



Ketchum Urban Renewal Agency

Regular Meeting

~ Minutes ~

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

Admin

Monday, June 17, 2019

2:00 pm
Ketchum City Hall

Present: Chair Susan Scovell – present by phone
Acting Chair – Jim Slanetz
Commissioner Amanda Breen
Commissioner Ed Johnson
Commissioner Casey Dove
Commissioner Kristen Spachman

Absent: Vice Chair Cameron Packer

Staff Present: Suzanne Frick – Executive Director
Grant Gager – Treasurer
Ryan Armbruster – Attorney – present by phone

1. CALL TO ORDER

Acting Chair Jim Slanetz called the meeting to order at 2:01 pm

2. CONSENT CALENDAR Note: (ALL ACTION ITEMS)

Approval of Minutes: May 20, 2019 regular meeting

Motion to approve minutes

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ed Johnson, Commissioner
SECONDER:	Kristen Spachman, Commissioner
ABSENT:	Cameron Packer
AYES:	Slanetz, Siebel, Breen, Johnson, Dove, Spachman

b. Approval of Current Bills: see packet

Commissioner Ed Johnson questioned the computer service allocation payment. Treasurer Grant Gager explained the charge as support service to set up an email for a new commissioner

Motion to approve the bills

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Amanda Breen, Commissioner
SECONDER:	Ed Johnson, Commissioner
ABSENT:	Cameron Packer
AYES:	Slanetz, Siebel, Breen, Johnson, Dove, Spachman

3. COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS

No comments

4. COMMUNICATIONS FROM THE PUBLIC

No comments

5. ACTION ITEMS:

a. ACTION: Approval of FY 19 payment to City of Ketchum for in-lieu funds

Commissioner Ed Johnson talked about the importance of papering out the repayment to the City of Ketchum from the KURA. He advised that there is no written agreement regarding the repayment therefore they are not obligated to make the payment. Treasurer Grant Gager explained the history of the repayment saying it started in FY16 and paid in FY17 and FY18 as well. He explained how the breakdown works and the formula that is in place for 2019. Commissioner Amanda Breen asked if anybody thought they shouldn't pay it? Ed Johnson explained that he's not against repayment, however, is unsure of the amount that should be paid. Grant Gager clarified that the repayment goes toward Affordable Housing. It was decided that this topic will be on next month's agenda.

6. DISCUSSION ITEMS

a. Quarterly update by Sun valley Economic Development (SVED)

Commissioners Amanda Breen and Ed Johnson have both recused.

Sun Valley Economic Development Director Harry Griffith gave the background of SVED and talked about their mission and how they go about reaching their goal. He explained that Economic Development is a long slow process and advised that they have been working on this for the last 10 years and trying to make a difference in Ketchum. Harry Griffith talked about getting companies to relocate here and about incentives before the new businesses to assist them in relocating to the valley. He talked about their involvement through the entire community and encouraged everyone to participate in the e otter bike event coming to the valley next week. SVED is involved in the middle-income housing and is actively working on the Sun Valley Culinary Institute. He talked about their action plan and explained he would be updating every quarter. He went over the financials of SVED and talked about this year's ask saying the budget proposal is neutral to last year.

Commissioner Casey Dove questioned what SVED's level of relation is with the State of Idaho. Executive Director Harry Griffith explained that there really wasn't a relationship until 3 ½ years ago when Idaho started offering a tax incentive and as of 3 months ago, a property tax exemption. He also said there is a commerce team in Boise they are working with called ED Pro's.

Commissioner Kristen Spachman questioned what they are doing for middle income housing. Executive Director Harry Griffith explained the difference between affordable housing and middle-income housing and talked about SVED's involvement in defining middle income housing. They are looking at various projects and seeing which ones would qualify for middle income housing. They did a study of how much middle-income housing is needed each year and talked about his current involvement with planning & zoning in regard to developing a new development code.

b. Discussion of FY 19/20 budget and process

Treasurer Grant Gager explained the budget schedule for this year. He asked commissioners for their input for this year's budget and asked them to reach out to the chair or himself and they will get this on the next agenda.

Acting Chair Jim Slanetz asked about the budget process and how they would be breaking it out. Treasurer Grant referenced the budget retreat and how the process will go forward.

c. Discussion of long-term repayment plan for in-lieu funds from City of Ketchum

Commissioner Ed Johnson talked about the importance of deciding what is owed to the City in lieu of payments that have already been made. It was stated that the KURA already paid back just under \$235,000 and he referenced the StarBucks building. Commissioner Casey Dove asked about the allocation.

City Administrator Suzanne Frick explained the history of the In-Lieu Funds and how the cash contribution worked. Acting Chair Jim Slanetz talked about infrastructure projects that have been done and questioned if that should be counted towards the payment of the debt as well. Commissioner Ed Johnson would like the details papered out and asked Attorney Ryan Armbruster about the legal ramifications. Attorney Ryan Armbruster agreed that nothing is in a contract and it is up to the board and they need to get input from the city as how to move forward. Commissioner Ed Johnson advised they would need to give \$103,000 a year up to 2030 to get this paid. Ryan Armbruster explained how this payment has been done each year at budget time. Putting it into an agreement would clear this up for repayment each year. Ed Johnson asked if it is written down cash versus property. Executive Director Suzanne Frick said there is documentation that explains the cash that went from the City to the KURA along with Resolutions. The piece that is missing is the repayment of the obligation and the reason for it was because the sites in question were going to be community housing. Since it has become apparent that those sites are not community housing is the reason the repayment issue has come back. Ed Johnson asked Suzanne Frick what the process is. Suzanne Frick said Ryan Armbruster should craft an agreement to come back to the board for approval and then it would go before council for approval.

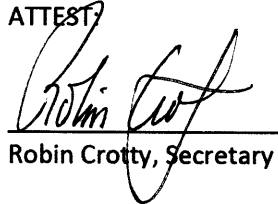
Attorney Ryan Armbruster was directed to craft the agreement and bring it back to the commissioners for approval.

7. ADJOURNMENT

Motion to adjourn at 2:49 pm.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Casey Done, Commissioner
SECONDER:	Ed Johnson, Commissioner
ABSENT:	Cameron Packer
AYES:	Slanetz, Siebel, Breen, Johnson, Dove, Spachman


Susan Scovell, Chair

ATTEST:

Robin Crotty, Secretary