



Ketchum Urban Renewal Agency

Regular Meeting

~ Minutes ~

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

Admin

Monday, April 15, 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 Ed Johnson
Commissioner Casey Dove

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

CALL TO ORDER

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

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

Commissioner Gary Lipton questioned discussion items in the minutes. Jack Barriteau will come to the board for another project; however, he advised the board was misled in the past and advised them not to buy into this. Commissioner Ed Johnson advised that Mayor Neil Bradshaw is not Staff and should not be listed as such on the minutes.

Motion to approve the Minutes of February 19, 2019 subject to the modification noted.

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

2. Approval of Current Bills: see packet

Chair Susan Scovell questioned (page 7) the Galena Engineering bill regarding undergrounding and asked if the project is completed. Executive Director Suzanne Frick advised that the bill in the packet is for the approval of the design of the future sidewalks that the KURA has approved. For the undergrounding project, the KURA had hired Dick Fosbury, however, that work was never completed so there were no bills. Commissioner Gary Lipton questioned the Idaho Power bills and Suzanne Frick explained that we are asking Idaho Power to move poles or put them underground, so this is all associated with the KURA sidewalks work.

Motion to approve the bills

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

COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS

3. Discussion of the 2018 Project Priority Rankings

Chair Susan Scovell advised that over a year ago we started talking about the parking lot and she suggested we have another work session. The date was set for Thursday, April 25th at 11:30 am at the Limelight Hotel. Director of Planning & Building John Gaeddert requested emails from each commissioner on topic items.

Commissioner Gary Lipton distributed a handout and asked the Commission to look at street maintenance equipment at the next meeting as an actionable item. He advised that this is a way in which the KURA can help in assisting all citizens. Chair Susan Scovell voiced her support and talked about purchasing a bobcat to clear the sidewalks. Susan Scovell also said the KURA should not be supporting or perfecting an already good project and that the Commission should be taking care of blight. This could be talked about in the priority meeting. There was a discussion about funding library's and other non-profits. Susan Scovell would like to get rid of all Owner Participation Agreements (OPA's). Commissioner Jim Slanetz does not want to rule out all OPA's, depending on public benefit. Commissioner Ed Johnson does not agree with removing OPA's completely. Susan Scovell agrees that we could just fine tune it.

Commissioner Gary Lipton advised that he is resigning effective at the close of this meeting. He thanked past Mayor Nina Jonas for putting him on the board and thanked Mayor Neil Bradshaw for allowing him to serve under him. He thanked all the commissioners that he has worked with thru the years. Gary Lipton went onto talk about affordable housing. He talked about the parking lot the KURA owns and advised he would like to list the property for sale and look at affordable housing in partnership with the City. Gary Lipton referenced the 2034 bond. He wants to put on record that the members under previous Mayor Randy Hall, that approved this bond, have put the current 7 URA board members in an un winning position. He gave his opinion of how the board should move forward and talked about the refi options and about the KURA responsibilities.

Commissioner Ed Johnson talked about infrastructure type initiatives as well as the "Idaho Stop" and this being a bike town. He talked about a stop sign being a yield sign and a red light being a stop sign. The safety of this law was discussed.

COMMUNICATIONS FROM THE PUBLIC

Mayor Neil Bradshaw thanked Commissioner Gary Lipton for his service and talked about all his qualities and all that he has contributed to the City and its successes.

Chair Susan Scovell would like a proposal of a plaque for the next meeting for approval for the sidewalks.

NEW BUSINESS

4. Quarterly update by Sun Valley Economic Development

Sun Valley Economic Development Executive Director Harry Griffith presented SVED's quarterly update to the Commission. He talked about the Denver Show and advised that he talked to 30 or 35 companies over 4 days. He talked about the succession planning and the process they have completed. Harry Griffith explained the property tax exemption that has passed and advised that the rules and regulations have not yet been established. Harry Griffith advised the commission that the Sun Valley Culinary Institute will be starting in Elkhorn and moving to Ketchum in 12 to 18 months. Chair Susan Scovell asked about a location in Ketchum. Harry Griffith explained that they have been talking to Jack Barriteau regarding the 1st and 4th property on the ground floor.

5. ACTION: Trail Creek Fund LLC Participation Agreement

Attorney Ryan Armbruster talked about the existing OPA with Trail Creek LLC. He talked about the commitment that says the Commission would pay \$2 M for infrastructure for the project and about how the agreement was supposed to work for reimbursement and touched on employee housing. Ryan Armbruster explained that a default of the City agreement is presumed to be a default of the KURA OPA. The KURA has not paid any funds and would not pay until the completion of the project. Commissioner Casey Dove questioned if we could withdraw. Attorney Ryan Armbruster explained that if the city terminates or if the project does not go forward there is no obligation on the KURA's part. Chair Susan Scovell questioned if the city can extend. Director of Planning & Building John Gaeddert explained the City agreement and the site restoration bond and the City actions at this time. Commissioner Amanda Breen explained that there is no appetite on the part of council to extend. Commissioner Gary Lipton gave suggestions on how to handle this type of request in the future. Commissioner Jim Slanetz explained the tax pay back if this project had been successful.

6. ACTION: Discussion of Blaine County Ordinance authorizing property tax exemption pursuant to Idaho Code 63-602NN

Treasurer Grant Gager talked about an ordinance that was passed by Blaine County explaining that it may affect the KURA and asked for direction to staff. The commissioners need to only give a 5 day notice to consider an exemption. He explained the KURA incremental payments and how they work differently from the City. Attorney Ryan Armbruster explained the application process and a previous letter that was sent on behalf of the KURA. Commissioner Amanda Breen questioned what the County is considering. Ryan Armbruster explained and talked about what has been done since 2017 legislation and about the value and length of the exemption. Grant Gager clarified that if the KECH project pursue's the exemption, and are successful, the old OPA would become extinct at that point. Ryan Armbruster explained when tax exemption falls off it goes to increment. Amanda Breen asked SVED Executive Director Harry Griffith if he had anything to add. Harry Griffith said there is an application process that goes to commissioners and then to contract. The applicant would have to decide if they want the tax exemption or the contract and he also clarified that this excludes residential housing except for rentals greater than a 4 plex. Harry Griffith explained that since the ordinance is now in place, a rubric for scoring is being created and talked about how it will work. URA's have no input in the assessment process and no input in the levy process. He talked about how this effects the OPA's due to value and length of exemption.

OLD BUSINESS**7. Update and discussion of 2019 Legislative session**

Attorney Ryan Armbruster advised that the Legislative session has adjourned saying the whole process was very difficult. HB 217 surfaced very late in February. It went thru the House for a week and then to the Senate. The governor signed the Bill last week. The Bill was targeted to major projects in Boise. It will impact every Urban Renewal Agency. He went over in detail exactly what the Bill entails and talked

funding exceeding 51% and the process that needs to be followed at that time. He said everything the KURA has done this far has been fine, however, going forward this bill will need to be considered. Attorney Ryan Armbruster explained the new thresholds for having to receive an annual audit and explained the changes in purchasing requests saying these changes do not affect our KURA.

Commissioner Jim Slanetz questioned how this will affect funding for projects like the fire station? Attorney Ryan Armbruster explained it is a combination of public funding that has changed with this Bill and it may need to go to vote going forward.

8. ACTION: Repayment of City of Ketchum In-Lieu Funds—Board Discussion

Commissioner Ed Johnson advised that he needs more time and will bring this back to a future meeting.

Commissioner Gary Lipton talked about unresolved issues being resolved prior to paying the City back any funding.

EXECUTIVE SESSION

- 9. 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 to discuss 74-206(1)(f)

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

Motion to come out of Executive Session at 3:17 p.m.

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

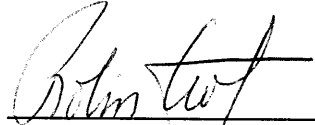
ADJOURNMENT

Motion to adjourn at 3:18 p.m.

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


Susan Scovell, Chair

ATTEST:


Robin Crotty, Secretary