



Ketchum Urban Renewal Agency

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

Regular Meeting

~ Minutes ~

Admin

Monday, May 21, 2018

2:00 PM

Ketchum City Hall

Present: Chairman Mark Nieves
Vice Chair Susan Scovell
Commissioner Gary Lipton
Commissioner Jim Slanetz – present by phone
Commissioner Shelley Seibel
Commissioner Cameron Packer
Commissioner Amanda Breen

Staff Present: John Gaeddert, Director of Planning and Building
Meghan Conrad – URA Attorney
Suzanne Frick – Executive Director
Grant Gager - Treasurer
Robin Crotty – Secretary

Also Presents: Neil Bradshaw - Mayor

1. 2:00 PM- CALL TO ORDER

Chair Mark Nieves called the meeting to order at 2:03 p.m.

2. CONSENT CALENDAR

- a. **Approval of Minutes: April 16, 2018 regular meeting**
- b. **Approval of Current Bills: see packet**

Motion to approve the minutes and the bills.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Susan Scovell, Vice Chair
SECONDER: Cameron Packer, Commissioner
AYES: Slanetz, Lipton, Nieves, Seibel, Packer, Scovell, Breen

3. COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS

Commissioner Gary Lipton noted nobody is here from the public. Gary Lipton advised that he will get back to the board regarding the bond in the next few months.

Rick LaFaive will be back in touch with Chair Mark Nieves regarding the budget. Treasurer, Grant Gager clarified the first discussion on the budget will be in July and approval in August for September deadline.

4. COMMUNICATIONS FROM THE PUBLIC

Mayor Neil Bradshaw updated the KURA regarding 5 housing initiatives that will be floated at the Fair on the Square on Friday.

1. They will be looking to pursue potential tax credit application at Northwood II. That application will be submitted around August. 2, 2018.
2. Looking at a private development with long term rentals. Commissioner Gary Lipton questioned if Jack Bariteau is a participant. Mayor Neil Bradshaw advised that he is not and clarified the agreement with Trail Creek. Mayor agreed that more dialogue is required.
3. A rezone in the industrial area
4. BCSD potentially development of housing
5. A potential revisit of the RFP on the 6th & Leadville site.

These will all have to go thru the public process.

5. NEW BUSINESS**a. Quarterly Report and Update from Sun Valley Economic Development (Harry Griffith, SVED Director)**

Executive Director Harry Griffith highlighted the recruiting visit to the snow show in Denver. He talked about the success of the event and talked about the difficulty of larger relocations. He advised that they zero in on small startup companies for that reason. He pointed out that larger companies are buying the smaller companies and talked about learning and making new contacts. SVED has revamped their website to target companies coming to town. Harry Griffith mentioned that the commissioners re-drafting the property tax exemption ordinance. The hearing will be the 29th of May. The redraft looks at more than affordable housing. It looks at jobs and middle price housing.

Executive Director Harry Griffith asked if the KURA would like to have a representative on the SVED board. Chair Mark Nieves asked the commissioners to think about this and to get in touch with Harry Griffith.

b. Trail Creek Fund Master Time Line – See February 21, 2017 Resolution 17-URA4 Owner Participation Agreement

Director of Planning & Building John Gaeddert talked about the entire timeline and explained the way in which the Trail Creek Fund Agreement works. He talked about the housing requirement and advised that the participation with the KURA is a little over \$2 M dollars. John Gaeddert explained the certificate of occupancy and the employee housing requirement, under grounding etc. He went onto talk about timing and what can be expected after the council and the applicant talk.

Commissioner Amanda Breen talked about the under grounding of power lines this year. If the project does not continue after that, there is no commitment from the KURA. The KURA funding only comes into play after the Certificate of Occupancy is issued. Chair Mark Nieves would like to come at this from a proactive point of view. He would like to be sure the KURA is still able to fund since the timing is now different. It's not the KURA's job to police this project.

Executive Director Suzanne Frick advised that the delay is to the KURA's benefit. She explained that the agreement right now is saying that they don't start receiving that benefit until 6 months after the certificate of occupancy. She explained that the risk is all on the developer. Vice-Chair Susan Scovell questioned if tying up these funds would affect other possible projects. Suzanne Frick explained how the tax reimbursement works.

Commissioner Gary Lipton confirmed that there is no upfront money from the KURA. He questioned where the KURA stands if the City grants an extension and then the project defaults. Executive Director Suzanne Frick explained that there is a written agreement that is tied back to the certificate of occupancy. She explained that the KURA is covered if this project does not go forward. Gary Lipton questioned the affordable housing piece of the project. Suzanne Frick reiterated that no money will be distributed until the certificate of occupancy is issued. She explained that this is an agreement between the KURA and Jack Bariteau.

c. ACTION: Recommendation to Adopt Resolution No. 18-URA7, Amending the FY17-18 Annual Appropriation Resolution

Treasurer Grant Gager advised that we are opening the budget and displayed the adopted budget. He showed a screen showing the changes after the disposition of the 491 Sun Valley Rd. and the purchase of the parking lot. He showed where the funds will be coming out of and explained the expenditures for the end of this fiscal year.

Chair Mark Nieves asked for questions from the board. There was a discussion regarding property tax. Mark Nieves questioned the expenditures and revenues. Treasurer Grant Gager explained. Commissioner Shelley Seibel asked about the expected property tax collection. Grant Gager explained how they came up with that number and what actually occurred and then educated the commission on how to look at the upcoming budget.

Commissioner Gary Lipton asked for an update on the purchase of the parking lot. Treasurer Grant Gager explained that \$5,000 is currently in escrow and we now need to open the budget, so we can process the check for the purchase. The rent for the use of the council chambers was discussed. Grant Gager advised that all levels of the budget will be discussed during the budget process.

Chair Mark Nieves opened the meeting for public comment. There is no public comment. Mark Nieves advised there has been no written comment

Motion to adopt Resolution 18-URA7, The Amended Annual Appropriation Resolution appropriating sums of money authorized by law and deemed necessary to defray all expenses and liabilities of the Urban Renewal Agency, for the Fiscal Year commencing October 1, 2017, and ending September 30, 2018, all general, special and corporate purposes; directing the Executive Director to submit said budget; and providing an effective date.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mark Nieves, Chair
SECONDER:	Gary Lipton, Commissioner
AYES:	Slanetz, Lipton, Nieves, Seibel, Packer, Scovell, Breen

d. Discussion of Energy Resiliency for Ketchum – Vice Chair Susan Scovell

Vice Chair Susan Scovell advised she is still researching this. She talked about a secondary line and that we are last on the line. She would like us to have our own back up. Susan Scovell advised we have a contract with Idaho Power until 2021 and we can't do anything until that contract is up. Executive Director Suzanne Frick advised we are in a difficult regulatory market because of the franchise

agreement with Idaho Power. We are unable to purchase or construct power from anybody but Idaho Power while under this agreement. In 2021 we will have some flexibility if the Council does not renew that franchise agreement. She advised that all redundant systems are owned by Idaho Power.

Vice Chair Susan Scovell advised she was told it would be \$12.5 million to underground to Ketchum. She asked if the council has addressed this and asked if they should hire somebody for a study or if this has already been done? Executive Director Suzanne Frick explained what has been done up to this point. She talked about the studies KEAC has done and the road blocks they have run into with Idaho Power. Chair Mark Nieves asked when 2021 comes if the City will renegotiate the contract. Suzanne Frick advised that most likely Idaho Power will come before them to renew the Franchise Agreement. Susan Scovell will continue looking into this and come back to the commission at a later date.

6. OLD BUSINESS

a. Discussion and direction to staff to Amend the Lease with the City regarding the Sushi Lot – Treasurer, Grant Gager

Treasurer Grant Gager explained that we now have the authority to write the check and the monthly rental rate will increase to \$4,000 for one year with an option for 2 more years. Chair Mark Nieves asked about a line item for maintenance. Treasurer Grant Gager advised that the City will be maintaining that lot as they always have. The rates of the lot were discussed. Grant Gager talked about the rates mirroring the LOT revenues. Commissioner Shelley Seibel asked what we are seeing statistically who is parking there. Grant Gager advised that it's the locals at 50% and 1/2 of that is by the Ketchum residents. There will be more signage coming forward and the future of the lot not being there was discussed.

7. STAFF REPORTS

a. Galena sidewalk cost estimates

Director of Planning & Building John Gaeddert talked about the sidewalk quadrants that were outlined in the packet. He believes the next step can be done in house. Vice Chair Susan Scovell and Commissioner Jim Slanetz will be working on this and Susan Scovell explained what's been done to this point. She distributed a map showing this area and advised that Galena's estimates look good to her. A priority list was discussed. Chair Mark Nieves would like to give recommendations to the City. Commissioner Jim Slanetz advised that this is a project between the City and the KURA and talked about how he would approach this. Susan Scovell asked the Commissioners to give their suggestions to Director of Planning & Building John Gaeddert. John Gaeddert advised that it needs to be in the KURA boundary and the talked about his top priorities. He will bring this back in the July or August meeting.

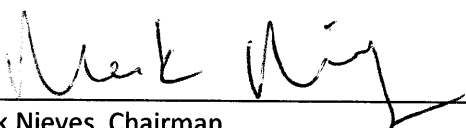
A plan of attack was discussed. Shelly Seibel, Susan Scovell, Jim Slanetz and John Gaeddert will meet.

Director of Planning & Building John Gaeddert advised there are no applications to review at this time and suggested skipping June's meeting. He could bring the sidewalk discussion back in July.

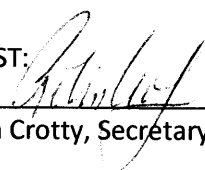
8. ADJOURNMENT.

Motion to adjourn

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Susan Scovell, Vice Chair
SECONDER:	Gary Lipton, Commissioner
AYES:	Slanetz, Lipton, Nieves, Seibel, Packer, Scovell, Breen



Mark Nieves, Chairman

ATTEST: 

Robin Crotty, Secretary