



Meeting Minutes of the KURA Meeting

Monday, Monday March 09, 2026

4:00 p.m.

Ketchum City Hall

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

Tyler Davis-Jeffers, Board Chair

ATTEST:

Trent Donat, KURA Secretary