



Ketchum Urban Renewal Agency

Regular Meeting

~ Minutes ~

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

Tuesday, February 19, 2019

2:00 PM

Ketchum City Hall

Present: Commissioner Amanda Breen
Commissioner Gary Lipton
Commissioner Jim Slanetz
Commissioner Casey Dove
Commissioner Ed Johnson

Absent: Chair Susan Scovell
Vice-Chair Cameron Packer

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

1. CALL TO ORDER

Secretary Robin Crotty called the meeting to order at 2:00 p.m.

There was a motion to appoint Commissioner Gary Lipton as Acting Chair for this meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Amanda Breen Commissioner
SECONDER:	Casey Done, Commissioner
AYES:	Slanetz, Lipton, Breen, Johnson, Dove
ABSENT:	Scovell, Packer

2. CONSENT CALENDAR Note: (ALL ACTION ITEMS)

a. Approval of Minutes: January 22, 2018 regular meeting

Acting Chair Gary Lipton questioned if anything has been done regarding updating the KURA website. Director of Planning & Building John Gaeddert confirmed there has not. Gary Lipton advised that the website appears to contain conflicting information.

Motion to approve minutes.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Amanda Breen Commissioner
SECONDER:	Casey Done, Commissioner
AYES:	Slanetz, Lipton, Breen, Johnson, Dove
ABSENT:	Scovell, Packer

b. Approval of Current Bills

Acting Chair Gary Lipton questioned the charge from Clean web design. Treasurer Grant Gager explained that this is updated code to help with the spam we are receiving. Gary Lipton questioned the charges under professional services. Grant Gager explained that both bills are related to the downtown sidewalk work that the board previously approved. Gary Lipton questioned the City of Ketchum's involvement in the payments for this project. Grant Gager talked about the prioritization and the board paying for preliminary studies. When they go out to bid cost sharing for infrastructure improvements will be discussed.

Motion to approve the current bills

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Amanda Breen Commissioner
SECONDER:	Casey Done, Commissioner
AYES:	Slanetz, Lipton, Breen, Johnson, Dove
ABSENT:	Scovell, Packer

3. COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS

No comments from the board

4. COMMUNICATIONS FROM THE PUBLIC

No public in attendance

5. ACTION ITEMS:

a. ACTION: Public Hearing and Presentation of Annual Report (Grant Gager, Finance Director)

Treasurer Grant Gager explained this is a statutory requirement. It is a summary of the year's activities and financials. Upon the commissioner's approval it will be filed with the City of Ketchum and an ad will be published advising it is available at City Hall for review.

Commissioner Ed Johnson questioned the balance sheet and the In- Lieu funds. Director of Finance Grant Gager explained the financial report. Commissioner Amanda Breen questioned how the liability and assets balance. Grant Gager explained fund equity and how the budget ties out. Acting Chair Gary Lipton talked about the Auberge project and infrastructure expense and asked about the drop-dead date in the agreement for funding. Executive Director Suzanne Frick explained that September of 2019 is when the owner has got to demonstrate to the city that he has the financing in place to continue with the project. Gary Lipton would like to have a discussion down the road regarding the funding of this project. Suzanne Frick explained this would need to put this on the next KURA agenda for discussion so it can be noticed.

Motion to approve the report subject to a public notice.

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

a. ACTION: Discussion and direction to staff on repayment to the City of Ketchum Housing in-lieu funds

Treasurer Grant Gager explained that this report was prepared because it was requested at the last meeting. He outlined the report explaining the background and the decisions that were made at the time of the deal. The most noteworthy event was in February of 2007, when the KURA board declares their intent to refund the City of Ketchum.

Commissioner Amanda Breen questioned when the commission changed from being an all Council board. Commissioner Jim Slanetz thought it was around 2007. Acting Chair Gary Lipton advised that there is no repayment schedule in any resolution. He explained that in the past, there were minimal amounts repaid. There is nothing in writing requiring the KURA pay \$90,000 as was requested in the last packet. Gary Lipton explained that he wants the board and the new members to understand this in lieu payment and all that the KURA has done in the past for the City. He also advised that the KURA is still paying the bond for Starbucks back. He said tremendous good will has been given to the City.

Commissioner Ed Johnson would like this papered, so we don't have to continue to have these conversations. Commissioner Jim Slanetz said it is papered by not being papered. Acting Chair Gary Lipton thinks we should pay this back every year but not necessarily \$90,000 a year. Ed Johnson said we can paper this out in several different ways. If not, we will continue to have this discussion on an annual basis. Treasurer, Grant Gager explained how this amount has been figured historically. Commissioner Amanda Breen talked about the accounting method and does think that the 491 building be factored in and questioned how to move forward. Jim Slanetz explained that the funds were taken out of the in-lieu housing fund. Getting the Starbucks building does not go toward housing. Ed Johnson agrees. Gary Lipton explained that the Resolution in 2006 says it must go to the in-lieu housing fund. He questioned if the funds are given, and the funds buy land and that land is not developed for housing, then what? Gary Lipton suggested developing a committee to bring a proposal to the board. He suggested Commissioner Jim Slanetz, Commissioner Ed Johnson, Executive Director Suzanne Frick and Treasurer Grant Gager be part of the committee.

Motion to appoint Johnson and Slanetz to a subcommittee of the KURA to formulate guidelines for payment of the debt to the City.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Amanda Breen Commissioner
SECONDER:	Casey Done, Commissioner
AYES:	Slanetz, Lipton, Breen, Johnson, Dove
ABSENT:	Scovell, Packer

6. DISCUSSION ITEMS

a. Update on sidewalk infill project

Executive Director Suzanne Frick advised we are in the design phase and explained the 3 segments. The area around Hemingway is top priority. They will be designed and put out to bid this year. River Street, 2nd Ave and 2nd St. will be 2nd phase. East side of Main St., by East Ave and Sun Valley Rd and 2nd St. will be the 3rd phase. This will be a 3-year project depending on funding. The plan is to get this first package together and go out to bid this month, so we are ready to begin work in spring and summer. All segments will be designed at this point. Shovel ready funding can be funded by grants.

Acting Chair Gary Lipton asked for a review of the budget at the next meeting.

9. ADJOURNMENT

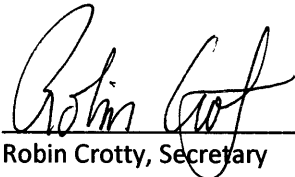
Motion to adjourn at 2:38 p.m.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ed Johnson, Commissioner
SECONDER:	Jim Slanetz, Commissioner
AYES:	Slanetz, Lipton, Breen, Johnson, Dove
ABSENT:	Scovell, Packer



Gary Lipton, Acting Chair

ATTEST:


Robin Crotty, Secretary