



SPECIAL MEETING OF THE KETCHUM  
URBAN RENEWAL AGENCY  
November 19, 2012

Commissioners present: Vice-Chairman Trish Wilson  
Commissioner Michael David  
Commissioner Randy Hall  
Commissioner Nina Jonas  
Commissioner Jim Slanetz

Commissioners absent: Chairman Mark Eshman  
Commissioner Trina Peters

Also present: Attorney Stephanie Bonney  
Ketchum Community and Economic Development Director Lisa Horowitz  
Recording Secretary Sunny Grant

1. This Special Meeting of the Ketchum Urban Renewal Agency was called to order by Vice-Chairman Trish Wilson at 5:15p.m. at City Hall, Ketchum, Idaho.

2. Communications from the Board of Commissioners  
No comment from Commissioners at this time.

3. Comments from the Public  
• Mickey Garcia said to keep up the good work.

4. Questions from the Press  
Brennan Rego, *Idaho Mountain Express* reporter, asked if the URA had any response to the Sawtooth Board of Realtors ad in the November 7 edition of the newspaper. The ad said the City of Ketchum and URA had invested over \$2.25 million in land for affordable housing development, and that these new subsidized units would compete directly with rental units owned by individuals who had invested in Ketchum through market-rate transactions. The ad claimed the projected profit for the developer, including the KCDC, is in excess of \$800,000 vs. a financial return to the URA of \$1; that the project will cost over \$500/sq.ft., more than many single family homes; and not provide adequate parking to the detriment of nearby businesses.

CED Director Lisa Horowitz said staff is drafting a fact sheet that will soon be on the City's website.

Commissioner Randy Hall said the public considered affordable housing a top priority. Ketchum spent six years in public process and a dozen public meetings; and purchased the property with in-lieu housing funds specifically for housing. If someone had property to trade or a better location, they should have come forward before now. If affordable rentals were available, people would have rented them.

5. Consent Calendar  
a) Approval of minutes from the November 5, 2012 URA Board meeting.  
b) Recommendation to approve current bills.

Commissioner Randy Hall moved to approve the Consent Calendar for November 19, 2012. Motion seconded by Commissioner Nina Jonas, and passed unanimously.

6. ADJOURNMENT  
Vice-Chairman Trish Wilson moved to adjourn at 5:30pm. Motion seconded by Commissioner Randy Hall, and passed unanimously.

  
TRISH WILSON,  
Vice-Chairman

ATTEST:

  
SANDRA E. CADY, CMC  
Secretary/Treasurer