



Ketchum Urban Renewal Agency

Regular Meeting

~ Minutes ~

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

Baird Gourlay
208-726-3841

Tuesday, September 6, 2016

2:00 PM

Ketchum City Hall

Present: Vice Chair Tim Eagan
Commissioner Mark Nieves
Commissioner Jim Slanetz
Commissioner Gary Lipton
Commissioner Jae Hill
Commissioner Shelley Seibel – arrived at 2:40 p.m.

Absent: Chairman Baird Gourlay

Staff Present: Micah Austin, Director of Planning and Building
Sandy Cady, Secretary/Treasurer
Matt Parks, Attorney – conference phone

1. Call to Order

Vice Chair Tim Eagan called the meeting to order at 2:00 p.m.

2. CONSENT CALENDAR

a. Approval of Minutes

Vice Chair Tim Eagan pointed out the correction in the spelling of his name.

b. Approval of Current Bills

Bills are not in the packet. Director of Planning & Building will get the bills in front of the commissioners today. Secretary/Treasurer Sandy Cady distributed bills to the Commissioners

Motion to approve the consent agenda.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jim Slanetz, Commissioner
SECONDER:	Mark Nieves, Commissioner
AYES:	Slanetz, Lipton, Eagan, Nieves, Hill
ABSENT:	Gourlay, Seibel

2. COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS

Commissioner Gary Lipton suggested that the Commissioners focus on transparency.

Vice Chair Tim Eagan congratulated Sandy Cady on Wagon Days and on her upcoming retirement.

Commissioner Shelley Seibel arrived at approximately 2:40 p.m.

4. COMMUNICATIONS FROM THE PUBLIC**5. NEW BUSINESS****a. Public Hearing and adoptions of Resolution 16-URA6, the Fiscal Year 2016-17 Annual Appropriation Resolution (Sandy Cady, Secretary/Treasurer)**

Secretary/Treasurer Sandy Cady presented the final version of the budget and asked the Commission to adopt the Resolution for the final budget. Director of Planning & Building Micah Austin explained the deadline for noticing, public hearing, and public comment and outlined the deadline dates

Vice Chair Tim Eagan opened the meeting for public comment. There were none.

Vice Chair Tim Eagan asked for Commissioners comments.

Commissioner Jae Hill questioned Personnel Services and the fact that the number has almost doubled from 15/16 to 16/17. He questioned why? Secretary/Treasurer Sandy Cady explained that part of it is salary and benefits package. She explained the Director of Planning & Building Director's salaries went from 0% in 15/16 to 25 % in 16/17 budget. The overall increase in the budget is the increase in doing business. The logic behind the creation of this budget and future budgets were discussed. Jae Hill talked about the KURA getting in tune with the mission of the KURA. Commissioner Jim Slanetz is in agreement. There was a discussion as to how much the KURA will be receiving next year.

Commissioner Mark Nieves questioned how they are handling Sun Valley Economic Development funding. Director of Planning & Building Micah Austin explained that the funds are just a place holder. There will be more discussions on this topic at a later date. Budgeting practices were discussed. Commissioner Gary Lipton talked about the handling of non-profits and how this board has decided they will be handling those request. He talked about the KIC board and how they responded to SVED's request for funds from the KURA. Secretary/Treasurer Sandy Cady will supply a detail ledger of all the bills for the past fiscal year that were approved by the KURA. Commissioner Jae Hill questioned the Infrastructure Projects and when they were approved. He questioned the Northwood approval and when that will be coming back to the KURA. Director of Planning and Building Micah Austin explained the timing of the projects.

Motion to Adopt Resolution NO. 16-URA6, 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, 2016 and ending September 30, 2017, for all general, special and corporate purposes; directing the Executive Director to submit said budget; and providing an effective date.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Eagan, Vice Chair
SECONDER:	Jae Hill, Commissioner
AYES:	Slanetz, Lipton, Eagan, Nieves, Seibel, Hill
ABSENT:	Gourlay

b. Approval of Engagement Letter with Dennis Brown, CPA, to provide auditing services to the KURA (Sandy Cady, Secretary/Treasurer)

Secretary/Treasurer Sandy Cady outlined the engagement letter in the packet and talked about the increase of \$100.00 in fees. The audit will be done the 2nd week of November and be presented to the KURA by the end of December. Commissioner Jae Hill requested that the audit be presented to the Commissioners.

Motion to approve the Terms of Engagement for Auditing Services with Dennis R. Brown, CPA.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mark Nieves, Commissioner
SECONDER:	Shelley Seibel, Commissioner
AYES:	Slanetz, Lipton, Eagan, Nieves, Seibel, Hill
ABSENT:	Gourlay

6. OLD BUSINESS

Commissioner Jae Hill questioned when staff will be presenting more information in regards to tennis courts and skate parks. Would like to see those numbers in 16/17 budget.

7. LEGISLATIVE UPDATES (Ryan Armbruster, KURA Attorney)

Attorney Matt Parks does not have an update at this time.

8. STAFF REPORTS

No staff reports at this time.

9. EXECUTIVE SESSION PURSUANT TO: Idaho Code Sections 74-206(1)(f), to communicate with legal counsel to discuss the legal ramifications of and legal options for pending litigation or controversies not yet being litigated but imminently likely to be litigated and 74-206(1)(c) to acquire an interest in real property not owned by a public agency.

Motion to go into Executive Session to discuss Idaho Code Sections 74-206(1)(f), to communicate with legal counsel to discuss the legal ramifications of and legal options for pending litigation or controversies not yet being litigated but imminently likely to be litigated and 74-206(1)(c) to acquire an interest in real property not owned by a public agency.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jae Hill, Commissioner
SECONDER:	Jim Slanetz, Commissioner
AYES:	Slanetz, Lipton, Eagan, Nieves, Seibel, Hill
ABSENT:	Gourlay

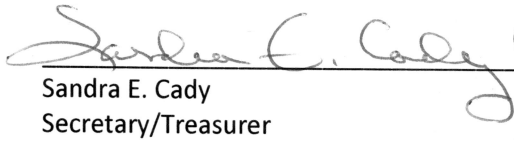
Motion to come out of Executive Session at 3:10 p.m.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jae Hill, Commissioner
SECONDER:	Jim Slanetz, Commissioner
AYES:	Slanetz, Lipton, Eagan, Nieves, Seibel, Hill
ABSENT:	Gourlay


10. ADJOURNMENT

Motion to adjourn at 3:11pm

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jae Hill, Commissioner
SECONDER:	Jim Slanetz, Commissioner
AYES:	Slanetz, Lipton, Eagan, Nieves, Seibel, Hill
ABSENT:	Gourlay



Sandra E. Cady
Secretary/Treasurer



Tim Eagan, Vice Chair