



Meeting Minutes of the KURA Meeting

Monday, May 11, 2026,

4:00 p.m.

Ketchum City Hall

CALL TO ORDER:

Tyler Davis-Jeffers called the meeting to order. *(00:00:49 in video)*

ROLL CALL:

Present:

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

Other attendees:

Abby Germaine—KURA Attorney (remote)
Ben Whipple—Director of Public Works
Brent Davis—KURA Treasurer
Jade Riley—City Administrator
Trent Donat—City Clerk and KURA Secretary

COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS *(00:01:10 in video)*

CONSENT CALENDAR:

Motion to approve the minutes of April 13, 2026 *(00:01:32 in video)*

MOVER: Randy Hall

SECONDER: Tripp Hutchinson

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

RESULT: Motion Passes

Motion to approve the minutes of April 17, 2026, special joint meeting between City Council and KURA *(00:01:48 in video)*

MOVER: Tripp Hutchinson

SECONDER: Randy Hall

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

RESULT: Motion Passes

Motion to approve the payment of bills *(00:02:01 in video)*

MOVER: Tripp Hutchinson

SECONDER: Tracie Smith

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

RESULT: Motion Passes

NEW BUSINESS:

5. Commissioner Request for Reconsideration of Harriman Hotel OPA

Presented by: Jade Riley (00:02:15 in video)

Discussion and questions by the Board and staff (00:04:28 in video)

Motion to request consideration for the Harriman Hotel Opa (00:09:48 in video)

MOVER: Casey Burk

SECONDER: Tracie Smith

AYES: Tracie Smith, Casey Burk, Dillon Witmer, Tyler Davis-Jeffers, Mason Frederickson

NAYS: Tripp Hutchinson, Randy Hall

RECUSED: Dillon Witmer

RESULT: Motion Passes

Discussion and questions by the Board and staff (00:10:05 in video)

Motion to move staff not to initiate or cease any further action and not write the draft for the OPA for the Harriman Hotel (00:18:59 in video)

MOVER: Tracie Smith

SECONDER: Casey Burke

AYES: Tracie Smith, Casey Burke, Mason Frederickson, Tyler Davis-Jeffers

NAYS: Randy Hall, Tripp Hutchinson

RECUSED: Dillon Witmer

RESULT: Motion Passes

Items #6 and #7 were not discussed due to the motion by the Board (00:19:17 in video)

8. Updated on YMCA public parking project

Presented by: Jade Riley (00:19:45 in video)

Discussion and questions by the Board and staff (00:24:23 in video)

Motion to proceed with the budget for the YMCA parking expansion (00:38:48 in video)

MOVER: Mason Frederickson

SECONDER: Tripp Hutchinson

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

RESULT: Motion Passes

9. Interim Budget Request to complete power undergrounding at First & Washington public parking lot

Presented by: Ben Whipple (00:39:04 in video)

Discussion and questions by the Board and staff (00:40:44 in video)

Motion to approve undergrounding of existing overhead power lines within the Washington Avenue parking lot (00:43:41 in video)

MOVER: Tripp Hutchinson

SECONDER: Randy Hall

AYES: Tripp Hutchinson, Randy Hall, Tracie Smith, Case Burke, Dillon Witmer, Tyler Davis-Jeffers, Mason Frederickson

RESULT: Motion Passes

10. FY 2027 Capital Improvement Plan Priorities

Presented by: Brent Davis (00:43:55 in video)

Discussion and questions by the Board and staff (00:47:24 in video)

11. Questions from Board Members on current fiscal year projects

Presented by: Jade Riley and Ben Whipple (01:02:45 in video)

Discussion and questions by the Board and staff (01:03:05 in video)

EXECUTIVE SESSION

12. Idaho Code 74-206(1)C)- To acquire an interest in real property not owned by a public agency

Motion to move into Executive Session per Idaho Code 74-2061C to acquire an interest in real property not owned by a public agency (01:08:52 in video)

MOVER: Tripp Hutchinson

SECONDER: Randy Hall

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

RESULT: Motion Passes

13. Action item- Consideration of real property acquisition (01:09:42 in video)

Motion to direct staff and legal counsel to pursue negotiation and purchase of certain real property located within the urban renewal district, and to bring back a purchase and sale agreement for the board's consideration (01:09:58 in video)

MOVER: Tripp Hutchinson

SECONDER: Tracie Smith

AYES: Tripp Hutchinson, Tracie smith, Randy Hall, Casey Burke, Dillon Witmer, Mason Frederickson, Tyler Davis-Jeffers

RESULT: Motion passes

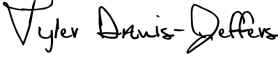
Motion to Adjourn (01:00:32 in video)

MOVER: Tripp Hutchinson

SECONDER: Casey Burke

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

RESULT: Adjourned

Signed by:

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Tyler Davis-Jeffers, Board Chair

ATTEST: Signed by:

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Trent Donat, KURA Secretary

Signed by:
