



Ketchum Urban Renewal Agency

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

Regular Meeting

~ Minutes ~

Monday, August 19, 2019

2:00 PM

Ketchum City Hall

Present: Vice Chair Cameron Packer
Commissioner Jim Slanetz
Commissioner Ed Johnson
Commissioner Casey Dove
Commissioner Kristen Spachman

Absent: Chair Susan Scovell
Commissioner Amanda Breen

Staff Present: Suzanne Frick – Executive Director
Grant Gager – Treasurer
Ryan Armbruster – Attorney

CALL TO ORDER

CONSENT CALENDAR Note: (ALL ACTION ITEMS)

1. Approval of Minutes: July 15, 2019 regular meeting

Motion to approve minutes

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kristen Spachman, Commissioner
SECONDER:	Casey Dove, Commissioner
AYES:	Slanetz, Johnson, Packer, Dove, Spachman
ABSENT:	Scovell, Breen

2. Approval of Current Bills: see packet

Commissioner Ed Johnson questioned the Knee Bone payment. Treasurer Grant Gager explained the Owner Participation Agreement (OPA) and how it works. The payback was discussed. Grant Gager explained that the taxable value of the project has not lived up to the expectations of the developer. There was a discussion on how to handle OPA's in the future. Commissioner Jim Slanetz explained that in the future it should be based on a time period rather than dollar based. Ed Johnson questioned the publishing costs. Grant Gager explained the noticing requirements.

Motion to approve the bills

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

COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS

No communication from the board.

COMMUNICATIONS FROM THE PUBLIC

No communication from the public

ACTION ITEMS:

- 3. **ACTION ITEM: Approval of Agreement #50025 with Sun Valley Economic Development – City Attorney Ryan Armbruster**

Commissioner Ed Johnson recused from the discussion.

Attorney Ryan Armbruster explained the agreement before them stating it is the same agreement as the one, they approved in the past with one change being the Culinary Institute.

Motion to approve Resolution 09-URA-08

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Casey Dove, Commissioner
SECONDER:	Kristen Spachman, Commissioner
AYES:	Slanetz, Packer, Dove, Spachman
RECUSED:	Johnson
ABSENT:	Scovell, Breen

Motion to approve contract 50025 with Sun Valley Economic Development and authorize chair to sign the contract.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jim Slanetz, Commissioner
SECONDER:	Kristen Spachman, Commissioner
AYES:	Slanetz, Packer, Dove, Spachman
RECUSED:	Johnson
ABSENT:	Scovell, Breen

4. **ACTION ITEM: Approval of Agreement #50026 with Andrew Castellano-- KURA Attorney Ryan Armbruster**

Commissioner Jim Slanetz recused.

Attorney Ryan Armbruster explained the term of the agreement and the process before the Commission. If nothing goes in within 12 months from today, the KURA's obligation ceases. He explained Idaho Power will be doing the work.

Commissioner Ed Johnson questioned what happens during that one-year window and how the funds will be held. Attorney Ryan Armbruster explained there could be an additional 1-year extension. Ed Johnson questioned, if we know it's not going to be spent, do we have to hold the funds, or can we go ahead and spend the funds. Executive Director Suzanne Frick clarified how the funds will be saved during that period and how additional funds can be spent on other projects.

Motion to approve resolution 19-URA-07

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Casey Dove, Commissioner
SECONDER:	Kristen Spachman, Commissioner
AYES:	Johnson, Packer, Dove, Spachman
RECUSED:	Slanetz
ABSENT:	Scovell, Breen

Motion to approve contract 50026 with Andrew Castellano

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

5. **ACTION ITEM: Approval of Agreement #50027 with the City of Ketchum-- KURA Attorney Ryan Armbruster**

Attorney Ryan Armbruster talked about the repayment of funds from the In-Lieu housing fund. He talked about the process that is outlined in the packet. He suggested that when the commission is ready, we will do a formal resolution. The dollar amounts for reimbursement have been worked into the agreement. He advised that the agreement would have to go before the City before this is a formal document. Executive Director Suzanne Frick advised that this agreement gives the board the flexibility to decide what projects to support that will go toward reimbursement. Treasurer Grant Gager stated that this is a great step forward in documenting

the process, the history and obligation. Attorney Ryan Armbruster explained the approval process and how to move forward.

Motion to approve Resolution 19-URA-06 and authorize chair to sign

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

Motion to approve Agreement 50027 with the City of Ketchum and authorize

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

6. ACTION ITEM: FY 19/20 Proposed Budget – Treasurer Grant Gager

Treasurer Grant Gager gave the background of the budget before the Commission and asked for questions. There were none.

Motion to adopt Resolution NO. 19-URA05, The Annual Appropriation Resolution appropriating sums of money authorized by law and deemed necessary to defray all expenses and liabilities of the Urban Renewal Agency, for the Fiscal Year commencing October 1, 2019, and ending September 30, 2020, for all general, special and corporate purposes; directing the Executive Director to submit said budget; and providing an effective date.

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

7. ACTION ITEM: Direction to staff authorizing infrastructure funding for a future fire station

Executive Director Suzanne Frick talked about contributing to a future fire station and contributing for infrastructure cost. Attorney Ryan Armbruster explained the legislature and what the KURA can support. KURA cannot support the building itself, including the architecture and engineering fees. Commissioner Kristen Spachman asked how much the City needs for sidewalks. Suzanne Frick explained it is approximately \$2 Million. Commissioner Ed Johnson asked about the preliminary design. Suzanne Frick talked about the site plan and explained they

do not have architectural design at this time. The public parking lot was discussed. Mayor Neil Bradshaw showed the preliminary design where the public infrastructure will be. The definition of infrastructure was discussed. Kristen Spachman asked if the \$1.2 M is the amount they need for commitments and explained that the KURA should express their contribution intent. If the Bond passes the exact dollar amount will be discussed in the future.

Mayor Neil Bradshaw suggested creating a menu item on what they would support and what is available. He suggested staff prepare a menu item and timing for the commission to understand what they will be approving. Attorney Ryan Armbruster agreed with Mayor Bradshaw on the menu.

Staff will provide more information at the next meeting.

DISCUSSION ITEMS

8. Updating the KURA website

Executive Director Suzanne Frick explained that the City has recently updated the website. She explained the broadcasting of meetings and the problem with connectivity in the future. Suzanne Frick asked if the board is interested in updating the current website and explained it would cost approximately \$4,000 for a one-time fee and \$600 annually to keep the website updated. Treasurer Grant Gager explained the current costs. Attorney Ryan Armbruster explained the current requirements. Suzanne Frick explained that we will be moving away from Granicus to Vimeo which will be less expensive and more efficient. Grant Gager explained that funds are available in FY 20, and the contingency budget was discussed. Grant Gager explained the current cost as opposed to future cost with Vimeo.


Executive Director Suzanne Frick advised the Commission that they will be kept informed of video and audio broadcasting solutions.

7. ADJOURNMENT

Motion to adjourn at 2:43 p.m.

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


Cameron Packer, Vice-Chair


Robin Crotty, Secretary