



Ketchum Urban Renewal Agency

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

Regular Meeting

~ Minutes ~

Admin

Monday, November 26, 2018

2:30 PM

Ketchum City Hall

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

Absent: Commissioner Cameron Packer

Staff Present: John Gaeddert, Director of Planning and Building
Ryan Armbruster – KURA Attorney
Suzanne Frick – Executive Director
Grant Gager - Treasurer
Robin Crotty – Secretary

1. CALL TO ORDER

Chair Mark Nieves called the meeting to order at 2:02 p.m.

2. CONSENT CALENDAR Note: (ALL ACTION ITEMS)

- a. Approval of Minutes: October 15, 2018 regular meeting
- b. Approval of Current Bills: see packet

Motion to approve consent calendar for bills and minutes 2a & b

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

c. Approval of Meeting Dates for Calendar Year 2019

Motion to approve meeting dates for calendar year 2019

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

3. COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS

a. Presentation of Downtown Property Values – Gary Lipton / Matt Bogue

Commissioner Gary Lipton voiced concerns regarding the KURA paying for sidewalks outside the City Core. Director of Planning & Building John Gaeddert talked about the 5 sidewalks that were approved and explained how the staff is moving forward.

Commissioner Gary Lipton would like to put the paid parking lot on the market. He has talked to Matt Bogue and advised that he would be happy to attend the next meeting to talk to the commission.

b. Signing for KURA Projects & Land – Gary Lipton

Commissioner Gary Lipton would like signage placed on the projects that the KURA has supported. He would like this put on the next agenda.

Chair Mark Nieves will put both this item on the next agenda. He believes it is up to the board to get the signage up and should not wait on others. Commissioner Gary Lipton will send Director of Planning & Building John Gaeddert a list of projects that will need signage.

4. COMMUNICATIONS FROM THE PUBLIC

Mayor Neil Bradshaw thanked the Commission for the work they have done this year and talked about the infrastructure projects. Mayor Bradshaw asked the commission to forward names for consideration for being on the board to him.

5. NEW BUSINESS:

a. Discussion of 4th Street Heritage Corridor Sidewalk Expansion Adjacent Community Library - Director of Planning & Building John Gaeddert / Landscape Architect Rob King

Director of Planning & Building John Gaeddert explained staff is strongly encouraging this project and talked about the Heritage corridor vision. He introduced Rob King who presented a blue print and talked about eliminating parking and widening sidewalks, getting rid of curb and gutter and showed the material and palettes they will be working with. Rob King talked about what is being planned and what the vision is on the 4th & Walnut corner.

Commissioner Amanda Breen questioned the use of pavers and not stamped concrete. Rob King explained they are moving away from stamped concrete. Vice Chair Susan Scovell questioned how many parking stalls they are giving up. Director of Planning & Building John Gaeddert explained that it is 11 or 12 spaces. Commissioner Shellie Siebel asked about a heating component and Rob King clarified that there is one. Commissioner Jim Slanetz questioned snow removal and who would be responsible for it. Rob King said they will need to investigate this further with Brian Christiansen. Commissioner Gary

Lipton asked if they have come to the City for funding. John Gaeddert said it is still being reviewed. John Gaeddert explained City Street Standards. The 4th St Standard is different from any other street standard in the City. A breakdown with detail will come to the Commission at a later date. Commissioner Gary Lipton asked if funding has been requested from the adjacent property owner. Rob King said no.

Executive Director of the Community Library Jenny Emery Davidson clarified that the library has a plan to take care of its property and are looking at improving the perimeter. She talked about fund raising and advised that the Library raised \$9.8 Million for this project. The Library is trying to make this a pedestrian friendly corridor.

Commissioner Gary Lipton asked for a dollar amount they are requesting. Rob King said they do not have dollar amounts at this time.

The direction to staff is to see a detailed breakdown of the plans and the cost.

b. ACTION: Revoke Owner Participation Agreement for Ketchum & Mustard LLC / Hotel Ketchum (Contract #50009) - Director of Planning & Building John Gaeddert

Director of Planning & Building John Gaeddert explained that 12 months has gone by and the agreement has expired. Attorney Ryan Armbruster explained that a letter should be put in the file.

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

c. ACTION: Ketch PDX / 18 Rental Housing Units @ 560 N. 1st Ave Owner Participation Agreement Request - Director of Planning & Building John Gaeddert

Director of Planning & Building John Gaeddert explained the project that was outlined in the packet. Commissioner Jim Slanetz likes the project and advised the commission that the city has waived the development fees and they gave money to the affordable housing fund. The city has paved the way for this type of development to go forward and he does not think the \$9,100 will help make or break this project. John Gaeddert explained how he came up with that dollar amount and what has been given from the Affordable housing in-lieu funds and what came from the City. It was approx. \$200,000. The developer is Mark Madden based out of Portland.

Commissioner Amanda Breen said a lot of public money has already been given to this project. She does not think that they need the funding to make this project go forward. The KURA could use the money toward something else. Commissioner Shelley Seibel agrees with Amanda Breen and Jim Slanetz. Chair Mark Nieves is appreciative of Council being on the board and agrees with them. Commissioner Gary Lipton questioned the Council as to how donations are handled with certain restrictions and limitations. He asked Council if they could override those wishes. Neil Bradshaw explained that donations can have all sorts of restrictions that cannot be revoked or overruled in any way.

Mayor Bradshaw talked about setting a precedent. What message are we sending here? He clarified that if the KURA's name is on it, it holds weight.

Chair Mark Nieves would like this to be put on the December agenda for a vote.

- d. **ACTION: SVED Request for \$15,000 from KURA Economic Development Fund on Behalf of Culinary Institute and Motion to approve the amended KURA-SVED Contract and authorize the Chair to sign – Executive Director Harry Griffith**

Commissioner Amanda Breen recused herself from this discussion and decision.

Director of Planning & Building John Gaeddert prefaced this conversation by saying the location is in the heart of the KURA district. The analysis is in the packet. Harry Griffith is here for questions.

Executive Director, Harry Griffith advised that they are working hard to make this happen and are making good progress. They have a letter of intent and are ready to execute. Harry Griffith pointed out that this is a non-infrastructure request, however it's for economic development. It meets 3 of the 4 criteria. In a project like this, funds are needed for planning and set up. He has identified that the KURA funding will go toward educational planning and outlined other ideas of what the funding from the KURA could be used for and advised that the location is Globus.

Commissioner Jim Slanetz said the funds seem more operational. Executive Director Harry Griffith explained that the culinary program could break even by year 4. It's a modest number of students and courses that will grow over time. Harry Griffith reiterated that this is more for Economic Development. Commissioner Gary Lipton would like to look past the Infrastructure issue. He sees this brings revenue and jobs to town and is all for it.

Commissioner Shelley Siebel is in support. She understands Commissioner Slanetz' s comments; however, she wants to make it work and wants to support.

Chair Mark Nieves questioned what the relationship of SVED and the entity that is setting this up is? He would like to know who the Commission is writing the check to. Executive Director Harry Griffith explained that SVED is the sponsor. He talked about SVED's contribution over the next couple of years and their future relationship. They are developing a new 501c3 organization and will have a board of directors. Harry Griffith will be the Chair for the first couple of years (unpaid position). Regarding funding, he agrees it would be an extension of SVED's contract.

Attorney Ryan Armbruster explained what is in the packet and what the amendment is. It increases the contribution from \$15,000 to \$30,000. Executive Director Harry Griffith would still have to come before the board with the quarterly reports. Chair Mark Nieves explained that his issue is the 501c3. Several non-profits provide jobs. Harry Griffith explained the overall economic impact of years 1 - 10. Mark Nieves is concerned about sponsoring an entity we have not supported before. He advised that he supports this but does not want to open a can of worms and put the board in a worse place. Commissioner Jim Slanetz agrees with Mark Nieves concerns. SVED is acting as a pass thru from one organization to a non-profit. Ryan Armbruster explained it is like a contribution to KIC thru the KCDC. The distinction is between a public and private entity. Ryan Armbruster explained the lines and Mark Nieves said he questioned if the lines are clear cut enough. Commissioner Gary Lipton voiced his support saying Harry Griffith will need to continue doing his quarterly reports and does not see how the board can say no. He advised that Harry Griffith is delivering and it's time for the KURA to produce.

Commissioner Shelley Seibel questioned scholarship funding and if some of the contribution will go towards that. Executive Director Harry Griffith explained there are several different issues here. Chair Mark Nieves clarified that he has no problems with the project, but he has concerns with setting a precedent.

Executive Director Harry Griffith went over the criteria in detail. Director of Planning & Building John Gaeddert clarified the questions that the commission has posed. He said there is no perfect here. They will always have to consider on a case by case basis. Where in the budget these funds will be coming from will need to come back.

Commissioner Jim Slanetz said the 4th criteria is probably not Valid.

Motion to approve \$15,000 contribution to SVED and direct Chair Mark Nieves to sign the 1st Amendment to the SVED contract authorizing and Additional \$15,000 contribution.

Attorney Ryan Armbruster explained that after the quarterly report and commission is satisfied the \$7,500 will be issued to SVED.

RESULT:	ADOPTED [6 TO 0]
MOVER:	Gary Lipton, Commissioner
SECONDER:	Shelley Siebel, Commissioner
AYES:	Slanetz, Lipton, Nieves, Siebel, Scovell
ABSTAIN:	Amanda Breen
ABSENT:	Cameron Packer

6. OLD BUSINESS

a. Copy of KCDC 2017 Tax Return/2018 Financials – Attorney Ryan Armbruster

Attorney Ryan Armbruster explained that the letter was sent out by the Chair, however, nobody has heard back. Chair Mark Nieves said that he would like to invite Charles Friedman to attend the meeting to explain. Director of Planning & Building will reach out to Charles Friedman to see if he could attend either the December or January meeting.

b. Discussion of Proposed Safe Routes to School, Bike Path, and Baldy Connector Trail Improvements – Director of Planning & Building John Gaeddert

Director of Planning & Building John Gaeddert explained a larger conceptual plan. He talked about the map in the packet and about moving the bike path to the west side of the school as well as the master plan the Rec District did. John Gaeddert talked about money that has been pledged for safe routes and connectivity.

Commissioner Gary Lipton said he would like the route to go further and would like the City to contribute to this and to move forward quickly. He would like to commit as much money as possible to this project. He would be surprised if there was any negative community input. He is asking the board to get behind this 100%.

Commissioner Amanda Breen asked for clarification of the bike path. Director of Planning & Building John Gaeddert explained his suggestions and believes it needs more study. Commissioner Amanda Breen would like the bike path coming away from the intersections.

Commissioner Gary Lipton questioned Executive Director Suzanne Frick regarding the lighting on the Warm Springs Sidewalk. Suzanne Frick explained the plan the city has. He asked if there are other areas in the city that needs lighting. Suzanne Frick explained that this is primarily a lighting project. An electrical engineer would be consulted to look at the scope. Commissioner Jim Slanetz likes the project. Commissioner Amanda Breen agrees that it should be extended out to Wanderers. The urgency of a school bus stopping light was discussed. Director of Planning & Building John Gaeddert is working with the school district on the master plan. Suzanne Frick suggested figuring out the scope. The 1st bid out would be school improvements. Once we have that we can create phases. John Gaeddert explained the timeline and Mid-March being the date for final decisions.

Commissioner Gary Lipton asked if this project could encompass the skate park? Suzanne Frick said lighting the walkways is the goal. Lighting the skate Park could be a sensitive issue.

Chair Mark Nieves asked Director of Planning & Building John Gaeddert to help define the scope of work.

7. STAFF REPORTS

Director of Planning & Building John Gaeddert said we do need to have a December meeting and in January we should be thinking about officers.

8. EXECUTIVE SESSION

- a. An executive session under 74-206(1)(f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated

Motion to go into Executive Session to discuss 74-206 (1) (f)

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

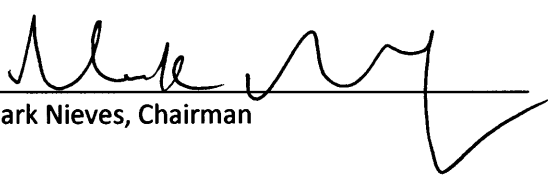
Motion to come out of Executive session at 4:20 pm

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

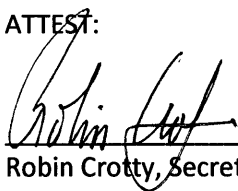
9. ADJOURNMENT

Motion to Adjourn at 4:21 pm

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



 Mark Nieves, Chairman

ATTEST:


 Robin Crotty, Secretary