



# Ketchum Urban Renewal Agency

## Regular Meeting

~ Minutes ~

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

Tuesday, January 22, 2019

2:00 PM

Ketchum City Hall

**Present:** Chair Susan Scovell  
Vice-Chair Cameron Packer  
Commissioner Amanda Breen  
Commissioner Gary Lipton  
Commissioner Jim Slanetz  
Commissioner Casey Dove  
Commissioner Ed Johnson

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

**1. CALL TO ORDER**

Vice-Chair Susan Scovell called the meeting to order at 2:00 p.m.

**2. ACTION: ELECTION OF OFFICERS**

Commissioner Gary Lipton nominated Vice Chair Susan Scovell for Chair and Commissioner Cameron Packer for Vice Chair. Commissioner Amanda Breen nominated Robin Crotty as Secretary and Grant Gager as Treasurer.

**Motion to elect Susan Scovell as Chair, Cameron Packer as Vice Chair, Robin Crotty as Secretary and Grant Gager as Treasurer**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Amanda Breen Commissioner
<b>SECONDER:</b>	Gary Lipton, Commissioner
<b>AYES:</b>	Slanetz, Lipton, Packer, Scovell, Breen, Johnson, Dove

**3. CONSENT CALENDAR Note: (ALL ACTION ITEMS)**

**a. Approval of Minutes: December 17, 2018 regular meeting**

**Motion to approve minutes of December 17, 2018.**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Gary Lipton, Commissioner
<b>SECONDER:</b>	Amanda Breen, Commissioner
<b>AYES:</b>	Slanetz, Lipton, Packer, Scovell, Breen, Johnson, Dove

**b. Approval of Current Bills: see packet**

Commissioner Gary Lipton questioned the In-Lieu bill to the City of Ketchum. He would like the policy reviewed by the board and hold the payment for a couple of months.

Commissioner Jim Slanetz talked about the land swap before council. He suggested that instead of swapping the land, the KURA step up and help purchase the lot to contribute to the affordable housing. Gary Lipton reiterated that he would like to review the policy. He is in favor of buying the property, but he wants to understand the policy first and talked about the importance of transparency. Councilor Amanda Breen asked if we could table the payment for now. Attorney Ryan Armbruster talked about this type of commitment and advised the board they are within their rights to hold this payment.

**Motion for approval of payment except the In-Lieu payment to the City of Ketchum.**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Amanda Breen, Commissioner
<b>SECONDER:</b>	Cameron, Commissioner
<b>AYES:</b>	Slanetz, Lipton, Packer, Scovell, Breen, Johnson, Dove

**4. COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS**

Commissioner Amanda Breen requested to add updating the KURA website on a future agenda.

Commissioner Ed Johnson expressed his excitement of being on the board.

Commissioner Casey Dove voiced her appreciation of being on the board.

Chair Susan Scovell and Commissioner Jim Slanetz welcomed the new members of the board.

**a. Discussion of Paul Kenny and Matt Bogue Exclusive Sale and Listing Agreement—Gary Lipton**

Commissioner Gary Lipton talked about the last meeting and Matt Bogue's presentation and he would like to move the agreement forward and have Attorney Ryan Armbruster approve it. City Administrator Suzanne Frick said the board needs to know if there should be a policy discussion prior to choosing the path they want to go down. This topic will need to be tabled.

**5. COMMUNICATIONS FROM THE PUBLIC**

Mayor Neil Bradshaw welcomed Commissioners Casey Dove and Ed Johnson to the board. Mayor Bradshaw also thanked the board for approving the Library participation agreement.

6. ACTION ITEMS:

a. ACTION: Recommendation to Approve Community Library’s Owner Participation Agreement Request – Director of Planning & Building John Gaeddert

Director of Planning & Building, John Gaeddert explained that 2 documents are before the board for approval. The first one is for a Participation Agreement with a payment plan that Treasurer Grant Gager put together. If commissioners choose to move forward, Resolution 19-URA-03 approves the signing of the agreement. Attorney Ryan Armbruster advised that the details are in the packet.

Jenny Davidson Executive Director of the Community Library advised this is a comprehensive renovation of the Community Library and critical to improving the public right of way. She talked about the goals of the library as well as the goals of the City and talked about the design of the sidewalks and the timeline. Councilor Amanda Breen gave the background of how this came to the KURA and the joint effort of the City and the Library.

Motion to approve Resolution 19-URA03 regarding the library funding.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Gary Lipton, Commissioner
<b>SECONDER:</b>	Cameron Packer, Commissioner
<b>AYES:</b>	Slanetz, Lipton, Packer, Scovell, Breen, Johnson, Dove

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 explained that this is a long-term rental project. He talked about improvements in the public right of way and about the city policy. It is the recommendation of staff to approve 19-URA02. Attorney Ryan Armbruster explained that this amount would be due 45 days after certificate of occupancy is issued. We are not committed to pay any money until the project is completed. Councilor Amanda Breen asked when ground will be broken. John Gaeddert advised they hope to break ground in early spring. Councilor Jim Slanetz pointed out that both these projects have zero parking. Mayor Neil Bradshaw advised Commissioners Casey Dove & Ed Johnson that the City contributed money towards this project and the message they are sending, if approved, is the KURA is behind the City providing affordable housing. Ed Johnson said that it is important that people know that they are behind housing.

Motion to authorize an OPA with Ketch PDX in a modified amount of \$9,185, as recommended by staff and approve 19-URA-02

<b>RESULT:</b>	<b>ADOPTED [6 TO 1]</b>
<b>MOVER:</b>	Gary Lipton, Commissioner
<b>SECONDER:</b>	Ed Johnson, Commissioner
<b>AYES:</b>	Lipton, Packer, Scovell, Breen, Johnson, Dove
<b>NAYS:</b>	Jim Slanetz

c. ACTION: SVED quarterly report and request for payment—Harry Griffith

Commissioner Amanda Breen recused herself from this discussion.

Commissioner Ed Johnson recused himself from the discussion.

Sun Valley Economic Development, Executive Director Harry Griffith, talked about the new rack cards and the poster versions that will be produced. Harry Griffith updated the Commissioners on the location of the Sun Valley Culinary Institute and when it will start. The Institute will be starting in the Elkhorn Springs Restaurant. In 12 to 18 months it will be pivoted to a location in Downtown Ketchum. The location being talked about is a mixed use building next to Perry's on 1st & 4th which is in the KURA District. He talked about the annual economic summit in St Luke's with 28 attendees. He distributed copies of the SVED budget to the Commissioners. Chair Susan Scovell asked staff if they have a recommendation since the Culinary Institute will not be in Ketchum. Mayor Neil Bradshaw's preference is to fund businesses & events in Ketchum. Susan Scovell asked if classes could be held in Ketchum to keep the funding. Harry Griffith responded saying he would like partial funding because Ketchum will see some benefits from the Institute with tourism. Commissioner Casey Dove asked about housing for students. Harry Griffith advised that the Sun Valley Company will provide housing in the dorms.

Commissioner Jim Slanetz suggested possibly putting the money aside for when the location moves back to Ketchum and asked for Attorney Ryan Armbruster's input. Ryan Armbruster explained the contract and advised the Commission it is their decision. They are not bound by the contract. Commissioner Gary Lipton would like some sort of compromise.

Executive Director Harry Griffith explained that SVED really wants this to be in the heart of Ketchum. Commissioner Jim Slanetz suggested setting the money aside to support when it moves back to Ketchum. Attorney Ryan Armbruster advised the board that they need to move to approve the initial payment for the \$3,750.

Executive Director Suzanne Frick explained to the Commissioners that we would pay the \$3,750 and set aside the additional amounts for SVED if the Culinary Institute moves into Ketchum. Commissioner Gary Lipton questioned the ability to do classes in the City limits. Suzanne Frick explained that there would need to be an economic benefit to Ketchum. It really needs to happen on a case by case basis.

**Motion to hold the money until future perspective projects in the KURA Zone.**

<b>RESULT:</b>	<b>ADOPTED [4 TO 1]</b>
<b>MOVER:</b>	Jim Slanetz, Commissioner
<b>SECONDER:</b>	Susan Scovell, Vice Chair
<b>AYES:</b>	Jim Slanetz, Cameron Packer, Susan Scovell, Casey Dove
<b>NAYS:</b>	Gary Lipton
<b>ABSTAIN:</b>	Amanda Breen, Ed Johnson

Commissioner Jim Slanetz questioned if we need economic growth to maintain. Harry Griffith explained what SVED will be looking at. Jim Slanetz and Harry Griffith talked about the future of Ketchum and economic growth.

**d. ACTION: Approval of Resolution 19-URA01 designating custodian and alternate custodian of KURA records—Ryan Armbruster**

Attorney Ryan Armbruster advised that this is a housekeeping matter. He explained the update in legislation and advised that the resolution before them is recommending Robin Crotty as Custodian and Grant Gager as the alternate.

**Motion to approve Resolution #19-URA01**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Gary Lipton, Commissioner
<b>SECONDER:</b>	Cameron Packer, Commissioner
<b>AYES:</b>	Slanetz, Lipton, Packer, Scovell, Breen, Johnson, Dove

## 7. DISCUSSION ITEMS

### a. Update on KURA sidewalk infill and Warm Springs Path lighting projects—Suzanne Frick

City Administrator Suzanne Frick advised that Galena is doing the detailed design work to go to bid in February. She explained that there are a number of Right of Way issues that are being looked at. It is more complicated than we originally thought. We are working thru the issues and details of the cost estimates. The cost may be more than what Galena originally quoted to the KURA however, we are proceeding and after the bid we will decide what we can afford. Commissioner Ed Johnson had questions regarding the location and the map was discussed.

Administrator Suzanne Frick talked about working with Paul Stoops and Associates. He has provided a proposal for Warm Springs lighting from the YMCA to Wanderers Way. Commissioner Cameron Packer questioned if solar lighting is being looked at. Suzanne Frick talked about the existing solar street lights and the life of the batteries. Commissioner Ed Johnson questioned if the dark sky compliance is also being considered. Commissioner Jim Slanetz questioned the use of bike lights. Suzanne Frick explained the design.

## 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 at 3:10 pm.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Amanda Breen, Councilor
<b>SECONDER:</b>	Cameron Packer, Commissioner
<b>AYES:</b>	Slanetz, Lipton, Packer, Scovell, Breen, Johnson, Dove

Motion to come out of Executive Session at 3:43 p.m.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Amanda Breen, Councilor
<b>SECONDER:</b>	Cameron Packer, Commissioner
<b>AYES:</b>	Slanetz, Lipton, Packer, Scovell, Breen, Johnson, Dove

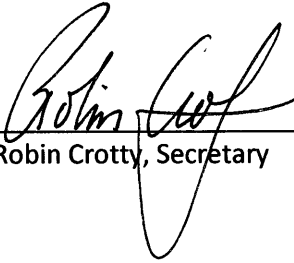
## 9. ADJOURNMENT

Motion to adjourn at 3:45 p.m.

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Amanda Breen, Councilor  
**SECONDER:** Jim Slanetz, Commissioner  
**AYES:** Slanetz, Lipton, Packer, Scovell, Breen, Johnson, Dove

  
\_\_\_\_\_  
Susan Scovell, Chair

ATTEST:

  
\_\_\_\_\_  
Robin Crotty, Secretary