



Ketchum Urban Renewal Agency

Regular Meeting

~ Minutes ~

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

Admin

Monday, March 18, 2019

1:00 PM

Ketchum City Hall

Present: Chair Susan Scovell
Vice-Chair Cameron Packer
Commissioner Amanda Breen – present by phone
Commissioner Gary Lipton
Commissioner Jim Slanetz
Commissioner Ed Johnson

Absent: Commissioner Casey Dove

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

CALL TO ORDER

Chair Susan Scovell called the meeting to order at 1:00 p.m.

CONSENT CALENDAR Note: (ALL ACTION ITEMS)

1. Approval of Minutes: February 19, 2019 regular meeting

Motion to approve the Minutes of February 19, 2019

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

2. Approval of Current Bills: see packet

Motion to approve the bills

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

COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS

Commissioner Amanda Breen attended by phone and will have to drop off at 1:30pm for court hearing and will then call back.

COMMUNICATIONS FROM THE PUBLIC

No communication from public

ACTION ITEMS

3. ACTION: Public Hearing and Approval of Annual Report (KURA Board)

Executive Director Suzanne Frick advised that this was before the Commission at the last meeting. This is the final approval of the Annual Report.

Chair Susan Scovell opened the meeting for public comment. There was none. Public hearing closed.

Motion to approve the Ketchum Urban Renewal Annual Report.

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

DISCUSSION ITEMS

4. Review of Trail Creek Fund LLC Participation Agreement (Planning Director, John Gaeddert)

Commissioner Ed Johnson advised that he has been contacted by Jack Bariteau for a future project and asked if he should recuse himself from this discussion. John Gaeddert, Director of Planning & Building advised that he could listen since there is no decision being made today. John Gaeddert talked in detail about the timeline in the packet and gave a summary of the Owner Participation Agreement

Commissioner Gary Lipton asked Attorney Ryan Armbruster if the KURA is an independent agency from the City of Ketchum? Ryan Armbruster confirmed that it is and explained how the Owner Participation Agreement works with both entities on this project. Ryan Armbruster advised that the KURA has not paid a dime and won't pay until the project is completed. Gary Lipton advised the board that he was on the commission when this agreement was reached, and he feels the commission was misled. He asked if the board has the right to reject any further delays? Ryan Armbruster explained that he would have to look at the agreement again but advised that the board could make the intent to not authorize further

delays. Gary Lipton requested Ryan Armbruster find out what it will take to void this agreement. Ryan Armbruster advised we cannot take formal action since it was not noticed as an action item.

Staff was directed to put this topic on the next agenda as an Action Item.

Commissioner Gary Lipton asked Commissioners Jim Slanetz and Amanda Breen what the next step is for council. Jim Slanetz advised he believes we are reaching the end of all extensions. Amanda Breen agrees with Jim Slanetz and talked about the deadlines in the agreement.

5. Financial Review of KURA (Grant Gager, Finance Director)

Executive Director Suzanne Frick talked about the financial status of the KURA. The information in the packet is reflective of 41% of the fiscal year showing expenses and budgeted amounts. Suzanne Frick advised that the KURA is in pretty good shape at this time. There is funding in place that has not been spent yet this year. Going forward if the KURA's revenue's stay on track, there will be good funding for futures expenditures. Commissioner Ed Johnson questioned the rent line. Suzanne Frick explained the year to date numbers. Commissioner Gary Lipton questioned Pg. 22, other expenditures. Suzanne Frick explained the reimbursements of staff time, housing in-lieu reimbursement, and operating contingency. Gary Lipton asked about reimbursing general staff time. Suzanne Frick clarified that there is not a charge for the use of the meeting room. Ed Johnson asked for an annualized number to compare apples to apples. Suzanne Frick will get him that information. Gary Lipton talked about the miscellaneous revenue on page 12 and clarified for the board that those funds come from the parking lot rental agreement and questioned the renewal date of the agreement. Suzanne Frick will check and get back to him.

6. Repayment of City of Ketchum In-Lieu Funds—Board Discussion

Commissioner Ed Johnson advised that the funds for housing need to be papered and he needs more time to understand the In Lieu- Housing Funds. He will continue to work thru the process with Treasurer Grant Gager.

7. Request from Mayor Bradshaw to proceed with workforce housing on the 1st and Washington Avenue site.

Councilor Amanda Breen dropped off the meeting.

Mayor Neil Bradshaw talked about the parking lot they own on 1st and Washington. He is keen on asking them to think about developing that lot for Workforce Housing. He is requesting the City be partners with the KURA and requested this be put on a future agenda, so the commission has time to talk about this and look at it. Zoning and parking were discussed. He would like them to talk about how this could meet the city's needs.

Commissioner Gary Lipton advised that he thinks this is a good location for workforce housing. Groceries, banking and bus line are all right there. He would like this taken out of the Mayor's hands and put to a committee. Gary Lipton requested the KURA board to have one person and one person from the Council to sit on this committee. He volunteered himself for the KURA and asked for Council President Michael David's participation from Council. Commissioner Ed Johnson said that West Ketchum is full of Air bnb's. He asked Attorney Ryan Armbruster if this goes out for an RFP can we set a minimal rental period? Ryan Armbruster explained that as the owner, things are limited by covenants, but enforcement will always be the issue.

Mayor Neil Bradshaw advised that the KURA could decide on the restrictions such as saying it is driven by income, or can give to BCHA and work with their guidelines etc. Mayor Bradshaw said he agrees with

Attorney Ryan Armbruster. Rental units are controlled. When they become owned it is when the enforcement becomes more difficult. Mayor Bradshaw directed that staff be involved in this process. Commissioner Gary Lipton questioned if there is any knowledge of tax dollars? He asked if we could get state wide tax funds? Mayor Neil Bradshaw advised that Blaine County is in the middle of doing a hybrid tax deal and advised he thinks this should be considered. Mayor Bradshaw said this is an important year for Ketchum to put an application in somewhere. He is unsure of the location at this time.

Reed Sanborn would like to do something for workforce housing on this lot. The tax dollars could be used elsewhere.

Chair Susan Scovell asked why the KURA is involved. Attorney Ryan Armbruster advised it is KURA property and they want to implement their plan as well as this being a complex plan and could use the cities help. Commissioner Jim Slanetz asked if it would be beneficial to gift this to the City? It is a complicated property. Commissioner Gary Lipton questioned Jim Slanetz's suggestion of donating the land to the City. Attorney Ryan Armbruster advised it depends on what the KURA anticipates the Council to do. Gary Lipton questioned the process. Mayor Neil Bradshaw talked about the process and the conditions that could be put in place. Both entities have strong points and conditions.

Commissioner Ed Johnson talked about the tax credits. He thinks the focus needs to be put-on long-term rental. Mayor Neil Bradshaw advised that he has recently been to a conference where different models were shown and talked about the diversity of markets and income. Commissioner Jim Slanetz talked about the BCHA and about this becoming county wide asset.

Executive Director Suzanne Frick clarified that a subcommittee will be formed, and staff will reach out to Council President Michael David to see if he is interested. The committee will come forward with a schedule as to how they will move forward. Commissioner Ed Johnson commented we need to be very specific and be sure it is papered out.

EXECUTIVE SESSION

8. An executive session under 74-206(1)(f)

Motion to go into Executive to discuss 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.

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

Motion to come out of Executive Session at 2:20 p.m.

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


ADJOURNMENT

Motion to adjourn at 2:21 p.m.

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


Susan Scovell, Chair

ATTEST:


Robin Crotty, Secretary