



**REGULAR MEETING OF THE KETCHUM  
URBAN RENEWAL AGENCY  
May 19, 2014**

**Commissioners present:** Chairman Mark Eshman (by phone)  
Commissioner Anne Corrock  
Commissioner Tim Eagan  
Commissioner Baird Gourlay  
Commissioner Gary Lipton  
Commissioner Jim Slanetz

**Commissioners absent:** Vice-Chairman Trish Wilson

**Also present:** Interim Executive Director Ray Silver

Attorney Stephanie Bonney

Minutes written by Ketchum Recording Secretary Sunny Grant

1. This meeting of the Ketchum Urban Renewal Agency was called to order by Commissioner Baird Gourlay at 4:08 p.m. at City Hall, Ketchum, Idaho.

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

3. **Communications from Staff**

a. **Update on Live and On-Demand Audio/Video Streaming and Audio Upgrade in Council Chambers**

Ketchum Assistant to the City Administrator Lisa Enourato explained the new microphone and speaker system in Ketchum Council Chamber. Ketchum meetings will be live audio/video streaming online in the very near future.

b. **Proposed Management of Affordable Housing Program and Costs by the KURA.**

Ketchum Community Development Corporation Executive Director Jon Duval said the Ketchum Community Economic Development Corporation and Ketchum Urban Development Agency were both established by the Downtown Master Plan and closely linked. Affordable housing has always been a top priority of both organizations.

Duval presented an overview of the KCDC budget. The KCDC's total FY2014-15 budget is \$172,000. The KCDC is requesting \$112,000 from the URA. The City of Ketchum would like for the URA to fund as much of the KCDC's budget as possible. Some budgeted expenses, i.e., office costs and director's salary, are ongoing. Estimated expenses include the tax credit application cost to Idaho Housing and Finance Association (IHFA) and upfront and pre-development costs for design, engineering, environmental work.

Ongoing KCDC projects:

- The Ketchum Innovation Center (KIC) is a new business incubator project. KIC's rented building is just barely outside the Ketchum Urban Renewal Development area.
- Northwood Park is five acres of wild land owned by the City of Ketchum that the KCDC and Ketchum Parks Department are talking about developing into a public park. Commissioner Anne Corrock suggested the KCDC present the project to the URA for direction before going too far with it.
- The KCDC has been spending money to develop projects on land owned by the URA under authority of the City.

Commissioner Tim Eagan said he'd heard that developer Greg Dunfield was looking for reimbursement from the URA for \$18,000 he'd spent on the Higgins parcel and/or Washington Place. Commissioner Tim Eagan said he was unaware of any authorization from the URA for such expense.

Commissioner Jim Slanetz said the KCDC had been coming to the City Council for tasking and approval, but was asking the URA Board for funding. Affordable housing is a task of the URA, and the KCDC should go to the URA for tasking instead of the City. Duval agreed that the KCDC and URA need to work more closely together, with the City as oversight.

Chairman Mark Eshman said the KCDC had traditionally been funded by Ketchum. Since three members of the URA Board are Ketchum Councilors, the budget is a bit conflicted as long as it is divided between the URA and Ketchum Council. He suggested the KCDC budget should be 100% funded by the URA in the future. Commissioner Anne Corrock agreed, but wasn't sure all the KCDC projects fit within the URA's outline. Duval said he understood that KIC may not fit within the URA's purview. Commissioner Gary Lipton asked for an outline of the KCDC budget prior to its official presentation to the URA.

Commissioner Baird Gourlay said the URA was originally established with the plan that it would be a funding mechanism for a future KCDC and other things the City could not afford to do, including affordable housing. The URA subsequently purchased properties and quickly found itself in a financial situation where it couldn't fund affordable housing, so the City picked up the KCDC's tab. The City has been trying for a number of years to establish a way that the URA could fund its fair share of projects that the City was burdened with. The KCDC should in fact be reporting to the URA under a contract for services and requesting

funding from the URA if it wants to get funding from the URA. The URA can only fund projects that are within the urban renewal district; so the KCDC may have to look to the City to fund things outside of the URD.

Commissioner Tim Eagan said he hadn't heard that the URA was expected to fund KCDC projects until this meeting. Other members of the URA Board were also not aware that the URA was expected to be a primary funding entity of the KCDC.

4:37:48 PM Commissioner Anne Corrock felt the main charge of affordable housing was driven by the in-lieu housing fund that needs to be used or paid back. She agreed with Commissioner Tim Eagan that there hasn't been enough direction from the URA and the plan that elected officials adopted for the URA to work with to get projects done. She said the URA needs more information. The URA district is large and needs a lot of money. She felt the URA should either take on the KCDC or not; and didn't feel the KCDC should be spread between two entities. Commissioner Anne Corrock said she didn't know about Northwood Park as a Councilmember or URA Board member. She didn't want Ketchum staff (the Parks Department) to work on an outside project without direction from City Council.

4:41:17 PM Commissioner Jim Slanetz said the URA owns properties and has, since Washington Street Place, tasked the KCDC to work on getting affordable housing onto these properties. He said the URA was responsible for getting affordable housing, and asked who they would contract with to accomplish that if not the KCDC.

4:42:29 PM Commissioner Gary Lipton said he was shocked that Commissioner Tim Eagan had been on the URA Board for a year and hadn't heard about this. If the URA is going to make decisions with taxpayers' money, they should know everything. He encouraged the two entities to work together and move forward.

Commissioner Tim Eagan asked the KCDC to put together more information so the URA can decide if the KCDC's budget request will work for both organizations. Duval requested a workshop to look at the history of the URA and KCDC, and present what the URA has in mind for future priorities and projects.

Commissioner Anne Corrock wanted the entire URA Board to work with the KCDC; but the majority of the URA Board preferred to have a subcommittee of four work with the KCDC and report to the URA Board.

#### 4. Communications from the Public

- Ketchum resident Tim Timones asked for an update of renegotiation of the lease of the Visitors Center. Is there a process for RFP?

Interim Executive Director Ray Silver said the RFP needs more work.

The URA Board subcommittee is working on the lease renegotiation.

#### 5. Consent Calendar

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

Commissioner Tim Eagan moved to approve the minutes of April 21, 2014 URA Board meeting, seconded by Commissioner Jim Slanetz. Motion passed unanimously.

Commissioner Tim Eagan moved to approve current bills, seconded by Commissioner Gary Lipton. Motion passed unanimously.

#### 6. Executive Session to discuss land acquisition pursuant to Idaho Code 67-2345 1(f)

Commissioner Baird Gourlay moved to amend the agenda to go into Executive Session to discuss land acquisition and pending litigation pursuant to Idaho Code 67-2345 1(c) and 1(f). Motion seconded by Commissioner Gary Lipton. Motion passed unanimously.

Commissioner Baird Gourlay moved to go into Executive Session to discuss land acquisition and pending litigation pursuant to Idaho Code 67-2345 1(c) and 1(f). Motion seconded by Commissioner Tim Eagan. Roll call: Chairman Mark Eshman (by phone) yes, Commissioner Anne Corrock yes, Commissioner Tim Eagan yes, Commissioner Baird Gourlay yes, Commissioner Gary Lipton yes, and Commissioner Jim Slanetz yes. Motion passed unanimously.

#### 7. ADJOURNMENT

Commissioner Baird Gourlay moved to adjourn at 5:32 p.m. Motion seconded by Commissioner Tim Eagan, and passed unanimously.

ATTEST:

  
SANDRA E. CADY, CMC  
Secretary/Treasurer

  
MARK ESHMAN,  
Chairman