

**From:** Sue Petersen <[sue99p@gmail.com](mailto:sue99p@gmail.com)>  
**Sent:** Thursday, December 14, 2023 2:46 PM  
**To:** Amanda Breen <[ABreen@ketchumidaho.org](mailto:ABreen@ketchumidaho.org)>  
**Subject:** The Future

Dear Amanda,

In updating the Ketchum Comprehensive Plan, I sincerely hope that you will include concrete measures to accomplish the Clean Energy goals to which you committed a few years ago. It is very important not to lose sight of the urgency of our climate situation and to take meaningful steps in addressing it.

Thanks, Sue Petersen

Sent from my iPad

## Participate

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**From:** HP Boyle <boylehp@yahoo.com>  
**Sent:** Monday, December 18, 2023 3:48 PM  
**To:** Participate  
**Cc:** Andrew Guckes; gfoley@mtexpress.com  
**Subject:** Public Comment for KURA and City Council regarding Bluebird II

Mr. Lipton mentioned that no one from the community was in the room for KURA's deliberations on Bluebird II today, and there has been no public input on this project. There was no provision for public comment on the agenda, so why would the public come to comment? He mentioned that I am the only one who comments, and I have my "head in the sand." I chose the Zoom link as I am recovering from an illness. I raised my hand and was not called upon.

### BLUEBIRD II IS NOT THE PROJECT KETCHUM NEEDS

Ketchum needs *workforce* housing for essential workers, not a low-income housing project in the core like Bluebird II (as proposed) that depresses wages and subsidizes for-profit businesses. Just as with Bluebird I, Bluebird II will increase density in the core while reducing parking. Another box-like structure like Bluebird II will be another step in destroying the character of the core of Ketchum.

This could be a good project, but it's in the wrong place. A better location would be at the Water Treatment Facility or in the Light Industrial zone where the City has excess land. WRHT is the right partner, as they can do this in a manner that exempts the project from the Fair Housing Act and thus can prioritize the workforce that Ketchum needs: first responders, health care workers, teachers, City employees, and non-profit workers who make this community function. Moving it outside the core would also exempt it from mixed-use requirements so that the retail space could be additional housing units.

### KURA IS PROCEEDING WITH NO UNDERSTANDING OF WHO WILL LIVE IN THE PROJECT

Who does KURA think is going to live in this building? We were promised workforce housing for essential workers, "the lifeblood of Ketchum" in Bluebird I, by Ms. Frick and the Mayor. Yet there is no preference for essential workers in Bluebird I, and most of those occupations make too much money to qualify for that housing. We were blatantly lied to. Like Bluebird I, will Bluebird II be a subsidy to for-profit employers in the tourism industry to depress wages and housing for retirees? If so, is that what KURA thinks is essential for Ketchum?

As it stands, a tenant can make infinite money and stay forever in Bluebird II. As we have seen in other mountain towns, this could result in it aging out of workforce housing over time, thus defeating the entire rationale for this project. There is no work requirement to live in this building, nor any Ketchum resident preferences. Anyone from anywhere can move into this building, regardless of their employment status, ties to the community, or other real estate interests.

Will KURA make the same "mistake" Ms. Frick made with Bluebird I and not have a preference policy before approving the ground lease? As it stands, this project only has qualifications on income caps. That is how we got bait and switched on Bluebird I. I urge the KURA to require and approve a preference policy before signing the ground lease.

### KURA IS PROCEEDING WITH NO ONE ON KURA UNDERSTANDING THE ECONOMICS OF BLUEBIRD II

How can KURA act as a fiduciary when no Board member understands how the money flows? What is KURA's contribution obligation? Is there a cap, and how will it be paid out based on what? \$8mm was mentioned. How does the KURA anticipate recouping that money via tax increments? How can KURA make financial decisions about this project without having a financial model or understanding its economics or the economics for Ketchum taxpayers? How does the KURA Board anticipate the community will react to an \$8mm taxpayer subsidy for Bluebird II when there is no work requirement?

What happens to WRHT's income from the project? WRHT is a non-profit that has no accountability to Ketchum residents. What will it do with its profits from this project? Mr. Lipton mentioned that profits from this project should be reinvested in Ketchum, not outside of Ketchum—this is a Ketchum taxpayer subsidy. No one from the Board backed him up.

If Bluebird II goes into bankruptcy, what happens to the ground lease? Will the ground lease be part of the security for the lenders to this project? Will Ketchum lose control of its land?

**KURA IS PROCEEDING WITH NO UNDERSTANDING OF COMMUNITY PUSHBACK ON PROJECTS OF THIS SCALE IN THE CORE**

I am not unique in my view that Bluebird II is slated for the wrong location. At the most recent P&Z meeting, the room was packed with residents objecting to the scale of the project proposed for the Serva location. That project was merely three stories, with the third story stepped back. The P&Z Commission would not approve the project at that meeting despite its compliance with the zoning code.

Bluebird II is four stories and is essentially a box with no fourth-story setback. The community seems to be on a path to reject projects of this size in the community core. What is Plan B if the newly elected Council changes the zoning code to prohibit a building of Bluebird II's scale in the core?

**KURA IS PROCEEDING WITH BLUEBIRD II AS ANOTHER "BACKROOM" DEAL**

Mr. Lipton referred to the "backroom" deals that are going on in City Hall. How will KURA ensure that Bluebird II isn't another backroom deal? Almost no one in Ketchum knows what KURA is doing with Bluebird II. KURA operates in the shadows, with no public communication. Even the video link to this meeting wasn't available on the website until after the meeting started. The newspaper reports little substance and can not be relied upon to inform the community. If you want Bluebird II to be an open, transparent, and inclusive project, what steps will you take to achieve those goals?

Thank you,

Perry Boyle  
Ketchum

## Participate

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**From:** HP Boyle <boylehp@yahoo.com>  
**Sent:** Friday, December 15, 2023 1:04 PM  
**To:** Participate  
**Cc:** Andrew Guckes  
**Subject:** Public Comment for City Council meeting 12/18/23

1. Bluebird is the gift that keeps on giving. GMD is billing the taxpayers \$151k, claiming the City did not leave a clean site. I urge you to look at this invoice. Just because they didn't like the site doesn't mean the City did not fulfill its demolition obligation (which was, in itself, another \$400k gift to GMD). According to the City Planning Department, as presented to the City Council, GMD did a full site study and knew exactly what it was getting into. Coming back a year later is unreasonable. Reading through the line items of this invoice, does the Council, as the fiduciary representative of the taxpayers, think this should all be for our account? Maybe the \$10k charge for haulage makes sense, but "over excavation?" They have known about this expense for a year (see date of invoice), and it looks like someone is trying to cram it through the year-end process without public scrutiny. **I urge the Council to deny this request.** We are still on the hook for almost \$2mm in payments to GMD above and beyond the initial ask of the City. When will it end?

2. ITEM 17 Lot Line Shift. There is nothing in any public materials indicating the reason for this request. Is it to accommodate a development plan that would increase the density on these lots? If so, how is that in the public interest?

3. While it may be legal for the Council to go into executive session to decide to buy some plot of real estate, it is not open, transparent, and inclusive government. Is it another example of the secret doings of the Ketchum Mayor and City Council. What are you hiding from us?

Thank you,

Perry Boyle  
Ketchum

## Participate

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**From:** Sue Petersen <sue99p@gmail.com>  
**Sent:** Thursday, December 14, 2023 2:45 PM  
**To:** Participate  
**Subject:** The Future

Dear Courtney,

In updating the Ketchum Comprehensive Plan, I sincerely hope that you will include concrete measures to accomplish the Clean Energy goals to which you committed a few years ago. It is very important not to lose sight of the urgency of our climate situation and to take meaningful steps to addressing it.

Thanks, Sue Petersen

Sent from my iPad