

Lisa Enourato

From: Curnow, John <jcurnow@limelighthotels.com>
Sent: Monday, March 07, 2022 3:27 PM
To: Participate; Amanda Breen; Jim Slanetz; Michael David; Courtney Hamilton; Neil Bradshaw
Subject: FW: Lodging and General Lot Increase
Attachments: RE: Lodging and General Lot Increase

Additional comments from lodging group.

JOHN CURNOW
GENERAL MANAGER
LIMELIGHT HOTEL KETCHUM

P: 208.726.0881
M: 970-309-7352

jcurnow@limelighthotels.com | www.limelighthotels.com | [Give A Flake](#)

******Please note - As of November 24, 2021 all guests age 12 and over, are required to show proof of vaccination and matching photo ID prior to checking in to the Limelight Hotel Ketchum or entering our Limelight Lounge and Restaurant. This is a corporate policy that has been established by our ownership group, the Aspen Skiing Company/Little Nell Hotel Group and it applies to all Limelight Hotels (Ketchum, Aspen & Snowmass) and The Little Nell Hotel in Aspen.***

***See our new vaccine policy [here](#)**

From: Best Western Plus Kentwood Lodge <Frontdesk@bwpkentwoodlodge.com>
Sent: Monday, March 7, 2022 2:07 PM
To: Jeff Bay <jeff.bay@haymaxhotels.com>; Jessica Maynard <Jessica@visitsunvalley.com>; mark@telluride.com; sara@alpinelodging.com; cforg@cox.net; Brooklyne.tyrolean@outlook.com; tyroleanlodgegm@outlook.com; mgr.habitatontrailcreek@gmail.com; Carla Rey <carla@hotelketchum.com>; abarnhardt@Knobhillinn.com; sseegott@knobhillinn.com; awilhelm@Issunvalley.com; info@svmlps.com; karenh@svmlps.com; d.fox@naturalretreats.com; pennays@gmail.com; kimberly@sunvalleyluxurylodgings.com; Lynn Stewart <lynn@hotelketchum.com>; jan@thehemingways-sunvalley.com; kmccormack@thunderspring.org; yadira.miranda@vacasa.com; Susanne.lally@vacasa.com; Sharla.smith.vacasa@gmail.com; jknight@viresorts.com
Cc: Scott Fortner <scott@visitsunvalley.com>; Curnow, John <jcurnow@limelighthotels.com>; Johnson, Tim <tjohnson1@limelighthotels.com>
Subject: RE: Lodging and General Lot Increase

Hello All,

Thank you all for your diligence in preparing this statement and being aware of all these moving parts.

I will agree as well with what both Jeff and John have stated.

I do feel all segments need to have contributions and skin in the game as has been stated.

When speaking to the council at one of the zoom meetings..I let them know I was not in agreement with taking any of the LOT funds out for housing at this time to make up for their and PnZ's choices in the past. Also, not in agreement to pass new quick policies that effect it just to get a project thru.

Please add our name and Hotel as a contributor as well.

Thnak you,

Cindy Forgeon

Best Western Plus Kentwood Lodge
208-726-4114

From: Jeff Bay <jeff.bay@haymaxhotels.com>

Sent: Monday, March 7, 2022 9:55 AM

To: Jessica Maynard <Jessica@visitsunvalley.com>; mark@telluride.com; sara@alpinelodging.com; Best Western Plus Kentwood Lodge <Frontdesk@bwpkentwoodlodge.com>; cforg@cox.net; Brooklynne.tyrolean@outlook.com; tyroleanlodgmgm@outlook.com; mgr.habitatontrailcreek@gmail.com; Carla Rey <carla@hotelketchum.com>; abarnhardt@Knobhillinn.com; sseegott@knobhillinn.com; awilhelm@Issunvalley.com; info@svmlps.com; karenh@svmlps.com; d.fox@naturalretreats.com; pennays@gmail.com; kimberly@sunvalleyluxurylodgings.com; Lynn Stewart <lynn@hotelketchum.com>; jan@thehemingways-sunvalley.com; kmccormack@thunderspring.org; yadira.miranda@vacasa.com; Susanne.lally@vacasa.com; Sharla.smith.vacasa@gmail.com; jknight@viresorts.com

Cc: Scott Fortner <scott@visitsunvalley.com>; John Curnow <jcurnow@limelighthotels.com>; Johnson, Tim <tjohnson1@limelighthotels.com>

Subject: RE: Lodging and General Lot Increase

Importance: High

Hi Jessica, John, Scott et al –

Thank you for preparing this. I believe that encapsulates the majority of our thoughts and concerns as a lodging community. I would humbly request that the letter come from the lodging association as a whole, and perhaps indicates the various partners that have contributed to this. I think it would have more weight to Council if perceived as being from several properties rather than just the Limelight. I'm happy to have my name and properties listed as a contributor to this document.

In addition, I'm greatly concerned that this legislation is being considered at the same time that the state of Idaho is proposing to move its **sales tax to the highest in the nation**, this, combined with the additional LOT taxation structure will push our taxes far beyond what is outlined in the proposal being considered. It is imperative that Jade Riley prepares a new document outlining the impact and our place within our competitive set if the state of Idaho approves this tax increase. We also need to understand how the removal of all property taxes will affect revenues for the city from both the commercial, private, and short term rental property perspective –

<https://www.oregonlive.com/pacific-northwest-news/2022/03/idaho-proposes-to-eliminate-most-property-taxes-for-main-homes-raise-sales-tax-to-nations-highest.html#:~:text=The%20move%20will%20bump%20Idaho's,highest%20sales%20tax%20at%207.25%25.>

Respectfully –

Jeff

Jeff Bay C.H.A.
Managing Director

HayMax Hotels

Hotel Aspen | Molly Gibson Lodge | Hotel Ketchum | Tamarack Lodge

(P) 970.205.7006

(F) 970.920.1379

jeff.bay@haymaxhotels.com

From: Jessica Maynard <Jessica@visitsunvalley.com>

Sent: Friday, March 4, 2022 12:28 PM

To: mark@telluride.com; sara@alpinelodging.com; frontdesk@bwpkentwoodlodge.com; cforg@cox.net; Brooklynne.tyrolean@outlook.com; tyroleanlodgagem@outlook.com; mgr.habitatontrailcreek@gmail.com; Jeff Bay <jeff.bay@haymaxhotels.com>; Carla Rey <carla@hotelketchum.com>; abarnhardt@Knobhillinn.com; sseegott@knobhillinn.com; awilhelm@lssunvalley.com; info@svmlps.com; karenh@svmlps.com; d.fox@naturalretreats.com; pennays@gmail.com; kimberly@sunvalleyluxurylodgings.com; Lynn Stewart <lynn@hotelketchum.com>; jan@thehemingways-sunvalley.com; kmccormack@thunderspring.org; yadira.miranda@vacasa.com; Susanne.lally@vacasa.com; Sharla.smith.vacasa@gmail.com; jknight@viresorts.com

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Subject: Lodging and General Lot Increase

Good afternoon,

Sharing the note below from John Curnow regarding the City of Ketchum proposal of use of LOT funds for work force housing and % increase of LOT tax.

Please feel free to share any comments you would like to add to this letter or if you prefer, support separately.

Thank you – The VSV Team

Mayor and Council,

Thank you for exploring means to impact workforce housing now. Thank you for including all of Ketchum based business stakeholders in the broad community housing discussion and the “open houses” to gain insight and buy-in to strategies designed to tackle this important issue. I understand that you will be contemplating a couple of scenarios to change the General LOT contributions at this Monday’s City Council meeting. I have a couple of thoughts/asks for your consideration as you consider a ballot measure to bring to the voters this May.

- I support an increase to the General LOT from the segments of lodging, retail/restaurants, liquor by the glass and building materials/construction to fund a housing plan to be managed by the City of Ketchum. I believe the citizens of Ketchum should have a clear understanding that any increase, in these segments, will be “fenced” appropriately and directed only to build workforce housing. Can you clearly assure that these new tax dollars will go to housing and can the ballot language be so designed? I believe you are committed to make this happen.
- As I understand it, there are 2 scenarios being considered for the May ballot. One of these scenarios leaves the retail contribution at 0% increase. Lack of inventory for affordable employee housing is a universal issue in this valley and all business sectors are in need, will benefit, and therefore should participate. As a restaurant operator, I support some kind of increase in the retail segment. Please consider and discuss a 3rd option where Retail realizes an increase somewhere **between 0%-1%**. Retail generates a large amount of LOT revenues and retail is broad, encompassing so many different business types. I cannot see why there would not be wide support from the retail community as well as Ketchum residents if you are able to assure that the funds go to housing as I indicated above. In addition, we know that VSV research shows that 77% of the non-residents of Blaine Co. (the visitor) pays the LOT and 80% of non-residents of Ketchum (visitors +remaining Blaine Co residence) paying the LOT (see attached).
- I believe lodging can absorb a 2% increase in the General LOT contribution. Further, I believe all Ketchum based lodge managers and owners also support this increase to address housing needs. That increase, bringing the total per night lodging tax to 13%, keeps us in- line with competing resort communities which is very important.

- Again, I want to reiterate that the increased LOT should fall across all segments. All segments should understand that the additional \$\$ are directed 100% to workforce housing. Everyone needs skin in this game.

Thank you for discussing the above and for your time and energy around this topic.

JOHN CURNOW
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From: Mark Westman <mark@telluride.com>
Sent: Monday, March 07, 2022 2:01 PM
To: Jeff Bay; Jessica Maynard; Sara Felton; frontdesk@bwpkentwoodlodge.com; cforg@cox.net; Brooklynne.tyrolean@outlook.com; tyroleanlodgagem@outlook.com; mgr.habitatontrailcreek@gmail.com; Carla Rey; abarnhardt@knobhillinn.com; sseegott@knobhillinn.com; awilhelm@lssunvalley.com; info@svmlps.com; karenh@svmlps.com; d.fox@naturalretreats.com; pennays@gmail.com; kimberly@sunvalleyluxurylodgings.com; Lynn Stewart; jan@thehemingways-sunvalley.com; kmccormack@thunderspring.org; yadira.miranda@vacasa.com; Susanne.lally@vacasa.com; Sharla.smith.vacasa@gmail.com; jknight@viresorts.com
Cc: Scott Fortner; Curnow, John; Johnson, Tim
Subject: RE: Lodging and General Lot Increase

I'd be happy to have my name and business added, as well.

Mark D. Westman, CFA
208.726.6616 (direct)
970.708.7939 (cell)
Mark@AlpineLodging.com



From: Jeff Bay <jeff.bay@haymaxhotels.com>
Sent: Monday, March 7, 2022 9:55 AM
To: Jessica Maynard <Jessica@visitsunvalley.com>; mark@telluride.com; sara@alpinelodging.com; frontdesk@bwpkentwoodlodge.com; cforg@cox.net; Brooklynne.tyrolean@outlook.com; tyroleanlodgagem@outlook.com; mgr.habitatontrailcreek@gmail.com; Carla Rey <carla@hotelketchum.com>; abarnhardt@Knobhillinn.com; sseegott@knobhillinn.com; awilhelm@lssunvalley.com; info@svmlps.com; karenh@svmlps.com; d.fox@naturalretreats.com; pennays@gmail.com; kimberly@sunvalleyluxurylodgings.com; Lynn Stewart <lynn@hotelketchum.com>; jan@thehemingways-sunvalley.com; kmccormack@thunderspring.org; yadira.miranda@vacasa.com; Susanne.lally@vacasa.com; Sharla.smith.vacasa@gmail.com; jknight@viresorts.com
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Lisa Enourato

From: Olin Glenne <og@sturtevents-sv.com>
Sent: Monday, March 07, 2022 5:45 PM
To: Participate
Subject: Comment on Community Housing Ballot Language

Dear Mayor and City Council,

As a retail business owner who is very in favor of a specific LOT for Workforce Housing project, while also having concerns about online competition as it relates to tax levels... I suggest the following Workforce Housing Funding Scenario;

- Retail .5%- \$978,801
- Lodging 2%- \$620,356
- Liquor 2%- \$283,550
- Building 1%- \$440,723

Estimated Total=\$2,323,257 annually

Along with the reasons discussed in tonight's council meeting, the reason for the retail bump is simply based on consumer decision making thresholds (something retailers consider constantly). That is, it's not likely for 8.5% to make a decision making difference vs 8.25% (or 8.0%). However, 8.75% or certainly 9%, likely crosses a threshold for a much larger group of buyers.

Thanks for listening.
Olin



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www.sturtevents-sv.com

Lisa Enourato

From: liz keegan <lizkeegan@yahoo.com>
Sent: Sunday, March 13, 2022 6:12 PM
To: Participate
Subject: Comments to Ketchum City Council Meeting March 14, 2022 on Proposed LOT for May 2022 Ballot

1. It is encouraging to see action being taken on increasing the LOT in Ketchum to use for workforce housing. I would like to advocate for additional increases beyond what is being proposed. The additional tax on lodging and short term rentals currently proposed at 2%, should be at least 4%. The additional tax on liquor by the drink should be increased to 4%, and the additional tax on building materials should be increased to 2%. I would assume these amounts would be reviewed on a regular basis and compared to other resort and mountain towns in Idaho and the Mountain West.

I recently rented a car in Florida. The taxes on the rental amounted to 41%! Florida is a low tax state for residents, relying on tourism for a major portion of its revenue. I did not see anyone baulking at rental car prices, as evidenced by the 45 minute wait to just get my reservation.

As the Council looks at ways to fund workforce housing, I would encourage you to consider buying deed restrictions. I would encourage you to be fully transparent on the revenue raised, the uses of the revenue and the positive impact to our local workers.

Thank you for the opportunity to comment.

Liz Keegan, Ketchum