



Ketchum Urban Renewal Agency

Regular Meeting

~ Minutes ~

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

Monday July 21, 2014

3:00 PM

Ketchum City Hall

Present: Trish Wilson – Vice Chairman
Anne Corrock – Commissioner
Tim Eagan – Commissioner
Gary Lipton – Commissioner
Baird Gourlay - Commissioner

Absent: Mark Eshman – Chairman
Jim Slanetz - Commissioner

Also Present: Stephanie Bonney – KURA Attorney
Sandra Cady – Secretary/Treasurer
Lisa Enourato – Assistant to the Executive Director
Katie Carnduff – Administrative Clerk

1. CALL TO ORDER

Vice Chairman Trish Wilson called the meeting to order at 3:07 p.m.

2. COMMUNICATIONS FROM COMMISSIONERS.

Commissioner Corrock requested that all URA meetings be called Regular Meetings. Stephanie Bonney said they did not need a resolution to make a change.

Commissioner Gary Lipton asked the Attorney if the Board could have an executive session outside the regular meetings. Stephanie Bonney said yes they just need to notice the meeting.

3. COMMUNICATIONS FROM STAFF.

a. **Review of Urban Renewal Plan, Discussion of Role and Purpose, Defining and Prioritizing Key Projects – Stephanie Bonney, KURA Attorney.**

Stephanie Bonney reviewed the purpose of the Urban Renewal Agency, the meaning of deteriorated areas, the two areas that are part of the plan, how the plan is adopted, the definition of the project, the history of the Ketchum Urban Renewal Plan, and the Master Goals of the Ketchum Urban Renewal Plan.

Commissioner Gary Lipton asked if the URA could sell a piece of property.

Stephanie Bonney reviewed the Capital Improvement Plan. Vice-Chairman Trish Wilson asked if the plan should be amended regularly. Stephanie said amending portions of the CIP is a good idea, and the City Council would need to provide approval.

Commissioner Anne Corrock asked for clarification of the tax increment meant that it is the amount of money that would be coming in, not the value of the property.

Stephanie Bonney summarized the Role of the Urban Renewal Agency.

Motion to put on the agenda for the new City Administrator to reevaluate the tax increment revenue.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tim Eagan, Commissioner
SECONDER:	Gary Lipton, Commissioner
AYES:	Trish Wilson, Anne Corrock, Tim Eagan, Gary Lipton, Baird Gourlay
ABSENT:	Mark Eshman, Jim Slanetz

b. Follow-up on Visitor Center Prospective Tenant – Chairman Mark Eshman and Commissioner Gary Lipton.

Rick Robertson expressed interest in the loft space at 491 Sun Valley Road for the purpose of a law office.

Vice Chairman Trish Wilson asked what his timing was. Rick said he would love to be in by September 1st, but could move it out to October.

Commissioner Gary Lipton asked how long of a lease Rick would want. Rick said his preference would be one year.

Commissioner Anne Corrock asked if he had been working somewhere else. Rick has been working in Washington D.C.

Commissioner Tim Eagan said that making improvements in the building doesn't pan out for a one year lease. Tim suggested a month to month lease with no improvements, and after a year consider a three year lease and improvements would be done at that time. Rick said that would work for him.

Commissioner Gary Lipton requested something in writing.

c. Continuation of Proposed Budget for Fiscal Year 2014-15 – Sandra Cady, Secretary/Treasurer.

Sandy Cady, Secretary/Treasurer, presented the changes made to the budget since the last meeting.

Sandy said the professional services line item includes \$25,000 for the space use study of City Hall, she recommended that they budget \$50,000 total for the line item. The board directed Sandy to make a separate line item for a space use study.

Commissioner Gary Lipton said he is expecting the tablet system to cost \$40,000 or less.

Commissioner Anne Corrock requested clarification on the grant match for the Transportation Hub.

Jon Duval, Executive Director of the KCDC came to answer any questions the board had regarding the Ketchum Community Development Corporation.

Harry Griffith, Sun Valley Economic Development, highlighted projects the SVED are working on, including a Culinary Institute and a Human Performance Laboratory.

Jason Miller clarified the grant match of just under \$4,000 is for sidewalks which are outside the scope of work of the Transportation Hub.

Commissioner Baird Gourlay requested a line item in the budget for the \$3,894 grant match.

Commissioner Baird Gourlay supports funding the KCDC as much as possible. Commissioner Gourlay suggested going into a planning and work session with the KCDC to tell them what direction to move in.

Commissioner Anne Corrock said the board needs to prioritize what capital projects they want to put the money toward.

Commissioner Tim Eagan asked what resources are available net of debt service.

The board agreed to budget \$310,000 for Capital Improvement.

The board agreed to put \$99,200 in the budget for the Ketchum Community Development Corporation.

Motion to continue the budget to August 4, 2014 at 3:00 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Baird Gourlay, Commissioner
SECONDER:	Tim Eagan, Commissioner
AYES:	Trish Wilson, Anne Corrock, Tim Eagan, Gary Lipton, Baird Gourlay
ABSENT:	Mark Eshman, Jim Slanetz

4 Approval of minutes: July 21, 2014.


Motion to approve the minutes.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Baird Gourlay, Commissioner
SECONDER:	Tim Eagan, Commissioner
AYES:	Trish Wilson, Anne Corrock, Tim Eagan, Gary Lipton, Baird Gourlay
ABSENT:	Mark Eshman, Jim Slanetz

5. ADJOURNMENT.

Motion to adjourn at 5:33 p.m.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Gary Lipton, Commissioner
SECONDER:	Baird Gourlay, Commissioner
AYES:	Trish Wilson, Anne Corrock, Tim Eagan, Gary Lipton, Baird Gourlay
ABSENT:	Mark Eshman, Jim Slanetz


Trish Wilson
Vice-Chairman

ATTEST:


Sandra E. Cady
Secretary/Treasurer