



Ketchum Urban Renewal Agency

480 East Avenue North
Ketchum, ID 83340
<http://ketchumidaho.org/>

Regular Meeting

~ Minutes ~

Admin

Monday, May 15, 2017

2:00 PM

Ketchum City Hall

Present: Chairman Baird Gourlay
Commissioner Cameron Packer
Commissioner Gary Lipton
Commissioner, Jim Slanetz
Commissioner, Jae Hill
Commissioner Shelley Seibel

Absent: Vice Chair Mark Nieves

Staff Present: Micah Austin, Director of Planning and Building
Ryan Armbruster – URA Attorney
Robin Crotty, Secretary

1. 2:00 PM- CALL TO ORDER

Chair Baird Gourlay called the meeting to order at 2:04 p.m.

a. Approval of Minutes: April 17, 2017 Regular Meeting

b. Approval of Current Bills: see packet

Motion to approve the minutes and the financial report.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jim Slanetz, Commissioner
SECONDER:	Cameron Packer, Commissioner
AYES:	Packer, Lipton, Gourlay, Slanetz, Seibel
ABSENT:	Nieves, Hill

3. COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS

Commissioner Gary Lipton expressed his concerns regarding the sidewalk project not going forward and he questioned where the funds are that were designated for that project. Gary Lipton would like the topic of contributing more funds to KCDC to be put on the next agenda.

4. COMMUNICATIONS FROM THE PUBLIC

a. Request from Vyykn, represented by Nick Harmon, to install a Vyykn Water station at 491 Sun Valley Road

Nick Harmon from Vyykn talked about putting a Vyknn Water Station in Town Square this summer. He presented the location and the cost. Commissioner Gary Lipton talked about the relationship with Starbucks. Commissioner Shelley Seibel requested more detail on the system. Nick Harmon described in detail and talked about the ecosystem. He talked about Starbucks selling the bottle and how the app would work. Figuring out a model was discussed.

Chair Baird Gourlay suggested having a discussion with Starbucks and voiced that he is more concerned with the environmental benefits over making money for the URA. Some generation of income is warranted. This will be continued to the next agenda.

b. Request from William Pattnosh, representing Eye on Sun Valley, to use the digital screens at 491 Sun Valley Road

Chair Baird Gourlay introduced Will Pattnosh. Director of Planning & Building Micah Austin gave background and he talked about the Century Link bill and the connection to the digital screens at 491 Sun Valley Rd.

Eye on Sun Valley William Pattnosh presented his idea to the commissioners for the dormant screens in Starbucks. He explained that Eye on Sun Valley does daily local news and talks about all that is going on in the area. They broadcast on their website. He talked about the bank of screens in Starbucks and the fact that he is interested in using its digital coverage to cover the events in the community.

Commissioner Jim Slanetz questioned the content. William Pattnosh explained that advertising would be integrated with the content. Commissioner Shelley Seibel clarified that all 6 screens would be utilized. She questioned the vision. William Pattnosh explained that there is not a concrete plan at this time but was confident that he could manage those screens. Commissioner Gary Lipton would like insurance or a bond that if the screens are damaged in any way the KURA would be protected. Gary Lipton voiced his concerns about protecting the KURA's product and would like a written proposal. Chair Baird Gourlay talked about a subsidiary lease agreement. William Pattnosh was in agreement with Baird Gourlay and felt this could be done. There was a discussion regarding the management of the screens and the cost. Director of Planning & Building Micah Austin talked about the screen Eye on Sun Valley has in Perry's. Micah Austin questioned the management of the content of the screen. William Pattnosh explained that he does not know how the content could be manipulated. He would need to get behind the screens. Micah Austin questioned if the focus would be added for the Ketchum Community. William Pattnosh explained what Eye on Sun Valley does and requested that Michael Hobbs speak to Aaron Pearson to learn what the opportunities are for the screens to be sure they are interactive screens.

Chair Baird Gourlay directed Director of Planning & Building Micah Austin to connect the two technicians and to re-agenda this for next month. Baird Gourlay would like the KURA members to view the screens that are already up and running thru the community. Baird Gourlay would like a proposal presented by William Pattnosh to be put on the next meeting's agenda.

5. NEW BUSINESS

a. Request for KURA funding from Doug Webb for public improvements related to the 8th and Washington mixed-use project (Micah Austin, Planning and Building Director)

Director of Planning & Building Micah Austin talked about the request for funding by Doug Web and outlined the 4 residential units that are being added as well as their uses and explained the request for funding. Micah Austin is recommending against KURA funding and explained that the project is going forward without KURA funding. It is also not identified in the KURA plan and the project will not generate very much funding back to the KURA.

Chair Baird Gourlay talked about the word "must". Director of Planning & Building Micah Austin explained that the building permit was applied for first and then the application for funding with the KURA. Baird Gourlay disclosed that he talked to the applicant and encouraged him to come to the KURA for funding. The sidewalk location was discussed. Micah Austin went over the options in the packet and talked about what the project is currently required to do.

Kingston Murphy talked the request being submitted prior to the building permit application. He explained that the plans changed throughout the approval process and about the parking spaces and the slanted sidewalks. He explained his thoughts on the plan and what they are trying to do.

Commissioner Gary Lipton voiced his concerns about what requests are coming to the KURA and the rules the KURA should be following. He asked for attorney input. Attorney Ryan Armbruster explained that the KURA is not constrained forever in a policy. It can be changed. Chair Baird Gourlay talked about amending a policy and the ability to do it. Commissioner Gary Lipton would like to do infrastructure but he does not want to give it away. Gary Lipton continued to voice his concerns about future requests. Ryan Armbruster explained that the KURA is not the only entity struggling with this issue.

Commissioner Jae Hill arrived at 3:21 p.m.

Chair Baird Gourlay directed that this be added to the next agenda.

Commissioner Jim Slanetz asked for more clarification on the sidewalk. Director of Planning & Building Micah Austin explained the placement and what Mr. Web is offering to do. Commissioner Gary Lipton suggested doing a visit so they understand what is going on prior to the next meeting. Micah Austin advised the commissioners that they are free to visit the site.

Kingston Murphy talked about the permit for the sidewalk in front of the building. He explained that things come up after permits are applied for. He believes they are two separate issues.

Chair Baird Gourlay asked who was leaning for or against. Commissioner's Lipton and Seibel are for. Commissioners Slanetz and Packer are against. Commissioner Jae Hill advised cost is a concern and talked about a cost share. He talked about projects that the KURA should be supporting. The project is going up regardless of the KURA's support. Jim Slanetz would like to explore this but voiced that the 4 parking places there are not needed. Baird Gourlay said he is in support for the project.

b. Discussion of KURA and City of Ketchum strategic planning priorities and 10-year plan for utilization of KURA-owned properties (Micah Austin, Planning and Building Director)

Director of Planning & Building Micah Austin went over the scores. The higher the average the higher the priority for the board. He read aloud where each project scored.

Attorney Ryan Armbruster talked about public housing and what the money could be used for. Director of Planning and Building Micah Austin advised there will be a combined KURA and Council meeting in the next 2 weeks. He advised the commissioners to look over this list and understand their priorities. He talked about the 17/18 budget and how the priorities will fit in. Long Term the board should think about if they want a 5 to 10-year plan for the projects that were rated high. Commissioner Gary Lipton asked Micah Austin what his priorities are. Micah Austin supports streets, sidewalks and public infrastructure and suggested the board follow these guidelines. He explained that when the board diverts from the plan it diverts their funding. Micah Austin talked about Starbucks and the dollhouse lot and expressed the need for a plan for those property's. Gary Lipton asked about sun setting. Attorney Ryan Armbruster explained what needs to be done prior to the close of the KURA. Micah Austin explained that the agency will close prior to the payoff of the debt and it was decided that this is a discussion for another day.

Chair Baird Gourlay talked about the prioritization of the projects. Micah Austin will send out a new survey to the commissioners tomorrow. Assisting with the Essential Services Facility and Fire Building was discussed.

6. OLD BUSINESS

a. Update from Dick Fosbury on power line undergrounding efforts

Dick Fosbury is not present. Chair Baird Gourlay explained that Dick Fosbury and City Attorney Matt Johnson are working on the legalities and this will come back to the next meeting.

b. Updates on management of 491 Sun Valley Road

1. RFP for vacant Tenant Space on the second floor

2. RFP for Property Manager

3. Contract for floor mats with ALSCO

Director of Planning & Building Micah Austin explained the two rfp's that have gone out and talked about where they are in the process of the property manager and the tenant space on the second floor. Micah Austin is hoping to bring back the results to the next meeting. He asked the commissioners if they would like to weigh in on the tenant on the second floor. Baird Gourlay would like to see anybody that comes forward that is within the limitations. Commissioner Jae Hill would like the entire board to see the options and still receive staff recommendations. Micah Austin will bring recommendations back to the next meeting.

Micah Austin talked about the ALSCO mats and the cost for cleaning per month. Starbucks has been paying for the past number of years. Chair Baird Gourlay suggested it cheaper to buy new ones every month than to pay for cleaning. Attorney Ryan Armbruster suggested not signing the current contract.

7. LEGISLATIVE UPDATES (Ryan Armbruster, KURA Attorney)

Attorney Ryan Armbruster explained that not much is happening at this time. He advised that all hotels will qualify for the new statute that begins July 1, 2017. The KURA will need to keep thier eye on all new hotels going up.

8. STAFF REPORTS

a. Update from April 17 on discussion regarding the Argyros Theater project

Director of Planning & Building Micah Austin talked about the house move and advised that that has not materialized and that Argyros has not requested any funding from the KURA at this time. He will continue to keep this on the agenda.

9. Executive Session—To communicate with legal counsel to discuss the legal ramifications of and legal option for pending litigation or controversies not yet being litigated but imminently likely to be litigated. Idaho Code Section 74-206(1)(f)

Motion to go into Executive Session at 4:08 p.m.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Jae Hill, Commissioner
SECONDER: Jim Slanetz, Commissioner
AYES: Packer, Lipton, Nieves, Gourlay, Slanetz, Seibel, Hill
ABSENT: Nieves

Motion to come out of executive session at 4:15 p.m.

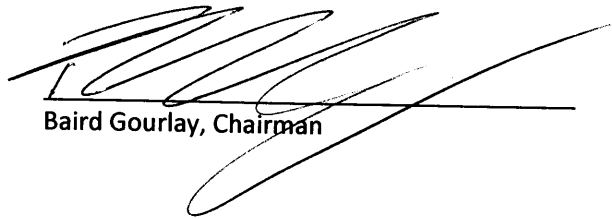
RESULT: ADOPTED [UNANIMOUS]
MOVER: Baird Gourlay, Chair
SECONDER: Shelley Seibel, Commissioner
AYES: Packer, Lipton, Nieves, Gourlay, Slanetz, Seibel, Hill
ABSENT: Nieves

Commissioner Jae Hill has put in a resignation and will be leaving the valley.

10. ADJOURNMENT

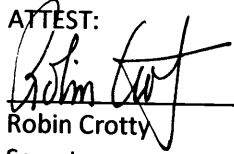
Motion to adjourn at 4:09 p.m.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Baird Gourlay, Chair
SECONDER: Shelley Seibel, Commissioner
AYES: Packer, Lipton, Nieves, Gourlay, Slanetz, Seibel, Hill
ABSENT: Nieves



Baird Gourlay, Chairman

ATTEST:



Robin Crotty
Secretary