



## Meeting Minutes of the KURA Meeting

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**Monday, Monday March 09, 2026**

**4:00 p.m.**

**Ketchum City Hall**

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### **CALL TO ORDER:**

Tyler Davis-Jeffers called the meeting to order. *(00:00:13 in video)*

### **ROLL CALL:**

#### **Present:**

Board Member—Casey Burke  
Board Member—Dillon Witmer  
Board Member—Randy Hall  
Board Member—Tracie Smith  
Board Member—Tripp Hutchinson  
Board Chair—Tyler Davis-Jeffers

#### **Absent:**

Mason Frederickson

#### **Other attendees:**

Abby Germaine—ARCH Attorney (remote)  
Dr. Ben Franz—Sun Valley Dental Arts  
Ben Whipple—Director of Public Works  
Brent Davis—KURA Treasurer  
Jack Bariteau—Managing Member, The Observatory Sun Valley  
Jade Riley—City Administrator  
Trent Donat—City Clerk and KURA Secretary

### **COMMUNICATION FROM THE BOARD MEMBERS:** *(00:00:40 in video)*

### **CONSENT CALENDAR:**

**Motion to approve Consent Calendar items #2-#5** *(00:01:27 in video)*

**MOVER:** Tripp Hutchinson

**SECONDER:** Casey Burke

**AYES:** Tripp Hutchinson, Casey Burke, Randy Hall, Tracie Smith, Dillon Witmer, Tyler-Davis Jeffers

**RESULT: Motion Passes**

### **NEW BUSINESS:**

**6. Request for Board Direction regarding reimbursement agreement for Sun Valley Dental Arts PLLC (620 First Avenue North)**

Presented by: Jade Riley *(00:01:48 in video)*

Discussion by the Board, staff, and participant *(00:04:10 in video)*

**Motion to not reopen item #6 for reimbursement agreement for Sun Valley Dental Arts PLLC** *(00:23:16 in video)*

**MOVER:** Tyler Davis-Jeffers

**SECONDER:** Tripp Hutchinson

**AYES:** Tyler Davis-Jeffers, Tripp Hutchinson, Casey Burke, Randy Hall, Tracie Smith, Dillon Witmer

**RESULT: Motion Passes**

**7. Request for Board Direction regarding reimbursement agreement for Trail Creek Fund LLC (300 River Street)**

Presented by: Jade Riley (00:23:34 in video)

Discussion by the Board and staff (00:30:14 in video)

Dillon Witmer recused himself from item #7 (00:39:30 in video)

**Motion to direct staff into continuing or begin discussions with Trail Creek Fund, LLC to potentially enter a new OPA agreement with the Ketchum Urban Renewal Agency (00:54:25 in video)**

**MOVER:** Tripp Hutchinson

**SECONDER:** Tyler Davis-Jeffers

**AYES:** Tripp Hutchinson, Tyler Davis-Jeffers, Casey Burke, Randy Hall, Tracie Smith

**ABSTAINED:** Dillon Witmer

**RESULT: Motion Passes**

**8. Recommendation to modify parking regulations at First and Washington lot**

Presented by: Trent Donat and Jade Riley (00:54:59 in video)

Discussion by the Board and staff (00:58:36 in video)

**Motion to modify parking regulations at First and Washington parking lot to all-day parking for one year (01:08:51 in video)**

**MOVER:** Tripp Hutchinson

**SECONDER:** Randy Hall

**AYES:** Tripp Hutchinson, Randy Hall, Tyler Davis-Jeffers, Casey Burke, Tracie Smith

**RESULT: Motion Passes**

**9. Briefing on proposed Town Square upgrades**

Presented by: Jade Riley (01:09:08 in video)

Tripp Hutchinson left the meeting (01:09:19 in video)

Discussion by the Board and staff (01:15:44 in video)

**Motion to provide city staff with the scope of work that was recommended by City Council, and then revisit item #9 at the joint meeting (01:40:29 in video)**

**MOVER:** Dillon Witmer

**SECONDER:** Casey Burke

**AYES:** Dillon Witmer, Casey Burke, Tyler Davis-Jeffers, Tracie Smith, Randy Hall

**RESULT: Motion Passes**

**10. Review FY27 budget development process/dates**

Presented by: Brent Davis (01:40:56 in video)

**11. Discussion regarding date/scope for joint meeting with City Council**

Presented by: Jade Riley (01:54:20 in video)

Discussion by the Board and staff (01:55:50 in video)

**Motion to Adjourn** (02:01:22 in video)


**MOVER:** Tyler Davis-Jeffers

**SECONDER:** Casey Burke

**AYES:** Dillon Witmer, Casey Burke, Tyler Davis-Jeffers, Tracie Smith, Randy Hall

**RESULT:** Adjourned

Signed by:  
  
184E6F3188FF4BC...  
Tyler Davis-Jeffers, Board Chair

**ATTEST:**  
Signed by:  
  
7FAF9B9BC7D8434...  
Trent Donat, KURA Secretary

Signed by:  
