Ketchum Urban Renewal Agency

Special Meeting

~ Minutes ~

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

Monday, September 15, 2014 | **3:00 PM** | **Ketchum City Hall**

Present: **Mark Eshman - Chairman**
Anne Corrock – Commissioner
Tim Eagan – Commissioner
Gary Lipton – Commissioner
Baird Gourlay - Commissioner
Jim Slanetz - Commissioner

Absent: **Trish Wilson – Vice Chairman**

Also Present: **Suzanne Frick – Executive Director**
Stephanie Bonney - Attorney
Lisa Enourato – Assistant to the Executive Director
Katie Carnduff – Administrative Clerk

1. CALL TO ORDER

Chairman Mark Eshman called the meeting to order at 3:05 p.m.

COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS.

Commissioner Anne Corrock showed pictures from her visit to Durango Colorado and discussed their welcome center.

a. Discussion for tablet proposal for 491 Sun Valley Road property – Gary Lipton, Commissioner.

Commissioner Gary Lipton discussed the signage proposal from Aaron Pearson. The network improvement proposal from Aaron Pearson was to improve the network service; there may be a more efficient way to improve the service according to a Representative from Cox. Commissioner Lipton is proposing the board table the network service portion of the proposal. Commissioner Lipton presented information to the commission regarding Aaron Pearson's proposal. Commissioner Lipton clarified that the tablets and the network upgrade are two separate proposals.

Commissioner Baird Gourlay wanted to be sure that the signage proposal would work independent of the network upgrade.

Commissioner Tim Eagan is in favor of the signage proposal, but thinks before they move forward with the proposal they need to vet it with the community and determine if there is interest.

Chairman Mark Eshman suggested two or three members of the board discuss the proposal with the real estate and retail community. The board agreed to table the discussion until the next meeting after some research had been done.

Commissioner Baird Gourlay expressed concern over who will be doing the sales. Chairman Mark Eshman suggested that someone on city staff could handle that.

Commissioner Gary Lipton suggested the Wood River Studio Tour use the building at the building at 491 Sun Valley Road and the Park for the event next year.

o. Discussion regarding property at 211 First Street East – Tim Eagan.

Commissioner Tim Eagan suggested forming a committee to look into the possibility of developing the property at 211 First Street East for the CSI Culinary School. There is a possibility of transferring the parking lot the City owns to the KURA. The project would possibly include the school, commercial, and affordable housing.

Commissioner Anne Corrock noted that 50% of the building would need to be affordable housing.

The board agreed it was a good idea

3. COMMUNICATIONS FROM STAFF.

a. Discussion of lease proposal regarding 491 Sun Valley Road – Lisa Enourato, Assistant to the Executive Director.

Lisa Enourato, Assistant to the Executive Director, presented the proposed lease with Windermere Real Estate. Lisa said the board may want to consider putting a door in upstairs, there have been some thefts.

Commissioner Tim Eagan is in favor of the proposal, it is low impact, and generates revenue.

Chairman Mark Eshman suggested waiting to determine if the space was needed for the tablet and network proposal, before making a firm decision.

Dan Gorham, Windermere Real Estate, said there are cables exposed on the sidewalls, his understanding is those will be enclosed.

The board agreed not to lease the space to anyone else and to make a decision by October 20, 2014.

b. Draft Request for Qualifications (RFQ) for attorney services – Suzanne Frick, Executive Director.

Suzanne Frick, Executive Director, presented the draft request for qualifications.

Commissioner Baird Gourlay suggested leaving the price parameters on the RFQ open. He would prefer a retainer and then an option to negotiate a price for more hours if a large project comes up. Suzanne said the RFQ would be out for about 60 days, it would go out locally first, and then establish a new deadline if they need to expand the search. Mark suggested that they should word it as there will be preference given to local firms, but that the board should cast a larger net.

The board directed staff to send out the RFQ.

4. COMMUNICATIONS FROM THE PUBLIC.

Bob Crosby, Sun Valley Board of Realtors, commented on the First and Washington Property in respect to Affordable Housing.

Jon Duval, KCDC, commented on affordable housing development on the property.

5. CONSENT CALENDAR

Motion to approve the consent calendar.

RESULT:	**APPROVED (UNANIMOUS)**
MOVER:	Tim Eagan, Commissioner
SECONDER:	Gary Lipton, Commissioner
AYES:	Mark Eshman, Anne Corrock, Tim Eagan, Gary Lipton.
ABSTAINED:	Bard Gourlay, Jim Slanetz
ABSENT:	Trish Wilson

Lisa Enourato, Assistant to the Executive Director, requested direction from the board regarding the possibility of leasing the First Street property to Tory Taglio. Staff recommended that the focus on the property be development not on a tenant. The board decided not to rent the property.

The board agreed to form committees for the First and Washington Property and for the tablet project.

Committees:

First and Washington Property Committee: Commissioner Gary Lipton, Commissioner Tim Eagan and Commissioner Jim Slanetz.

Table Project Committee: Chairman Mark Eshman, Commissioner Tim Eagan and Commissioner Gary Lipton.

The board agreed to have a special meeting on October 6, 2014 at 3:00 p.m. to discuss the lease with Windermere Real Estate.

6. ADJOURNMENT.

Commissioner Tim Eagan motioned to adjourn at 4:32 p.m., Commissioner Gary Lipton seconded, the motion passed unanimously.

Mark Eshman
Chairman

ATTEST:

Sandra E. Cady
Secretary/Treasurer