



Meeting Minutes

Monday, June 24, 2024,

2:00p.m.

Ketchum City Hall

CALL TO ORDER:

Susan Scovell called the meeting to order. *(00:01:26 in video)*

ROLL CALL:

Present:

Board Chair—Susan Scovell
Board Member—Gary Lipton
Board Member—Tyler Davis-Jeffers
Board Member—Courtney Hamilton
Board Member—Casey Burke

Absent:

Board Member—Amanda Breen
Board Member—Mason Frederickson

Other attendees:

Suzanne Frick, KURA Executive Director
Morgan Landers, Director of Planning and Building
Trent Donat, City Clerk and KURA Secretary
Dawn Hofheimer, Administrative Specialist
Abbey Germain, KURA Counsel *(via teleconference)*
Bryan Luksus, Neurilink *(via teleconference)*
Ian McLaughlin, Pivot North Architecture
Barry Wilson, Wood River Land Trust

COMMUNICATION FROM THE BOARD MEMBERS:

- Tyler Davis-Jeffers commented on the additional public comments received just prior to the meeting. *(00:02:11 on video)*

CONSENT CALENDAR

3. Approval of May 20, 2024, KURA meeting minutes.
Motion to approve May 20, 2024, Minutes.*(00:03:28 in video)*
Motion made by Courtney Hamilton; seconded by: Tyler Davis-Jeffers
Ayes: Gary Lipton, Tyler Davis-Jeffers, Courtney Hamilton, Casey Burke, Susan Scovell
Result: Motion Passes
4. Approval of the Bills.
Motion to approve the Bills. *(00:03:46 in video)*
Motion made by Tyler Davis-Jeffers; seconded by: Casey Burke
Ayes: Gary Lipton, Courtney Hamilton, Casey Burke, Susan Scovell, Tyler Davis-Jeffers
Result: Motion Passes



ACTION ITEMS:

5. Recommendation to Review & Provide Direction on Proposed Plans for First & Washington Project and Schedule a Public Workshop.
Introduced by: Suzanne Frick (00:04:00 in video)

Comments, questions, and clarification of the review process and public participation by Board Members. (00:05:45 in video)

Presented by: Barry Wilson (00:09:36 in video)
Presented by: Ian McLaughlin (00:11:37 in video)

Comments, questions, and discussion by Board Members. (00:22:15 in video)

Public Comment open: (00:40:19 in video)

- Peter G Prekeges, Grumpy's Burgers(00:40:47 in video)
- Scott Curtis (00:45:49 in video)
- Jed Grey, Sun Valley Associates Realty (00:49:02 in video)
- John Melin, Elephants Perch/Ketchum Kitchens (00:51:59 in video)
- Tom Nickel, Sawtooth Club Restaurant (00:54:21 in video)
- Cathy Swink, Apothecary (00:57:07 in video)
- Amy Weyler, Ketchum Resident (00:58:55 in video)
- Julie Johnson, NourishMe (00:59:52 in video)
- Matt Newhouse (01:01:40 in video)
- Perry Boyle, Ketchum Resident (01:03:56 in video)
- Bronwyn Nickel, Ketchum Business Advisory Board (01:08:00 in video)
- Bob Vincent (01:08:56 in video)
- Susan Scovell, KURA (01:09:43 in video)
- Pat Higgins (01:10:12 in video)
- Julie Johnson, NourishMe (01:12:42 in video)

Public Comment closed:(01:13:16 in video)

Suzanne Frick posed the question to the Board of "Are we ready to move into the public workshop." (01:13.24 in video)

Tyler Davis-Jeffers responded to public comments. (01:14:10 in video)
Susan Scovell responded. (01:17:41 in video)

- Jed Grey, Sun Valley Associates Realty. (01:19:25 in video)
Gary Lipton commented. (01:20:48 in video)

Comments, questions, and discussion by Board Members. (01:21:31 in video)

ACTION ITEMS:

6. Direction to terminate KURA Agreement 50060, License for Access and Use of First and Washington Property with the City of Ketchum.
Presented by: Suzanne Frick (01:28:19 in video)



Motion to approve agreement 50060 license for Access and Use of First and Washington Property. (01:29:35 in video)

Motion made by Tyler Davis-Jeffers; seconded by: Casey Burke

Ayes: Gary Lipton, Courtney Hamilton, Casey Burke, Susan Scovell, Tyler Davis-Jeffers

Result: Motion Passes

7. Recommendation to approve Agreement 50093 with Robin Brady with Integra Realty Resources to Prepare Reuse Appraisal for First and Washington Property. t. Presented by: Abbey Germaine (01:29:55 in video)

Comments, questions, and discussion by Board Members. (01:32:08 in video)

Motion to approve Agreement 50093. (01:33:54 in video)

Motion made by Gary Lipton; seconded by: Tyler Davis-Jeffers

Ayes: Gary Lipton, Courtney Hamilton, Casey Burke, Susan Scovell, Tyler Davis-Jeffers

Result: Motion Passes

8. Review and Direction on proposed FY25 Budget and Capital Improvement Plan. (01:34:31 in video)

Gary Lipton commented that he wants Town Square and the Ore Wagon Museum out of the budget. (01:34:42 in video)

Response to Gary's comments, and discussion by Board Members. (01:36:10 in video)

FY25 Budget Presented by: Suzanne Frick (01:37:17 in video)

Comments, questions, and discussion by Board Members. (01:41:45 in video)

Comments, questions, and discussion by Board Members particular to the public comment given. (01:51:37 in video)

Abbey Germaine joined the discussion. (02:01:43 in video)

9. Discussion and Direction on July 2024 KURA meeting. Presented by: Suzanne Frick (02:10:53 in video)

ADJOURNMENT:

Motion to adjourn. (02:11:08 in video)

Motion made by Courtney Hamilton; seconded by: Casey Burke

Ayes: Gary Lipton, Susan Scovell, Courtney Hamilton, Casey Burke, Tyler Davis-Jeffers

Result: Adjourned



Susan Scovell - Chair
Susan Scovell, Board Chair

ATTEST:

Trent Donat

Trent Donat, KURA Secretary

