

RESOLUTION NO. 23-URA06

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF KETCHUM, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF KETCHUM, IDAHO, APPROVING THE PLANNING, DESIGN, ENGINEERING, AND CONSTRUCTION REIMBURSEMENT AGREEMENT FOR THE CITY PROJECTS (MAIN STREET UTILITY UNDERGROUNDING AND TOWN SQUARE MASTER PLAN) ("REIMBURSEMENT AGREEMENT") BETWEEN THE CITY OF KETCHUM AND THE KETCHUM URBAN RENEWAL AGENCY; AUTHORIZING THE CHAIR OR VICE-CHAIR AND SECRETARY, RESPECTIVELY, TO EXECUTE AND ATTEST SAID REIMBURSEMENT AGREEMENT SUBJECT TO CERTAIN CONDITIONS; AUTHORIZING THE CHAIR OR VICE-CHAIR AND SECRETARY TO EXECUTE ALL NECESSARY DOCUMENTS REQUIRED TO IMPLEMENT THE REIMBURSEMENT AGREEMENT AND TO MAKE ANY NECESSARY TECHNICAL CHANGES TO THE REIMBURSEMENT AGREEMENT SUBJECT TO CERTAIN CONDITIONS, INCLUDING SUBSTANTIVE CHANGES; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of Ketchum, Idaho, also known as the Ketchum Urban Renewal Agency, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (hereinafter the "Law") and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (hereinafter the "Act"), a duly created and functioning urban renewal agency for Ketchum, Idaho, hereinafter referred to as the "Agency."

WHEREAS, the Agency is authorized to undertake and carry out urban renewal projects to eliminate, remedy, or prevent deteriorated or deteriorating areas through redevelopment, rehabilitation, or conservation, or any combination thereof, within its area of operation and is authorized to carry out such projects jointly with the City;

WHEREAS, the City Council, of the city of Ketchum (the "City"), by adoption of Ordinance No. 992 on November 15, 2006, duly adopted the Ketchum Urban Renewal Plan (the "2006 Plan") to be administered by the Agency;

WHEREAS, upon the approval of Ordinance No. 1077 adopted by the City Council on November 15, 2010, and deemed effective on November 24, 2010, the Agency began implementation of the Ketchum Urban Renewal Plan 2010 (the "2010 Plan");

WHEREAS, the 2010 Plan established the Revenue Allocation Area (the “Project Area”);

WHEREAS, the 2010 Plan identified improvement to sidewalks, streets, rights-of-way, pedestrian and bicycle access, crosswalks, and safety as important objectives of the 2010 Plan;

WHEREAS, the 2010 Plan and the Project Area terminate November 15, 2030, recognizing the Agency shall receive its allocation of revenues in 2031, pursuant to Idaho Code § 50-2903(7) (the “Termination Date”). Many of the proposed improvements identified in the 2010 Plan have not been completed and continue to suffer from certain deteriorating conditions;

WHEREAS, the City has requested funding participation from the Agency for undergrounding power lines on Highway 75 between Gem Street to Serenade, preparing a master plan for Town Square improvements, and the Rehabilitation of Main Street;

WHEREAS, these street projects will greatly enhance safety and pedestrian access along one of the busiest streets in Ketchum;

WHEREAS, the master plan for Town Square will identify improvements necessary for maintaining and enhancing Town Square, a project originally funded, in part, by the Agency;

WHEREAS, the City received a preliminary estimate for the costs of undergrounding power lines on Highway 75 from Gem Street to Weyyakin Drive from Idaho Power consisting of two hundred thousand dollars (\$200,000) to be paid by October 31, 2023, and eight hundred thousand dollars (\$800,000) to be paid by October 31, 2024;

WHEREAS, the Agency agreed at its Agency Board meeting on August 21, 2023, to fund fifty percent (50%) of the two hundred thousand dollar (\$200,000) cost estimate, for a total of one hundred thousand dollars (\$100,000) for the undergrounding utility work between Gem Street and Serenade, located within the Agency’s Project Area by October 31, 2023;

WHEREAS, only a portion of the undergrounding project is within the Project Area. The Agency, at its Agency Board meeting on August 21, 2023, agreed to fund the undergrounding improvements between Gem Street and Serenade for a cost of three hundred eighty six thousand, three hundred fourteen dollars (\$386,314) to be paid by October 31, 2024, for a total Agency funded contribution not to exceed, four hundred eighty-six thousand three hundred fourteen dollars (\$486,314);

WHEREAS, the City issued a request for proposal for preparation of the Town Square Master Plan and selected GGLO to prepare the plan. The total cost of the plan is one hundred twelve thousand, five hundred dollars (\$112,500). The City requested the Agency split the cost of the plan and contribute an amount not too exceed fifty six thousand, two hundred and fifty dollars (\$56,250). The Agency agreed, at its Agency Board meeting on August 21, 2023, to fund fifty percent (50%) of the cost of the Town Square Master Plan that is one hundred twelve thousand, five hundred dollars (\$112,500) for an Agency contribution of fifty six thousand, two hundred fifty dollars (\$56,250);

WHEREAS, the Agency Board finds it in the best interests of the Agency to continue to enhance the development within the Project Area and in the best interests of the public to provide financial support for undergrounding of power lines on Main Street between Gem Street and Serenade, and preparation of a Town Square Master Plan;

WHEREAS, the Agency hereby finds and determines that this Reimbursement Agreement enables them to cooperate to their mutual advantage in a manner that will best accord with the needs and development of the City and the Agency;

WHEREAS, the ability for the City and Agency to cooperate and jointly benefit each other is expressly allowed pursuant to Idaho Code § 50-2015;

WHEREAS, Agency staff has reviewed the Reimbursement Agreement and recommends approval of the Reimbursement Agreement subject to certain conditions;

WHEREAS, the Board of Commissioners finds it in the best public interest to approve the Reimbursement Agreement and to authorize the Chair or Vice-Chair to execute and attest the Reimbursement Agreement, subject to certain conditions, and to execute all necessary documents to implement the transaction, subject to the conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE KETCHUM URBAN RENEWAL AGENCY OF THE CITY OF KETCHUM, IDAHO, AS FOLLOWS.

Section 1: That the above statements are true and correct.

Section 2: That the Reimbursement Agreement, attached hereto as Exhibit A, is hereby incorporated herein and made a part hereof by reference and is hereby approved and accepted, recognizing technical changes or corrections which may be required prior to execution of the Reimbursement Agreement.

Section 3: That the Chair or Vice-Chair and Secretary of the Agency are hereby authorized to sign and enter into the Reimbursement Agreement and, further, are hereby authorized to execute all necessary documents required to implement the actions contemplated by the Phase 1 Reimbursement Agreement subject to representations by the Agency staff and Agency legal counsel that all conditions precedent to and any necessary technical changes to the Reimbursement Agreement or other documents are acceptable upon advice from the Agency's legal counsel that said changes are consistent with the provisions of the Reimbursement Agreement and the comments and discussions received at the September 18, 2023, Agency Board meeting, including any substantive changes discussed and approved at that meeting.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.


PASSED By the Urban Renewal Agency of Ketchum, Idaho, on September 18, 2023. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on September 18, 2023.

URBAN RENEWAL AGENCY OF KETCHUM

By   
Susan Scovell, Chair

*Casay Dore, Vice chair*

ATTEST:

By   
Secretary

