

## Lisa Enourato

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**From:** Casey Finegan <casey@alarycs.com>  
**Sent:** Sunday, June 12, 2022 12:24 PM  
**To:** Neil Bradshaw  
**Cc:** Lisa Enourato  
**Subject:** Jack's Hotel

Hi Everyone,

At this point, I, like most of the Ketchum residents I know are pretty skeptical of any deal the city is making with Jack. We all are aware that the city has never held Jack accountable to any prior agreement. The city had a contract and set a date to fill in the hole and even had the finances to do so and did not. It's been what, a decade? But now we are supposed to believe that no, wait, this time we are serious. Were you just concerned about a potential lawsuit? That's why the city has insurance, it's the insurance company's money on the line, not the city. It's not a stretch to imagine that the city doesn't know that this is how the world works. I have run many business for a long time, some of them with annual revenue in the millions. I have been sued I believe 9 times so I have some idea of how this works. My lawsuits were from people trying to scam my insurance company and I know very intimately how a lawsuit from Jack with no grounds would play out.

Jack is a great guy and he had many successes in his lifetime in terms of developments. This however, isn't one of them. He isn't letting go because of ego at this point. It's long past financially feasible for him to continue. He went to many local wealthy entrepreneurs for funding and I have talked with some of them. They all told him it couldn't pencil. Now we are stuck with yet another delay. This is purely a delay tactic and should be treated as such. I feel like the city is really good at repeating the same mistakes. The city vacated an alley to him which by all accounts was probably illegal and just keeps doing whatever he asks. It's probably past time to stop this and act in the best interest of the residents of Ketchum.

Casey Finegan  
208-721-3044  
[Casey@alarycs.com](mailto:Casey@alarycs.com)

## Lisa Enourato

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**From:** Rick LeFaivre <rlefaivre@gmail.com>  
**Sent:** Saturday, June 11, 2022 11:55 AM  
**To:** Participate  
**Subject:** Re: Harriman Hotel Project

I can't make the meeting on the 23rd, but would just like to say that I am pleased to hear that the long-delayed Harriman Hotel Project might be restarted soon. I was excited several years ago when I heard that the Palmer/Hunsberger Appellation group would be the operator, and their new marketing materials make this sound like an outstanding addition to the Ketchum hotel/food scene:

<<https://www.travelandleisure.com/food-drink/appellation-food-focused-hotel-brand-launches>>

<<https://appellationhotels.com>>

<<https://appellationhotels.com/sunvalley>>

I sincerely hope that the developer and City can settle their differences and this project finally (!) moves forward.

Respectfully Submitted,

Rick LeFaivre

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## Lisa Enourato

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**From:** Ron Goldman <rgoldman@goldmanferguson.com>  
**Sent:** Saturday, June 11, 2022 8:50 PM  
**To:** Participate  
**Subject:** Harriman Hotel proposed settlement

I reviewed the draft settlement agreement and here are my comments:

1. FINANCING: Before approving the project, the City must receive irrefutable evidence of a firm financing commitment letter from a lender which provides for the full construction financing of the hotel and all infrastructure **without any contingencies**. Obviously the previous mistake was that the project was approved before financing and this allowed it to languish as a public nuisance at the entrance to the City of Ketchum for these 15 years. If the new entity is going to self finance the project (which I highly doubt), then the City must receive a performance bond with some type of personal guaranty. This time around, approval must be contingent upon the hotel actually getting built within a reasonable time, and financing is a key component.
2. RESTORATION: The fact that the insurer has denied the City request for the site restoration bond is a travesty. That combined with the spurious lawsuit filed by the developer all equals **bad faith**. Before approval, the City must receive a guaranty by letter of credit or other manner that in fact is not contingent upon approval of the developer which will immediately fund the FULL restoration (which I highly doubt the \$453,000 would) should the project not be **STARTED AND COMPLETED** by a reasonable time. Remember, just because construction starts, does not mean it will actually finish. **The only thing worse than a hole in the ground is a half finished building looming over the entrance to Ketchum. (See 2 below)**
3. COMMENCEMENT OF CONSTRUCTION: Rather than the Later of May 1, 23 or 5 months after issuance of a building permit, it should be the EARLIER of a reasonable date or 5 months after the issuance of a bulding permit. The way it is written what if it takes 3 years for the developer to proceed to getting a building permit. Then the hole sits untouched for 3 years and 5 months before restoration applies. I suggest October 1, 2023 for commencement and October 1, 2025 for completion. And commencement should be defined as actual continual construction progress, not just putting a shovel in the ground.
4. INCREASE OF DENSITY/ROOMS: No doubt the new entity wants to increase the number of units for the project. This should be reviewed separately from any settlement agreement and after the negotiation of the points above. The last thing the City of Ketchum needs is another looming building (like the Limelight) blocking views and sunlight on the other side of the street. The rendering is not sufficiently detailed to review carefully, but the selection of quality materials and architecture should be a key point in approval of any increase. We do not need a building that looks like the horrible apartment units at the entrance to Hailey or the cheap looking hotel in Hailey that was built from modules. The building should be on par with the Sun Valley Lodge in terms of architecture and it would be a good idea to have outside experts review the plans to determine the quality of the project. Important question: Does Appellation have any hotels that have actually been built? If so, that would be a good comparison. If not, this project should be looked at with strong skepticism after the years of empty promises from the developer.

Hopefully the above is helpful and goes towards correcting the one sided agreement that allowed Mr. Bariteau to manipulate the City over the last 15 years.

Ronald E. Goldman  
Goldman Ferguson Partners LLC  
619 922-9333

## Lisa Enourato

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**From:** James Hungelmann <jim.hungelmann@gmail.com>  
**Sent:** Sunday, June 12, 2022 7:11 AM  
**To:** James Hungelmann  
**Subject:** Fwd: PUBLIC COMMENT Harriman Hotels LLC settlement agreement

FYI I encourage informed comment by all on this -

----- Forwarded message -----De: **James Hungelmann** <[jim.hungelmann@gmail.com](mailto:jim.hungelmann@gmail.com)>

Date: dom, 12 jun 2022 a las 7:05

Subject: PUBLIC COMMENT Harriman Hotels LLC settlement agreement

To: <[lenourato@ketchumidaho.org](mailto:lenourato@ketchumidaho.org)>

Cc: Participate <[participate@ketchumidaho.org](mailto:participate@ketchumidaho.org)>, Neil Bradshaw <[nbradshaw@ketchumidaho.org](mailto:nbradshaw@ketchumidaho.org)>, Amanda Breen <[abreen@ketchumidaho.org](mailto:abreen@ketchumidaho.org)>, <[jimslanetz@hotmail.com](mailto:jimslanetz@hotmail.com)>, Michael David <[mdavid@ketchumidaho.org](mailto:mdavid@ketchumidaho.org)>, Courtney Hamilton <[chamilton@ketchumidaho.org](mailto:chamilton@ketchumidaho.org)>, Matthew A. Johnson <[mjohnson@whitepeterson.com](mailto:mjohnson@whitepeterson.com)>

Hello Lisa,

PUBLIC COMMENT for the record  
JUNE 23 COUNCIL MEETING  
AGENDA ITEM 1  
Harriman Hotels LLC settlement agreement

Could you provide me with a copy of the actual settlement agreement that I might review for appropriate comment by June 23?

In the meantime, my comment is that many in Ketchum maintain:

1) that this particular "well known" developer has received the benefit of every concession and accommodation from the city and for many years now has been in serious breach and has never hesitant to horse the city around to his content; and,

2) that the city must fear not a \$100 million lawsuit which is but phony, puffy posturing and all the more reason to shut down and run him and his Grand Hole (Hotel) out of here, consistent with agreement and rule of law, while also signalling **Just Say No to stumbled developments.**

Further comment will be made following reviewing of the actual agreement.

Thank you kindly.

Jim

## Lisa Enourato

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**From:** Neil Bradshaw  
**Sent:** Sunday, June 12, 2022 3:58 PM  
**To:** Ernie Getto  
**Cc:** Tony Price; Charles Holloway; Connie Price; christy holloway; Participate  
**Subject:** Re: This is the same duo planning the new Ketchum hotel!

Thanks for your comments Tony et. al,  
These will be placed in the public records for council deliberation  
Please send any further comments/opinions to [participate@ketchumidaho.org](mailto:participate@ketchumidaho.org) to ensure that they get distributed to the council in a timely manner  
Cheers  
Neil

### NEIL BRADSHAW | CITY OF KETCHUM

#### Mayor

P.O. Box 2315 | 191 5th Street,W | Ketchum, ID 83340  
o: 208.727.5087 | m: 208.721.2162  
[nbradshaw@ketchumidaho.org](mailto:nbradshaw@ketchumidaho.org) | [www.ketchumidaho.org](http://www.ketchumidaho.org)

On Jun 12, 2022, at 11:53 AM, Ernie Getto <[erniegetto@gmail.com](mailto:erniegetto@gmail.com)> wrote:

Thanks Tony. I sure hope this works, but I'm still from Missouri on it.

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**From:** Tony Price <[tprice41@gmail.com](mailto:tprice41@gmail.com)>  
**Sent:** Sunday, June 12, 2022 9:22:50 AM  
**To:** Charles Holloway <[chollowa@stanford.edu](mailto:chollowa@stanford.edu)>  
**Cc:** Neil Bradshaw <[NBradshaw@ketchumidaho.org](mailto:NBradshaw@ketchumidaho.org)>; Connie Price <[connieprice@mac.com](mailto:connieprice@mac.com)>; Ernie Getto <[erniegetto@gmail.com](mailto:erniegetto@gmail.com)>; christy holloway <[Christyhollowayecho@gmail.com](mailto:Christyhollowayecho@gmail.com)>  
**Subject:** Re: This is the same duo planning the new Ketchum hotel!

Chuck: Yes, this will finally fill "Bariteau's Hole"! There's a very nice story about the Ketchum hotel plans in the Idaho Mountain Express on-line.

Tony

Tony Price  
[tprice41@gmail.com](mailto:tprice41@gmail.com)  
Cell: 415-298-9533  
Sent from my iPad

On Jun 12, 2022, at 9:01 AM, Charles Holloway <[chollowa@stanford.edu](mailto:chollowa@stanford.edu)> wrote:

Tony: Could this be Jack Bariteau's hotel? Or does he have another place picked out?

Chuck

Charles A. Holloway  
Kleiner Perkins Caufield & Byers Professor of Management, Emeritus  
Stanford Graduate School of Business  
650-723-2142

Please note that my email address has changed to [chollowa@stanford.edu](mailto:chollowa@stanford.edu).

On Sun, Jun 12, 2022 at 7:53 AM Tony Price <[tprice41@gmail.com](mailto:tprice41@gmail.com)> wrote:

Neil: This sounds pretty exciting for Healdsburg and hopefully, for Ketchum too! If you can't open this link, it should also be available on [sfgate.com](http://sfgate.com)

Tony

Celebrity chef Charlie Palmer bringing a food-centric hotel to Wine Country  
<https://www.sfchronicle.com/food/article/Celebrity-Chef-Charlie-Palmer-is-bringing-a-17230892.php>

Tony Price  
[tprice41@gmail.com](mailto:tprice41@gmail.com)  
Cell: 415-298-9533  
Sent from my iPad

## Lisa Enourato

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**From:** Jim Pugh <jim@epochresidential.com>  
**Sent:** Monday, June 13, 2022 9:54 AM  
**To:** Participate; jack@waypointssunvalley.com  
**Subject:** Harriman Hotel

My name is Jim Pugh, my wife, Alexis and I live part time in Ketchum in a townhouse development built by Jack Bariteau (600 Second St East. The property is 10 years old and is in impeccable condition thanks to the quality construction and continuing superb management by Mr. Bariteau, who lives full time on this property. I look forward to seeing the Harriman Hotel completed; It will be a superb asset for the city of Ketchum. Thank you and please record us as very favorable as the Harriman hotel will be a considerable benefit to the city.

JIM PUGH

**Chairman Emeritus**

407.644.9055 office





**Lisa Enourato**

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**From:** Steve Myers <smyers4fun@gmail.com>  
**Sent:** Monday, June 13, 2022 3:27 PM  
**To:** Participate  
**Subject:** Harriman Hotel

Dear Mayor & Council,

I writing to let you know that I am very much in favor of the Harriman Hotel being built. The quality of this hotel, it's services & restaurants, will separate it from any hotel operation in the Ketchum/Sun Valley area & will reflect well to tourism dollars & taxes for our community. It is my understanding that if the hotel is not approved, there will be a major lawsuit that will be very expensive & time consuming, thus delaying the filling of the foundation hole that is such an eye sore to our town.

Sincerely, Steve Myers

Sent from my iPad

Monday, June 13, 2022

Trail Creek Hotel / Auberge Hotel / Harriman Hotel

14+ years has been plenty of time for the developer to perform on this project. Every opportunity has already been given for this project but all that has been delivered is a big hole in the ground.

Ketchum is in a different place than it was when this was originally approved. We do not need to add a gigantic monolithic building at the entrance to town. It would be a mistake to continue to offer zoning violations of reduced setback, too small of land size, structure height (7 story, 103ft!), floor plan –

**why have zoning if we are not going to enforce it?** This project simply does not fit where it is proposed.

Bookending massive structures at the entrance of town is poor planning that will scar the small town feel that makes Ketchum what it is.

The settlement agreement should remove all the zoning exceptions previously granted.

If the developer wants to start over, it should be from square one. The project should be reduced in scope to meet zoning requirements in addition to the aesthetic reviews currently stated in the agreement.

Thank you for your consideration,

Jeff Oak

## Lisa Enourato

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**From:** Chris <kielichc@cs.com>  
**Sent:** Monday, June 13, 2022 8:53 PM  
**To:** Participate  
**Subject:** Appellation hotel comments

Dear Ketchum,

1) The commenters are right, this is pretty ugly. However, it looks just like the Limelight, which is OK. Maybe a color rendering for us to look at? Otherwise, it should look more like a mountain destination. Hoping those are solar panels on the roof.

2) Please make sure there is sufficient parking in the building for hotel residents and occasions such as weddings etc. We don't want spillover parking on River St!

3) How is this not going to be a driving nightmare as we approach/leave Ketchum on 75?

4) Can some of these units be used for affordable workers' housing? Would be a really good idea.

5) Please make sure there are bike racks with chargers for us oldsters who use ebikes, when we dine there or use the spa if they have one.

Thank you,

Christina Kielich  
340 W River St. #141  
Ketchum

## Lisa Enourato

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**From:** Derek Ryan <dgrarchitect@gmail.com>  
**Sent:** Tuesday, June 14, 2022 3:51 PM  
**To:** Participate  
**Subject:** Harriman Hotel Public Comment for June 23rd Hearing

To The Mayor & City Council:

Please accept my support for the proposed Harriman Hotel. I believe this quality new building at The Gateway of our City and the business it will support and generate will be a great asset. While there are many positive aspects to the project, I'd like to mention a few that stand out in my mind:

- The Appellation Hotel brought to us by Christopher Hunsberger is bound to be first-rate
- The culinary first brand with chef Charlie Palmer will create a significant amenity to both visitors and local residents alike
- The hotel will add significant job opportunities, especially for our young population
- The long-awaited project can finally be realized now that funding for Harriman Hotel LLC controlled by Andrew Blank is arranged

I urge you to take necessary steps to approve and move this project forward. Thank you - dgr

Derek G. Ryan, AIA  
PO Box 6966  
Ketchum ID 83340  
208.720.4153  
[dgrArchitect@gmail.com](mailto:dgrArchitect@gmail.com)

**Lisa Enourato**

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**From:** Elaine Phillips <elaine pandmikep@outlook.com>  
**Sent:** Tuesday, June 14, 2022 5:53 PM  
**To:** Participate  
**Subject:** The hole

The entire community is sick and tired of seeing that gaping hole at the south end of Ketchum. We welcome the development of a much needed nice hotel in that spot. I hope the city council will finally allow this to happen.

## **Lisa Enourato**

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**From:** Todd Hopkins <thopkins@hopconsult.com>  
**Sent:** Wednesday, June 15, 2022 8:18 AM  
**To:** Participate  
**Subject:** Hotel Harriman - Note of support

Dear council members,

I would very much like to see the Hariman Hotel and Residences built.

I believe the city needs this product. I'd like to see more available hotel rooms. And further the need for employee housing is acute.

It looks as though Mr. Bariteau has secured resources from both an investor with both ample resources and commitment.

Many Thanks,

Hopkins Consult  
Todd Hopkins  
Partner  
1945 Broadway  
Suite 501  
San Francisco, CA, 94109  
Mobile 415.637.5810  
thopkins@hopconsult.com

## Lisa Enourato

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**From:** Neil Bradshaw  
**Sent:** Wednesday, June 15, 2022 8:32 AM  
**To:** Chase Lyman  
**Cc:** Participate  
**Subject:** Re: Harriman Hotel

Thanks for your email Chase  
It will be put in the public record for council deliberation  
Cheers  
Neil

### NEIL BRADSHAW | CITY OF KETCHUM

#### Mayor

P.O. Box 2315 | 191 5th Street,W | Ketchum, ID 83340  
o: 208.727.5087 | m: 208.721.2162  
[nbradshaw@ketchumidaho.org](mailto:nbradshaw@ketchumidaho.org) | [www.ketchumidaho.org](http://www.ketchumidaho.org)

On Jun 15, 2022, at 7:35 AM, Chase Lyman <clyman@sobrato.com> wrote:

Hi All,

Just a quick note to support the Harriman Hotel project, which will be on the agenda next week. It's obviously been a long and winding road on this project, and I'm excited that there is now a path forward. I'm hoping that approvals are granted next week and construction gets under way sooner than later!

Thank you for your time.

Chase  
645 Sun Valley Rd #19

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Chase Lyman  
Senior Vice President, Leasing & Acquisitions  
The **Sobrato** Organization  
(650) 400-5700 cell

## Lisa Enourato

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**From:** Peter Daly <pbd414@gmail.com>  
**Sent:** Wednesday, June 15, 2022 8:41 AM  
**To:** Participate; Neil Bradshaw; Courtney Hamilton; Amanda Breen; Michael David; Jim Slanetz  
**Subject:** Harriman Hotel and Residences

I am writing in support of the project to complete the Harriman Hotel and Residences project, which began in 2005. We have been coming to Ketchum for over 2 decades and purchased a house in the Warm Springs area in 2012 because of our love of the area, the cultural richness of the town and the lifestyle that is unlike any other resort community.

What will be gained is a luxury hotel that can offer increased tax revenues, more hotel options for travelers looking to enjoy the Wood River Valley and, a not insignificant benefit, more rooms for those who will work at the facility. That is a triple play benefit for the town and area.

The people involved in the project understand the sensitivities surrounding the project and have led successful enterprises here in the past. That is comforting when I consider the next steps as they understand the sensitivities surrounding building in Ketchum. Additionally, the fact that the project is still being worked on after 17 years proves a dedication to improving the hotel options in town.

Finally, approval will move us all one step closer to getting rid of the #@&\*ing hole in the ground one sees every time one enters town. That needs to be done!

Please approve this project and let's move forward.

Thank you for your consideration.

Peter B. Daly  
C) 650.796.7282



## Lisa Enourato

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**From:** Carolyn Coiner <cbcoiner@gmail.com>  
**Sent:** Wednesday, June 15, 2022 10:10 AM  
**To:** Participate  
**Subject:** Harriman Hotel Settlement Agreement

City of Ketchum  
Planning & Building

We would like to express our concern with the proposed settlement agreement between the City of Ketchum and the Harriman Hotel, LLC. We own and live full time in a townhouse directly across the street from the project at 400 W River Street and will be directly impacted by what is eventually built there.

We do not agree that the 2008 project approvals should be reinstated, specifically the sentence in the agreement that reads "If the Commission denied the changes, the project could still move forward with reinstatement of the 2008 entitlements".

The area has changed dramatically since the 2008 approval, with the many entitlements, was granted. Specifically, there are now 2 hotels (the Kentwood Inn and the Limelight) on that corner, with a 3rd hotel soon to be built (the Marriott project). Adding a 4th large hotel to that corner should be looked at closely to determine what are the appropriate size, heights, setbacks, and other design issues in the context of what is currently and will soon be there. How will these design issues affect the current neighborhood, along with the 3 hotels and the Argyros Theatre directly adjacent? Reinstating the 2008 entitlements is not appropriate nor does it seem prudent without full hearings and public involvement.

Lastly, why is this such a quick notification on a large and impactful project? It seems very little time and public notice has been given so the public can be involved in a meaningful way.

Sincerely,  
Carolyn and Charles Coiner  
400 W River Street  
Ketchum, Idaho

**Lisa Enourato**

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**From:** Kevin Livingston <klivingston@yahoo.com>  
**Sent:** Thursday, June 16, 2022 9:22 AM  
**To:** Participate; Neil Bradshaw; Amanda Breen; Michael David; Jim Slanetz; Courtney Hamilton  
**Subject:** Announcements before approvals

Dear Mayor,

I was reading an article about the partnership that will take over the proposed hotel by Bariteau. The article references that their hotels in Healdsburg and Sun Valley will have rooftop bars.

Is this another re-run of PEG; approvals before process? A rooftop bar at the Bariteau site will create noise for all of the people within 10 blocks that bought their homes/condos in good faith.

If this is how the city gets out of a lawsuit, it will just create another one. Please ensure me and the rest of Ketchum's residents that decisions are being made morally, ethically and what the residents want.

Thank you,

Kevin Livingston 415-596-4336

Seasons Alum Just  
Launched a New Hotel  
Brand — Coming to Sun  
Valley and Healdsburg,  
California Next Year

## Lisa Enourato

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**From:** Erik Doyle <erik.doyle7@gmail.com>  
**Sent:** Thursday, June 16, 2022 9:26 AM  
**To:** Participate; Neil Bradshaw; Courtney Hamilton; Amanda Breen; Michael David; Jim Slanetz  
**Subject:** Support for The Harriman Hotel and Residences

Dear Mayor Bradshaw and fellow City Council Members

We are writing to express our 100% support for the Harriman Hotel and Residences. We purchased our home on Shady Lane in 2019 and have spent all of the last 3 winters in what can only be described as a winter wonderland. Prior to that my wife Leslie and I had been coming to Sun Valley for decades, renting homes or staying at The Sun Valley Lodge. The Harriman Hotel will be an amazing addition to Downtown Ketchum by providing +/- 70 much needed hotel rooms as well as casual dining, spa & fitness, a large banquet facility, parking for 100 vehicles and an amazing roof top Observatory and terrace deck! The project is tastefully designed in sync with the character of downtown Ketchum and will finally replace the hole in the ground that we have all lived with for the past several years. It will also bring in a substantial amount of one time development fees as well as annual recurring revenue to the city.

The development team has secured all of the necessary financial capital commitments to complete the development and are ready to move forward. Please vote to approve the project, it will be a big win for the City of Ketchum.

Erik and Leslie Doyle  
328 Shady Lane  
Ketchum, Idaho 83340

## Lisa Enourato

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**From:** Robert Stewart <rstewart@stewart-partners.com>  
**Sent:** Thursday, June 16, 2022 11:36 AM  
**To:** Participate  
**Subject:** The Harriman Hotel Project

Greetings,

My name is Robert Stewart and I've been a Ketchum resident for over 25 years. I'd like to encourage the City to support the plan being considered for the Harriman Hotel on June 23<sup>rd</sup>. I've studied the project and feel that it would truly be a benefit to Ketchum, its citizen's and visitors. Mr. Bariteau has a long track record of successful projects in Ketchum. The Colonnade and Christiania buildings are good examples. I am both a tenant and owner of office space in the Christiania building. To me this isn't just about "filling the hole". It is about having the right group building a project we can all utilize and be proud of. I believe Mr. Bariteau and his new partner Mr. Blank are those people.

Thank you for your consideration.

Robert Stewart  
322 Shady Lane  
Ketchum, ID 83340

**Lisa Enourato**

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**From:** John Murray <johngeorgemurray@gmail.com>  
**Sent:** Thursday, June 16, 2022 2:35 PM  
**To:** Participate  
**Subject:** Support for Harriman Hotel project

To Whom It May Concern,

Please accept this letter of support for The Harriman Hotel and Residences project in Ketchum. My family owns a property at 220 So. Leadville directly across the street from the Harriman project.

I have been supportive of the development of this property, since the inception of the project back in 2007. The reason for my support is because i'm in favor of further development and beautification of downtown Ketchum.

A perceived negative impact to the property on 220 So. Leadville is that the new hotel will block the property's current view of Baldy. However, we remain supportive due to the community benefit derived from such a beautiful property.

With this letter, i ask the town to vote in favor of moving forward with the Harriman Hotel project.

Thx, John.

**John Murray | Sun Valley**

101 Cottonwood Drive  
Mail: PO Box 9170  
Ketchum, ID 83340  
Cell: 650-430-0202

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John Murray | Sun Valley  
101 Cottonwood Drive  
Mail: PO Box 9170  
Ketchum, ID 83340  
Cell 650-430-0202

**Lisa Enourato**

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**From:** kim stewart <kimberlygstewart@gmail.com>  
**Sent:** Thursday, June 16, 2022 4:00 PM  
**To:** Participate  
**Subject:** Harriman Hotel

Hello- I am writing to express my full support for the approval of the Harriman Hotel project. As a home owner and full time member of the Ketchum community, I feel the hotel be an incredible asset to our community. I am am confidant the Blank Family will build a first class property that will add to the vibrancy and economic health of our town.

Thank you,

Kim Stewart

## **Lisa Enourato**

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**From:** David H Anderson <andhowbow@gmail.com>  
**Sent:** Thursday, June 16, 2022 4:42 PM  
**To:** Participate  
**Cc:** David H Anderson; 'Jack Bariteau'  
**Subject:** Support for Harriman Hotel Project

Mayor & City Council –

My wife and I have had our primary residence in Ketchum since 1998, originally on Bigwood Drive and more recently on Northwood Way. Our skiing history with Sun Valley goes back to the 1970's. I served on the board of the Wood River Land Trust for 13 years and my wife Lyn has been a supporter and frequent volunteer at Mountain Humane. We restored the historic Hailey Hotel several years ago which is now The Barkin Thrift Shop and employee housing for Mountain Humane.

Lyn and I were among the original investors in the Harriman Hotel looking forward to being able to downsize our housing needs as we aged and needed a place that could provide room service and transportation. Little did we know that we would be getting much older while witnessing the dysfunctionalities and failure to honor commitments of the private financing markets. We have strongly supported Jack Bariteau in his efforts to keep the Harriman Hotel as a local 5-star hotel rather than join one of the few remaining global chains. This has made private financing far more difficult, especially with the Covid lockdown and loss of financing commitments. We now have the ultimate best package for the hotel with the Blank Family providing the financing and Charlie Palmer's group managing the hotel and the dining services.

Ketchum has lacked a top quality hotel with full services to compete with the Sun Valley Lodge (which rests on its heritage in some ways) and provide lodging, dining and meeting services for the local community. The Limelight is an excellent hotel, but it has limited services and compliments rather than competes with the concept of the Harriman Hotel. We do not need yet another chain hotel In Ketchum like the Marriott. We need the Harriman Hotel.

We urge you to support this long awaited excellent quality addition to the Ketchum lodging and dining opportunities with a unanimous vote in favor of the project and approval of the Settlement Agreement.

**David & Lyn Anderson**  
**Post Office Box 5917**  
**Ketchum, Idaho 83340**

[andhowbow@gmail.com](mailto:andhowbow@gmail.com)

## Lisa Enourato

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**From:** Neil Bradshaw  
**Sent:** Thursday, June 16, 2022 8:21 PM  
**To:** Kevin Livingston  
**Cc:** Participate; Amanda Breen; Michael David; Jim Slanetz; Courtney Hamilton; Jade Riley; Suzanne Frick; John Sahlberg  
**Subject:** Re: Announcements before approvals

Thanks Kevin

My role as mayor is to ensure an open and transparent process. The role of the council is to make decisions that are in the best interests of the community.

I can assure you that nothing is "rubber stamped" by the council and that I remain committed to a thorough public process on this project and every other project or issue within our city.

I hope this gives you some reassurance that we are all committed to due process.

Neil

### NEIL BRADSHAW | CITY OF KETCHUM

#### Mayor

P.O. Box 2315 | 191 5th Street, W | Ketchum, ID 83340

o: 208.727.5087 | m: 208.721.2162

[nbradshaw@ketchumidaho.org](mailto:nbradshaw@ketchumidaho.org) | [www.ketchumidaho.org](http://www.ketchumidaho.org)

On Jun 16, 2022, at 5:24 PM, Kevin Livingston <[klivingston@yahoo.com](mailto:klivingston@yahoo.com)> wrote:

Neil,

If there are any changes to the existing approvals, your response is correct. However, there is a lot of talk about the scope of this project changing without a proper process and aligns with the Travel and Leisure magazine article.

I live next door to the Bariteau project and I can guarantee everyone on this email, that nobody has the appetite for a bigger building and rooftop bar. The music and noise can be heard from blocks.

Please confirm the Council won't rubber stamp this project in a few meetings.

Thanks

Kevin Livingston 415-596-4336

On Thursday, June 16, 2022, 09:17:38 AM PDT, Neil Bradshaw <[nbradshaw@ketchumidaho.org](mailto:nbradshaw@ketchumidaho.org)> wrote:

Thanks for your email Kevin

First let me clarify that the council has yet to opine on the settlement agreement

Second, let me assure you that any change to a project proposal needs to go through the public process, including P&Z design review.

I hope this clarifies things

Neil



**NEIL BRADSHAW | CITY OF KETCHUM**

Mayor

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On Jun 16, 2022, at 9:22 AM, Kevin Livingston <[klivingston@yahoo.com](mailto:klivingston@yahoo.com)> wrote:

Dear Mayor,

I was reading an article about the partnership that will take over the proposed hotel by Bariteau. The article references that their hotels in Healdsburg and Sun Valley will have rooftop bars.

Is this another re-run of PEG; approvals before process? A rooftop bar at the Bariteau site will create noise for all of the people within 10 blocks that bought their homes/condos in good faith.

If this is how the city gets out of a lawsuit, it will just create another one. Please ensure me and the rest of Ketchum's residents that decisions are being made morally, ethically and what the residents want.

Thank you,

Kevin Livingston 415-596-4336

# Seasons Alum Just Launched a New Hotel Brand — Coming to Sun Valley and

# Healdsburg, California Next Year