



Ketchum Urban Renewal Agency

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

Regular Meeting

~ Minutes ~

Monday, August 20, 2018

2:00 PM

Ketchum City Hall

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

Staff Present: John Gaeddert, Director of Planning and Building
Ryan Armbruster – KURA 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 2:00 p.m.

2. CONSENT CALENDAR Note: (ALL ACTION ITEMS)

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

Motion to approve the minutes and the bills.

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

3. COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS

Solar Light Discussion

Commissioner Gary Lipton complimented the sidewalks on Warm Springs Rd and voiced his support of continuing the sidewalk construction to the YMCA area. He would like solar lights discussed in the future to help protect the children and parents on that route. Chair Mark Nieves would like this topic to be put on the next agenda. He would like to talk to the principal to discuss the most used routes.

Vice Chair Susan Scovell would like to talk about bringing more recycling bins into the City. She will talk to the ERC to see if she can make that happen.

4. COMMUNICATIONS FROM THE PUBLIC

No communication

5. NEW BUSINESS & PUBLIC HEARING

a. ACTION ITEM: SV Dental request for funding – Director of Planning & Building John Gaeddert

Director of Planning & Building John Gaeddert talked about the map in the packet and advised that Jack Rutherford is here to present.

Applicant representative Jack Rutherford compared his project to the Kneebone building, however advised that his building is larger and will produce twice the revenue. The revised ask is \$110,000. Pavers and snow melt have been taken out of the ask. He talked about the improvements and pointed out that drainage issues are significant. Commissioner Gary Lipton pointed out that could be a grading issue which could possibly be a City Street Department issue. Chair Mark Nieves questioned if these are hard costs or estimates. Jack Rutherford advised they are hard costs. Commissioner Jim Slanetz talked about the drain on the corner and where it puddles on the lot. He questioned the drainage after the sidewalk is installed. Jack Rutherford explained that the current drain will be removed, and a new drain will be installed to correct the problem. There was a discussion on the location of the drains. Director of Planning & Building John Gaeddert talked about how it exists today. He explained the ask is for the change in plan. Without the project we wouldn't have to make these changes to the sidewalk and the drains. Commissioner Cameron Packer talked about the Galena quote. She asked for clarification of the numbers. Jack Rutherford explained that there were two different things included in the quotes. The cost of street lamps was discussed. There will be heated concrete and 3 handicapped ramps. Commissioner Jim Slanetz questioned the minimum required and the public benefit. Jack Rutherford talked about the upgrades they are doing, and why they are doing them. They've been approved for the minimums, but they are here to try to make things better. Jack Rutherford went over in detail what they are asking for and what is required by the City.

Chair Mark Nieves would like to help on this project but what they are asking for is not required. Mark Nieves is asking for the required costs and advised that he may be willing to split the cost. There was an ongoing discussion of what to fund and how much to fund.

Chair Mark Nieves asked Attorney Ryan Armbruster how to proceed. Ryan Armbruster explained that this will need to come with an agreement. He suggested a committee go thru the asks and work thru what should be included in the agreement. Jack Rutherford explained he would need to know what sort of items they agree to fund so their engineers could move forward. Mark Nieves would like a sub-committee to be put together in the next 2 weeks.

b. ACTION ITEM: Northwood Place II request for funding—Mayor Neil Bradshaw

City Administrator Suzanne Frick talked about the KCDC and GMD Development and the tax credit application process. She advised that it is due to the state August 23, 2018. This has gone thru the RFP Process. This request is to create a place holder to make the application more competitive. The application is to request the URA contribute toward the project. If the application is successful the URA

would commit, if not then the funds would not be used. The proposal is on city land and partnering with KCDC. It was clarified that the City is looking for a letter of support at this time. City Administrator Suzanne Frick clarified that we are looking for a commitment letter for a defined sum of money. It is all contingent upon receiving the grant. No funds are being appropriated at this time.

Commissioner Gary Lipton questioned what happens if the board does not like the entire project after they commit. He talked about the transparency of the KCDC's financials. He advised that until he sees their financials he will not vote for this project. Mayor Neil Bradshaw talked about how contracts work and about contributions to public projects. Gary Lipton talked about profits and not for profits. Mayor Neil Bradshaw talked about investing in the community.

Administrator Suzanne Frick clarified that the dollar amount committed will need to be committed now and in the future. She projected the funding could be divided over 1 to 3 years. Suzanne Frick asked the commissioners to look at the list and cut what they don't agree to now. She explained that after 44 years the land will stay with the city. It will grant a long-term lease and will go over to the CDC. Commissioner Jim Slanetz feels he can be generous because of the community benefit of this project. He agrees with Gary Lipton as to the transparency of the KCDC. He said this is a very gray area. Mayor Neil Bradshaw outlined the process and advised that he will ask the CDC to report what they make on Northwood II in 2017, 2018, 2019 etc.... Commissioner Amanda Breen does not see anything frivolous on the spreadsheet. Commissioner Gary Lipton questioned who determines how the residents get picked and Mark Nieves explained that the applications are graded.

Chair Mark Nieves explained he has no problem with the application but wants verbiage added to protect the board. City Administrator Suzanne Frick suggested a commitment letter be sent to the state and then an agreement with the board will be developed and submitted to the KURA. The board will see all bills for transparency reasons and will only pay when services are delivered.

Motion to prepare letter of commitment for \$250,000 that will go to KCDC and GMD Development

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Gary Lipton, Commissioner
SECONDER:	Jim Slanetz, Commissioner
AYES:	Slanetz, Lipton, Nieves, Siebel, Packer, Scovell, Breen

c. ACTION ITEM: SVED request for funds – Executive Director Harry Griffith

Chair Mark Nieves tabled this presentation until the next meeting.

d. ACTION ITEM: Approval of Resolution # 18-URA9, Authorizing Execution of Agreement 50015, a Revised License for Access and Use – Treasurer Grant Gager

Treasurer Grant Gager explained the updated license agreement.

Motion to adopt Resolution 18-URA9 authorizing the Chairman to execute agreement 50015 a revised license for access and use of property with the City of Ketchum

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

- e. **ACTION ITEM: Approval of Resolution # 18-URA8, The Appropriation Resolution adopting a budget for Fiscal Year 2019 commencing October 1, 2018 and ending September 30, 2019 – Treasurer Grant Gager**

Commissioner Gary Lipton asked Treasurer Grant Gager to explain the city general fund reimbursement numbers.

Treasurer Grant Gager displayed a power point that outlined the figures used prior to FY17 and how funds were allocated. He talked about how the numbers were figured in FY18 and explained in detail the materials and services as well as the personnel line items. Commissioner Gary Lipton questioned the In-Lieu housing fund of \$90K. Treasurer Grant Gager explained how the reimbursement came to be and the commission talked about the history of the KURA payback.

Chair Mark Nieves opened the meeting for a public hearing for the FY19 budget. Treasurer Grant Gager advised that no written public comment has been received and that the meeting was properly noticed. There were no comments.

Motion to adopt Resolution No. 18-URA8, The 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, 2018, and ending September 30, 2019, for 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:	Cameron Packer, Commissioner
AYES:	Slanetz, Lipton, Nieves, Siebel, Packer, Scovell, Breen

- f. **Discussion of the authority of the Agency to dedicate parking in the KURA owned parking lot for particular users.**

KURA Attorney Ryan Armbruster talked about the ownership of the parking lot and the license agreement that the KURA has with the City. He talked about reserving spaces and shutting down the lot for an event. He advised that it cannot be used for private purposes. It must remain in public use. If the KURA would like to adopt a public regiment for a public pass that is doable. No preference can be given to any business. The question he is asking the KURA to consider is to direct staff to figure out how to operate the parking lot. Anybody who wants to use the lot would have to pay. It was clarified that it doesn't matter since the City runs the lot. Treasurer Grant Gager explained that those requests for renting of the lot are becoming more frequent. Ryan Armbruster explained that they need to refer to Grant Gager who is in charge of the parking lot. The monthly pass was discussed. Ryan Armbruster reiterated that no preferences be given over entity (a) from entity (b). Anything being adopted would need to come back to the KURA for approval. Ryan Armbruster does not see a need to amend the agreement at this time.

6. OLD BUSINESS

a. ACTION ITEM: Trail Creek Fund, LLC– Contract #50001 - Resolution # 17-URA4 - Director of Planning & Building John Gaeddert

Chair Mark Nieves advised that he reviewed the documents in the packet as well as the expiration date. Director of Planning & Building John Gaeddert talked about page 4 item 2 and default was discussed. Mark Nieves asked for clarification of section D page 12 of the agreement. Commissioner Gary Lipton thinks this contract is in breach. John Gaeddert talked about page 78 of the packet. He explained the extensions and the agreements. Gary Lipton questioned if the KURA must agree to what the City agreed to. John Gaeddert explained the current conditions in the agreement and deadlines. Ryan Armbruster explained that the development must incur all the costs of the reimbursable. The KURA does not have to pay until they receive a C.O. The KURA only pays 50% of taxes generated from the hotel side. Nothing has been paid at this time.

b. ACTION ITEM: Webb Building – Contract #50006 - Director of Planning & Building John Gaeddert

Director of Planning & Building John Gaeddert explained that the building is specific to the site plan. He explained that we didn't get the sidewalk built and are voiding Contract #50006 at this time.

Motion to void the owner participation agreement with Webb Building Contract #50006

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

7. STAFF REPORTS - None

8. EXECUTIVE SESSION

- a. 74-206(1)(f)
- b. 74-206(1)(d)

Motion to convene in executive session to discuss 74-206(1)(f) to communicate with legal counsel discussing legal ramifications and legal options regarding possible pending litigation or controversy's_ not yet being litigated but likely to be litigated at 4:32 p.m.

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

Motion to come out of executive Session at 4:50 p.m.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Amanda Breen, Commissioner
SECONDER: Jim Slanetz, Commissioner
AYES: Slanetz, Lipton, Nieves, Siebel, Packer, Scovell, Breen

9. ADJOURNMENT


Motion to adjourn at 4:51 pm

RESULT: ADOPTED [UNANIMOUS]
MOVER: Amanda Breen, Commissioner
SECONDER: Jim Slanetz, Commissioner
AYES: Slanetz, Lipton, Nieves, Seibel, Packer, Scovell, Breen



Mark Nieves, Chairman

ATTEST:



Robin Crotty, Secretary