



Ketchum Urban Renewal Agency

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

Regular Meeting

~ Minutes ~

Monday, December 17, 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 – present by phone
Suzanne Frick – Executive Director
Grant Gager - Treasurer
Robin Crotty – Secretary

1. CALL TO ORDER
2. CONSENT CALENDAR Note: (ALL ACTION ITEMS)
 - a. Approval of Minutes: November 26, 2018 regular meeting
 - b. Approval of Current Bills: see packet

Commissioner Cameron Packer advised she was not present at the last meeting and the minutes need to be corrected.

Motion to approve the minutes with correction as stated and the bills.

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

3. COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS

Commissioner Gary Lipton thanked Chair Mark Nieves and Commissioner Shelley Siebel for being on the board. He praised them for their honesty and high ethics.

Chair Mark Nieves talked about the SVED Contract that was approved at the last meeting. He advised the board that he has not signed the agreement yet, however he will be signing it today. He encouraged the board to be sure the work is completed prior to releasing funding and that the approval of the

contract does not mean there is an open-ended check. He talked about this being a hard investment and the importance of the contract and adhering to it.

4. COMMUNICATIONS FROM THE PUBLIC

Mayor Neil Bradshaw wished everybody Happy Holidays and thanked Chair Mark Nieves and Commissioner Shelley Seibel for all they have done for the board.

5. NEW BUSINESS:

a. ACTION: Recommendation to approve the 17/18 Audit with Workman & Associates –Treasurer Grant Gager

Dennis Brown, CPA with Workman & Company advised the audit is complete and his firm offers a clean opinion. He explained the Financial Statements in the packet and talked about the debt service fund and the revenue stream. He asked for questions from the Board. Commissioner Jim Slanetz questioned the land on 1st and Washington and made sure it was listed as an asset for the KURA. He clarified the value of both lots and wanted to be sure they were both included in the audit. The value of the lots was discussed. Dennis Brown confirmed that both lots were included and talked about their value. Treasurer, Grant Gager thanked Dennis Brown and his staff for their work on this year’s audit.

Motion to approve the 17/18 audit and direct staff to file the audit with the appropriate state agency and others.

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

b. Discussion with KCDC – Charles Friedman

Chair Mark Nieves explained that a few meetings ago the board asked for the financials of the KCDC. Charles Friedman is present today to answer any questions the board may have of the KCDC.

Charles Friedman explained that an application was submitted for a tax credit. They scored 93 points and projects that scored over 94 received funding. He advised that they will reapply next August. Currently KCDC does not need the \$250,000 that was ear marked for funding, however, would like the KURA to set the money aside for possible funding next year. Charles Friedman also gave an update on Northwood Phase II and asked for questions of the board. Commissioner Amanda Breen asked about different types of tax credits. Charles Friedman talked about the different types as well as the scoring for next year. Commissioner Gary Lipton asked about the \$250,000 for next year and asked for a time frame. Charles Friedman advised it would be August of next year. Commissioner Gary Lipton clarified that it could just be a letter as it was this year. He then asked for the 2017 tax return and asked if there has been any compensation to any board member in the past. Charles Friedman advised that no compensation has been awarded that he is aware of.

Commissioner Jim Slanetz questioned the Northwood project and how funds are handled. He questioned where the rent goes and where it passes thru. Charles Friedman advised that Syringa Properties are the managers. Rent is collected and KCDC gets 50% after expenses and the funds go to the general fund. He advised that in 2024 he is anticipating a much bigger cash flow. Charles Friedman explained that all the financials will be submitted as soon as the returns are complete.

Commissioner Jim Slanetz asked where previous contributions have been spent. Charles Friedman explained that it has been used for operations. Jim Slanetz advised Mr. Friedman that this bothers him.

Commissioner Gary Lipton asked for a written request for the \$250,000 and an explanation of how it will be spent. Charles Friedman explained that until they are awarded the tax credit he will not know if they will be requesting the \$250,000 next year.

Chair Mark Nieves explained that KCDC is a partner with the city and anything the KURA can do to support them would be appreciated.

c. Presentation of Downtown Property Values – Matt Bogue

Matt Bogue explained the market trend over the past 5 years saying commercial dirt has gone up over almost 50%. He talked about the average number of days on the market and advised that currently we are moving toward a more actively trading market.

Commissioner Gary Lipton would like him to talk about the scarcity of land and how valuable that lot is. Matt Bogue said the KURA Lot is 22,000 sq. feet and there are not other lots that size for sale. Currently there are 2 lots over 11,000 sq. feet. UBS Property being one of them. Scarcity and lot size has something to do with it. This property has 2 hard corners on 1st and 2nd and has some passive income. Since it is only a parking lot there is no demolition costs. Gary Lipton asked for negative attributes. Matt Bogue explained that this is an "A" Property. The view could be a concern with later development. Gary Lipton asked where the growth is and what the desirables are. Matt Bogue said the UBS property is more improved and has a higher income but is smaller and has only one corner. An RFP was discussed, and Attorney Ryan Armbruster confirmed that the property manager position needs to go thru the RFP process.

d. ACTION: Consider Amendment to Legal Services Agreement – Attorney Ryan Armbruster

Attorney Ryan Armbruster explained the contract in the packet and how this agreement would work. Typically, this is allowed to happen. In 2015 it was not in the agreement. Nothing will be done right away but it does allow Ryan Armbruster to work with a chair to hire additional counsel if the need arises. He advised that he will keep the board advised as to what the additional counsel is or is not doing.

Chair Mark Nieves asked for questions and comments from the board. There was none.

Motion to accept Ryan Armbruster's legal service agreement as provided.

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

6. OLD BUSINESS

a. ACTION: Community Library's Owner Participation Agreement Request – Director of Planning & Building John Gaeddert

Director of Planning & Building John Gaeddert explained the request before the Commission from the Community Library. A full application has been put together. It's a very clean application with various components.

Executive Director Jenny Emery Davidson thanked the Commission and John Gaeddert and gave details of the Community Library's request. She talked about creating a more sense of place. They were pleased to expand their changes to include the cities goals and gave the history of the request starting in 2014. Their goal is to make sure the plant is fully functioning and making it a safe environment. Jenny Emery Davidson advised that this is a great opportunity for civic pride and would love for the KURA to approve the funding they are requesting to take them to the finish goal.

Commissioner Amanda Breen advised that we are very fortunate to not have a public library and that we have a community library. She is thrilled to have this as part of the 4th St Heritage corridor. Commissioner Cameron Packer and Vice Chair Susan Scovell are both in agreement. Commissioner Jim Slanetz asked about a tax increment. Director of Planning & Building John Gaeddert explained that it does not have increment funding. Commissioner Shelley Siebel said that the renovation is needed and is in support. Commissioner Gary Lipton questioned if the funding would be going toward the parking lot. Jenny Emery Davidson confirmed that it will not. Commissioner Shelley Seibel asked about the heating components. Jenny Emery Davidson explained where the heating will be on the East and West. Mark Nieves explained that normally we pay when the work is completed so he would like the Board to work with Treasurer Grant Gager to come up with a creative way to get the library their funding.

Attorney Ryan Armbruster said we would need a not to exceed number and how many years they would be paying over. Standard stuff will be in the agreement and scope of work. Chair Mark Nieves advised that the 2019 budget has already been done and the 2020 budget needs to be thought about. Director of Planning & Building John Gaeddert said the Library needs more direction. They would like to begin construction in April. Executive Director Suzanne Frick said that the agreement needs to be crafted and brought back to the board at the next meeting.

b. 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 would like this item to be tabled. Some of the written language in the packet is inconsistent. Commissioner Gary Lipton would like the developer to be present at a meeting prior to any decisions being made.

7. STAFF REPORTS

a. Signage recognizing the KURA as contributors on projects the KURA has supported financially – Director of Planning & Building John Gaeddert

Director of Planning & Building John Gaeddert explained that in the packet there is a brief description of what a plaque could look like. He asked the board if the list is correct and asked for Commission feedback. Warm Springs Sidewalk and the 4th St Corridor will be added to the list. Potentially the Community Library will be added as well as the generosity of the Community. John Gaeddert asked that the Commissioners email him with any wording suggestions.

Commissioner Gary Lipton asked Attorney Ryan Armbruster about the upcoming sidewalk project in Warm Springs. He advised that the city owns the sidewalks and they are not in the KURA district. He asked if the KURA could contribute. Ryan Armbruster advised that the KURA is bound to use the funds in the designated KURA district. There are circumstances that would need to be looked at.

Chair Mark Nieves advised that this be put on another agenda.

8. ADJOURNMENT

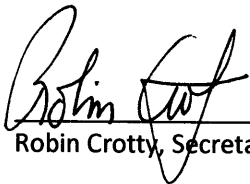
Motion to adjourn at 3:10 pm

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



Susan Scovell, Vice Chair

ATTEST:



Robin Crotty, Secretary