

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, APPROVING A SELECTION FROM THE PROPOSALS RECEIVED FOR THE 1ST AND WASHINGTON REDEVELOPMENT PROJECT REQUEST FOR PROPOSALS; DIRECTING AGENCY STAFF TO NEGOTIATE AND FINALIZE AN EXCLUSIVE RIGHT TO NEGOTIATE AGREEMENT WITH THE WOOD RIVER COMMUNITY HOUSING TRUST AND deCHASE MIKSIS DEVELOPMENT AND RETURN THAT AGREEMENT TO THE AGENCY BOARD FOR APPROVAL; AND PROVIDING AN EFFECTIVE DATE.

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

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 amended Ketchum Urban Renewal Plan (the "2010 Plan");

WHEREAS, in order to achieve the objectives of the 2010 Plan, the Agency is authorized to acquire real property for the revitalization of areas within the 2010 Plan boundaries; and,

WHEREAS, the Agency owns certain real property addressed as 211 E. 1st Avenue, Ketchum (Parcel RPK00000190070), and real property unaddressed as Lot 5, Block 19 (Parcel RPK0000019005B) and Lot 6, Block 19 (Parcel RPK0000019006B) (the "Site"); and,

WHEREAS, in accordance with Idaho Code § 50-2011 Disposal of Property in Urban Renewal Area, the Agency issued a Request for Proposals ("RFP") on May 26, 2022, seeking to initiate a redevelopment project to revitalize the 2010 Plan Project Area in compliance with the 2010 Plan through redevelopment of the Site which could also serve as a catalyst for redevelopment of other properties in the vicinity; and,

WHEREAS, following the publication of the RFP in the *Idaho Mountain Express*

newspaper on May 26, 2022, the Agency received three (3) proposals for development of the Site by the August 26, 2022, deadline; and,

WHEREAS, on _____, 2022, the Agency Board appointed a review group (“Review Group”) to join Agency staff in analyzing the proposals, conducting interviews with each development team, and providing findings of fact and comments to Agency staff sufficient for the Agency Board to make a selection of the proposals; and,

WHEREAS, the Review Group along with Agency staff did interview each development team and thereafter provided findings of fact and comments to Agency staff; and,

WHEREAS, Agency staff has compiled all the information to arrive at the following preliminary recommendation for Agency Board consideration:

The Wood River Community Housing Trust (“WRCHT”) and deChase Miksis Development

WHEREAS, at its regular public meeting of November 14, 2022, the Agency Board discussed the proposals and thereafter met with consensus regarding the proposed recommendation shown above for development of the Site; and,

WHEREAS, in reviewing the proposals and directing Agency staff to finalize an Exclusive Right to Negotiate Agreement with the WRCHT/deChase Miksis Development team, the Agency reserves the right to reengage the other development teams should Agency staff be unable to finalize an Exclusive Right to Negotiate Agreement with WRCHT/deChase Miksis Dvelopment; and,

WHEREAS, the Agency Board finds it in the best public interest to approve the proposal selection as shown herein; and further, to authorize Agency staff to negotiate and finalize an Exclusive Right to Negotiate Agreement with the WRCHT/deChase Miksis Development team to be brought back to the Agency Board for approval.

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 Agency Board approves the preliminary recommendation and selection of:

The Wood River Community Housing Trust and deChase Miksis Development

Section 3: That the Agency Board directs Agency staff to negotiate and finalize an Exclusive Right to Negotiate Agreement (“Agreement”) with the WRCHT/deChase Miksis Development team and return that Agreement to the Agency Board for approval at a future public meeting, reserving the right reengage the other development teams should Agency staff be unable to finalize an Exclusive Right to Negotiate Agreement with WRCHT/deChase Miksis Development team.

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 November 14, 2022. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on November 14, 2022.

URBAN RENEWAL AGENCY OF KETCHUM

By  - CHAIR
Susan Scovell, Chair

ATTEST:

By 
Secretary - TRENT DONAT
4859-8608-0574, v. 2

