categories are Reimbursement to Private Entities for Public Infrastructure, Direct Funding of Public Infrastructure, Funding for Non-Infrastructure Requests, Funding of Residential Projects. Ryan Armbruster, Attorney explained legislature requirements.

Discussion of buying into affordable housing and how the URA can legally be involved and the processes they would have to go thru was discussed in detail.

Commissioner Gary Lipton questioned the cities In-Lieu of Housing Fund and how the URA could be involved in that process. Ryan Armbruster gave direction.

Ryan Armbruster, Attorney talked about funding after the fact and how to avoid that in the future. Past, Present and Future projects and processes were discussed.

There was a discussion regarding what exactly Infrastructure really is. Vice-Chair Tim Eagan suggested eliminating the consideration of funding non-infrastructure requests going forward. There was a lengthy discussion among all commissioners on this topic and pros and cons of this suggestion were aired. Ryan Armbruster Attorney said there is not a black & white answer to the topic. There are constitutional limitations.

Micah Austin talked about the Allocation of Revenues for Projects and the percentages that are currently in place. He suggested moving into the next budget session with these same percentages.

Vice Chair Tim Eagan would like all these criteria brought back to the next meeting to discuss again with the Chair Baird Gourlay. Micah Austin Director of Planning & Building will bring a draft resolution to the next meeting.

**6. OLD BUSINESS**

- a. **Current funding requests report and update - Micah Austin, Planning and Building Director**  
Micah Austin Director of Planning & Building presented a list of current Infrastructure Projects and Economic Development Projects. Denied requests that have been denied will be removed from these lists.

**7. LEGISLATIVE UPDATES - Ryan Armbruster, KURA Attorney**

Ryan Armbruster Attorney distributed a copy of the Bill and amendments that came along the way. Ryan Armbruster highlighted the legislative changes.

**8. STAFF REPORTS**

- a. **Fiscal Year 2016-2017 Budget and calendar**

Micah Austin Director of Planning & Building advised the commissioners that we will be going into budget season and a calendar will be presented at the next meeting.

**9. ADJOURNMENT**

**Motion to adjourn at 3:58 p.m.**

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

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Jeff Eagan, Vice Chair

ATTEST:

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Sandra E. Cady  
Secretary/Treasurer