



**Ketchum Urban Renewal Agency**

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

**Regular Meeting**

~ Minutes ~

Admin

**Monday, September 16, 2019**

**2:00 PM**

**Ketchum City Hall**

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

**Absent:** Commissioner Kristen Spachman

**Staff Present:** Suzanne Frick – Executive Director  
Grant Gager – Treasurer

**CALL TO ORDER**

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

**CONSENT CALENDAR: (ALL ACTION ITEMS)**

- 1. Approval of Minutes: August 19, 2019 regular meeting

**Motion to approve minutes**

*Motion made by Commissioner Packer, Seconded by Commissioner Johnson.  
Voting Yea: Commissioner Breen, Commissioner Dove, Commissioner Johnson, Commissioner Packer  
Voting Abstaining: Commissioner Scovell*

- 2. Approval of Current Bills

Commissioner Ed Johnson questioned payment to the Limelight. Treasurer, Grant Gager explained annual totals to date and explained where we are in payments for the Owner Participation Agreement. The KURA will likely pay on this thru 2025, It will sunset when the URA sunsets.

*Motion made by Commissioner Johnson, Seconded by Commissioner Packer.  
Voting Yea: Commissioner Breen, Commissioner Dove, Commissioner Johnson, Commissioner Packer, Commissioner Scovell*

**COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS**

**COMMUNICATIONS FROM THE PUBLIC**

## NEW BUSINESS

3. ACTION ITEM: Approval or Resolution 19URA-09 and Agreement #50028 for the Culinary Institute

Executive Director Suzanne Frick outlined what is in the packet. It is anticipated that this is the first request coming in for these items. We are recommending the board approve the resolution and the contract.

Commissioner Ed Johnson asked Paul Heinemann, Executive Director of the Culinary Institute, how the funds will be raised. Paul Heinemann explained that the total will be raised in 5 phases. Ed Johnson asked about the consulting. Paul Heinemann advised that the fund raising is for academia. Ed Johnson requested a change in the contract. He would like to add a clause saying we would fund after the C.O. so that we can be the last money in and not the first. Executive Director Suzanne Frick advised that the KURA will approve the invoices prior to payment. Suzanne Frick will add the phrasing requested by Ed Johnson on payments to the contract. Paul Heinemann went over the timeline to completion. The apprenticeships were discussed.

Attorney Ryan Armbruster advised wording will be added to Section V.

### **Motion to approve Resolution 19URA-09 and Agreement 50028 between the KURA and the Sun Valley Culinary Institute.**

*Motion made by Commissioner Breen, Seconded by Commissioner Packer.*

*Voting Yea: Commissioner Breen, Commissioner Dove, Commissioner Johnson, Commissioner Packer, Commissioner Scovell, Commissioner Slanetz*

## OLD BUSINESS

4. Sidewalk Priorities for FY 19/20

Chair Susan Scovell asked commission about the sidewalk priority list in the packet. The completed quadrants were discussed. Executive Director Suzanne Frick advised that in 2024 ITD will be doing a widening project from Serenade to River and will connect with the Gem Streets on both sides. The commission discussed which sidewalks may have to be put on hold. Suzanne Frick explained the agreements and what can legally be put in the contract was presented. The difficulty of the different sidewalks is outlined on the map in different colors. Anything apart from green and yellow will need to be designed. Commissioners Jim Slanetz & Ed Johnson advised that the priorities should start in the center and work out. Susan Scovell said to do the green first to make it the most cost effective. Suzanne Frick advised that when we mobilize the contractor, they will most like work in one area.

Priorities were discussed and the Commission gave direction on which quadrants would be a priority. Commissioner Ed Johnson said the sidewalks by Silver Creek Outfitters and Formula Sports need a lot of work. Executive Director Suzanne Frick talked about the issues with that area and standards and explained that we are not in a position to reduce the standards. Suzanne Frick advised it can be done but will very tricky.

5. ACTION ITEM: Discussion concerning fire bond project.

Executive Director Suzanne Frick advised this is a carryover from the last meeting, clarifying that the KURA will not monetarily support the bond, but wanted to know if they would like to take a position on the support of the bond.

Attorney Ryan Armbruster explained the support of the KURA stating that if we could have a motion saying that the agency stands prepared to provide infrastructure as allowed by law should the fire bond pass to improve and enhance the surrounding proposed area of the project site. This would keep us on the right side of the statute.

Commissioner Ed Johnson questioned if the Fire House Bond is approved, what fiscal year would it come out of? Executive Director Suzanne Frick explained it may be part of both Fiscal Years.

**Motion to support what Attorney Ryan Armbruster suggested.**

*Motion made by Commissioner Johnson, Seconded by Commissioner Packer.*

*Voting Yea: Commissioner Breen, Commissioner Dove, Commissioner Johnson, Commissioner Packer, Commissioner Scovell, Commissioner Slanetz*

**ADJOURNMENT**

**Motion to adjourn at 2:48 pm.**

*Motion made by Commissioner Packer, Seconded by Commissioner Breen.*

*Voting Yea: Commissioner Breen, Commissioner Dove, Commissioner Johnson, Commissioner Packer, Commissioner Scovell, Commissioner Slanetz*

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Susan Scovell, Chair

ATTEST:

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Robin Crotty, Secretary