

**SPECIAL MEETING OF THE KETCHUM
URBAN RENEWAL AGENCY
February 27, 2014**

Commissioners present: Chairman Mark Eshman
Vice-Chairman Trish Wilson
Commissioner Gary Lipton
Commissioner Jim Slanetz
Commissioner Anne Corrock

Commissioners absent: Commissioner Baird Gourlay
Commissioner Tim Eagan

Also present: Executive Director Gary Marks
City Attorney Stephanie Bonney via phone
Ketchum Community and Economic Development Director Lisa Horowitz

1. This meeting of the Ketchum Urban Renewal Agency was called to order by Chairman Mark Eshman at 12:02 p.m. at City Hall, Ketchum, Idaho.

2. **Communications from the Board of Commissioners**
There were no comments at this time.

3. **Comments from the Public**
There were no comments at this time.

4. **Consideration of an extension to dates within the purchase and sale agreement between KURA and CHG Landowners for property owned by the KURA located at 211 First Street East in exchange for property owned by CHG Landowners located at 611-691 Second Avenue North, Ketchum.**

Lisa Horowitz, Community and Economic Development Director briefed the board on the activity of the project to date. The board has a purchase and sale agreement that was approved in October. Staff and the applicant thought they would be able to accomplish the actions in 120 days, but they need an additional 90 days.

Greg Dumfield, GMD Development, updated the council on what they have accomplished in the last 120 days. The rezoning applications was submitted in January. They have done an environmental and there are no further recommendations. They obtained a boundary and topographical survey, and the land suits their needs well. They have hired a local architect to do a site massing study, which derived 22-25 units of housing which was limited by the amount of available parking. They did a sun shade study which showed a very small impact and a traffic study which showed no impact on the surrounding streets. The cost to date have been shared by the KCDC, GMD, and KURA, with the exception of the environmental of the old the Washington Place site being paid by KURA. The zoning application was received by the City on January 29th, GMD Development and the KCDC have scheduled a neighborhood meeting for tonight at the YMCA. The first reading in front of the Planning and Zoning commission is scheduled for March 10, 2014, and expect that to take several meetings. They would like to see the exchange happen before the end of May. The next step would be to discuss a development agreement with the KURA to secure site control for the housing.

Chairman Mark Eshman asked who conducted the traffic study, and was surprised that 24 units don't require some mitigation. Mr. Dumfield said that the traffic won't add enough trips per day to impact existing structure. Lisa stated that the traffic issue would be fully vetted by the Planning and Zoning Commission. Commissioner Anne Corrock asked for clarification on the parking issue. Mr. Dumfield said that because of the parking regulation on apartment overlay the number of units they could place there was limited, but they are adhering to the regulation.

Avril Frisk, a neighbor to the property, disagreed with the possible zoning changes. Lisa Horowitz, Community and Economic Director, encouraged him to attend the planning and zoning meeting where it would be discussed in detail.

Chairman Mark Eshman asked if the 90 days gives them enough time. Mr. Dumfield stated that he believes it can be done in that timeline.

Commissioner Anne Corrock asked what issues have held up the process. Lisa Horowitz, Community and Economic Development Director, said there were not issues, but the holidays caused some scheduling delays. Commissioner Anne Corrock was concerned that there would be a legality issue since they would be changing the zoning for a particular application. Lisa Horowitz, Community and Economic Development Director, said what is going in front of the Planning and Zoning Commission is a request for zone change, not a design for the site. Stephanie Bonney, KURA Attorney, said that they would not be considering the application when they do the zone change, the zone change will be a blanket zone change.

Commissioner Anne Corrock asked if there was a conflict since she would also be representing the Ketchum City Council. Stephanie stated that her responsibility was to two different entities, and each one has different goals and objectives. Today she is representing the URA, not the City Council. She is coming at it from different perspectives. She could recuse herself if she felt a need to.

Chairman Mark Eshman suggested the Board go into executive session before making a decision. Stephanie Bonney, KURA Attorney, suggested they go into executive session for the discussion and then come out of executive session to make a motion.

Linden Beck, neighbor to the property, asked what would happen to the existing bike path, and does the City own the right of way, or does the railroad. Mark said those issues have not yet been resolved.

Vice Chairman Trish Wilson motioned to go into Executive Session at 12:30 p.m., Commissioner Anne Corrock seconded, roll call: Commissioner Jim Slanetz yes, Commissioner Anne Corrock yes, Commissioner Gary Lipton yes, Chairman Mark Eshman yes, Vice-Chairman Trish Wilson yes.

Vice-Chairman Trish Wilson motioned to come out of executive session at 12:51 p.m. Commissioner Jim Slanetz seconded, motion passed unanimously.

Commissioner Gary Lipton motioned to accept the 120 days, and the amend 1.3 on the purchase agreement that someone is going to provide the KURA Board a free and clear insurance title of all liens, encumbrances, and easements, the property owners are to provide that to the KURA, because of the potential problems with the right-of-way path.

Lisa Horowitz, Community and Economic Development Director clarified that insurance title would include the City's parcel. Right now it only states the two that they are selling the KURA, and this would change it to include all three parcels.

Vice-Chairman Trish Wilson seconded the motion, the motion passed with Commissioner Anne Corrock abstaining on the basis of her two hats. The motioned passed with four in favor and one abstention.

5. Consent Calendar

- a. Approval of minutes from the January 21, 2014 URA Board meeting
- b. Recommendation to approve current bills

Vice-Chairman Trish Wilson motioned to accept the consent calendar; Commissioner Jim Slanetz seconded the motion. Commissioner Anne Corrock asked Gary Marks, Executive Director, to update the board on the RAI meetings he attended. Gary Marks said it has been fairly quiet in the legislature regarding URA, he encouraged the board to maintain a presence on the RAI board, and that Lisa Horowitz had expressed an interest in being on that board and he would strongly support and encourage that.

The motion to accept the consent calendar passed with four in favor and one abstention, Commissioner Anne Corrock abstained from the minutes since she was not present at the meeting.

6. ADJOURNMENT

Vice Chairman Trish Wilson motioned to adjourn at 12:58 p.m. Motion seconded by Commissioner Nina Jonas, and passed unanimously.



MARK ESHMAN,
Chairman

ATTEST:


SANDRA E. CADY, CMC
Secretary/Treasurer