

Lisa Enourato

From: Neil Bradshaw
Sent: Wednesday, June 22, 2022 3:45 PM
To: Terry Palmer
Cc: Participate
Subject: Re: Harriman Hotel and Residences Personal Support

Thanks Terry

Your comment will be placed in the public record for council deliberation.

Thanks for your participation in this process

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 | www.ketchumidaho.org

On Jun 22, 2022, at 3:20 PM, Terry Palmer <tpalmer@svassociates.com> wrote:

Dear Ketchum Mayor and City Council member's - I would like to add my name, Terry Palmer, and my absolute and full support for the Harriman Hotel to be approved and to start the project asap. It will be a fabulous addition and a 'major league entry' into Ketchum. I have followed the project from 'day one' and I applaud Jack Bariteau and his team for their passion and complete commitment to bringing a '4.5 Star Hotel' to Ketchum. Additionally, I personally know the Blank Family well. Jerry, Joan and I met in Steamboat in 1976 at the Director's Cup, a Pro-Am ski race. I had moved to Ketchum in 1974, after two years of living and training in Aspen, and have never looked back. The Pro-Am in Steamboat was made up of a WPS Pro Racer and 7 amateurs, all typically, from the financial world. I was fortunate to have Jerry Blank on my team, he had never raced gates before. He did fabulous, we ended up in 3rd place, however, and most importantly, we developed a life long friendship. Jerry, and his son Andy are long time skier's and they are truly genuine and honest community minded people. They thoroughly want what is best for the town and the WRV. I know Jerry Blank to be consistent, humble and successful. He is a man of his word and can & will get the job done. Ketchum is fortunate to have the Blank Family's support. Let's move forward with the Harriman Hotel project asap. Thank you for your efforts and support. Terry Palmer

Lisa Enourato

From: Peter Nordberg <pfn@nordbergny.com>
Sent: Wednesday, June 22, 2022 4:30 PM
To: Participate
Subject: Comment for proposed Harriman & Hotel Marriott Hotel

Dear City Council-

I would like to comment on the “modern”, low-cost, cookie cutter designs of both the Harriman & Marriott Hotels as proposed. While I appreciate that more guests would love to enjoy the splendors of Sun Valley and that developers need projects to be economic & have an ROI, these two projects provide no character or charm consistent with Sun Valley’s history and legacy.

The model for these hotels should be architecturally more ambitious and make an attempt to be aligned with Sun Valley’s original ideal. I would point to hotels in Switzerland. The only place I have skied in Switzerland is Verbier, and the alpine charm runs through all the buildings. Below is a link to Marriott’s W Hotel in Verbier. This modern alpine lodge design demonstrates that Marriott knows how to build such large wooden structures and could apply these same ideals to its proposal for Ketchum.

<https://www.marriott.com/en-us/hotels/gvawh-w-verbier/overview/>

Thank you for this forum & the opportunity to share my opinion.

Respectfully yours, Peter

Peter Nordberg
m. +1 917 257 8343

Sent via radio waves

Lisa Enourato

From: Pat Higgins <pathiggins@cox.net>
Sent: Wednesday, June 22, 2022 4:46 PM
To: Participate
Subject: Proposed Harriman Hotel

Dear Mayor and Members of City Council ,

I am against the new proposal of the Harriman Hotel on the Jack Bariteau Property.

The following are my reasons:

-The drawings make the project look humongous... how many stories...? looks like 6 !

Mt. express June 21, 02

- with The Harriman Hotel and The Marriott hotel in the works , the existing Limelight Hotel makes the entrance to Ketchum very unappealing ! I feel like we are being force fed all these projects , that will have a huge impact on our quality of life.

Do not RUSH this thru as it will change the feel of Ketchum forever.

-I understand that with land , lumber and building costs developers want to get their money's worth and cram as many hotel rooms , that being said why not grant them 500 rooms?

- I understand that Mr. Bariteau built his workforce housing on First Avenue.

Mountain Express June 15th page 10 had an article stating that 12 rooms were going to be used for deed restricted ... I see this as a conflict of interest benefiting the developer.

This sounds like shady deals !

-In January of this year city attorney Mat Johnson had written a letter to Mr. Bariteau and his attorney stating " at this time the cure has run with no cure or pending here by Harriman Hotel. Therefore the development agreement is void by reason of the fall and then he such opportunity to cure searched fault it's not past. Any further associated building permits or the like associate with this development agreement are now likewise void "

the city declared Bariteau breach of the development agreement.

Mt. Express Feb. 2,2021

What happened with the 100 million tort claim?

These kind of problems are a mess, maybe it's an Indian Burial Ground .

In 2006 /07 I was very active in helping to preserve Warm Springs Ranch from greedy developers, this really is no different . I suggest you listen to Joani Mitchell's "Big Yellow Taxi" You don't don't know what you've got till it's gone, pave paradise , put up a parking lot...."

Thank you for taking time to read my letter.

Sincerely,

Pat Higgins

Sent from my iPad

Lisa Enourato

From: Sandra Flattery <flatterysandra@gmail.com>
Sent: Wednesday, June 22, 2022 7:04 PM
To: Participate
Subject: City Council Meeting Thursday June 23 - Neighbor Comment

We heard today that Jack Bariteau, the developer of the now Harriman Hotel is coming before you to request many changes to his original plan.

Of great concern to our South Leadville and Onyx Street residents is his possible request to request an additional 10 feet height variance and the addition of a rooftop bar.

This should not be considered. This addition would severely, negatively impact the livability of our quiet family neighborhood with the music and sounds wafting from a rooftop bar in the summer months.

We thought height restrictions were going to be enforced after negative public comment on the Limelight Hotel and the possible upcoming Marriott Hotel with all the variances that development is asking for. We heard that Bariteau's property real estate agent(s)/company was already promoting a rooftop bar in sales pitches for the now possible 14 residences, up from the original 6. How can this be if he is not approved yet?

We are also very concerned after 14 years that Bariteau indeed HAS full financing for this hotel project. He has said many times before that he has financing and then has not come through.

We citizens of Ketchum need certified, verified proof that he has FULL financing for this project and will complete it in the timeline put forth. We cannot put up with a couple pieces of rebar installed in the hole and that satisfies the City Building Inspector.

It is not acceptable that he hold the continuance of the threat of the ridiculous \$100 Million tort lawsuit over the city. The city of Ketchum DID NOT interfere with his ability to get financing.

Please do not bend to his demands and threatening lawsuit so he gets his way with variances, exceptions, etc. Please maintain the integrity of the City Council, the P&Z and other city departments.

Thank you,

Sandra & John Flattery
341 S. Leadville Ave. Unit 201
Ketchum, ID 83340

ssflattery@aol.com

Lisa Enourato

From: Neil Bradshaw
Sent: Wednesday, June 22, 2022 9:55 PM
To: Mark Irvine
Cc: Participate
Subject: Re: The Harriman Hotel and Residences

Thanks for your email Mark and Betty
This will be put in the public record for council deliberation
I appreciate your participation in this 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 | www.ketchumidaho.org

On Jun 22, 2022, at 9:25 PM, Mark Irvine <mirvine2@me.com> wrote:

Dear Council,

As a resident of Sun Valley for over 22 years and visitors for 50+ years, we strongly support the Harriman Hotel project. We believe the project is an essential part of the Town's long term plan to accommodate visitors and create a beautiful entrance into Ketchum.

Kindest regards,

Mark and Betty Irvine

254 Elkhorn Rd.
Sun Valley, ID. 83353

Lisa Enourato

From: Christine N Cole <tinamatt@mac.com>
Sent: Wednesday, June 22, 2022 11:48 PM
To: Participate
Subject: Harriman Hotel meeting public opinion

Dear Ketchum City Council, P&Z, City Planners and Administrators,

Please read into or enter into the minutes of the public hearing.
These are my concerns and considerations.

1. The Marriott Tribute Hotel should never have been considered or approved until the "Hole in the Ground" Harriman project had been fully resolved. It was not good business practice and lacked proper planning and zoning protocol and foresight.
2. It would behoove Ketchum to completely resolve the Harriman Hotel debacle before moving forward with the Marriott Tribute project. Settle the case, move forward and be grateful that the operators of the Appellation Hotel are considered two of the most respected hoteliers and chefs nationally and internationally.

Please review their qualifications:

After graduating from Cornell's hotel school in 1981, **Chris Hunsberger** joined **Four Seasons Hotels and Resorts** as a Management Trainee and worked his way up to General Manager in Houston and Aviara (Southern California), and as General Manager and Regional Vice President in Washington, D.C. He was then promoted to corporate positions including **Executive Vice President of Global Product and Innovation, President of Hotel Operations for the Americas (overseeing 40 properties) and Global Chief Human Resources Officer**. He is a world-class hotelier.

At 23, **Charlie Palmer** graduated from the Culinary Institute of America. Charlie started at The River Cafe and then founded Manhattan's celebrated three-star Aureole. He has subsequently opened dozens of notable restaurants across the country. **Palmer's restaurants have received 20 Michelin stars**. His hotel restaurants include outlets for Hotel Healdsburg, Grand Sierra Resort, The Knickerbocker, Archer Hotels, MGM Resorts and Four Seasons. **Palmer** has personally received **numerous James Beard Foundation nominations and wins** over the years.

Both Hunsberger and Palmer have deep ties to the Four Seasons considered one of the finest global hotel chains. They are seasoned pros and know what they are doing. For them to select Ketchum for Appellation is an honor. To make them start from ground zero would be foolhardy and sink a great opportunity for Ketchum to have a world class, strong locally focused food, culture and art legit 4.5 hotel. Ketchum and Sun Valley do not have this and it would be a great addition and draw to our community year round. Ketchum also does not have tens of millions of dollars to take on a \$100 million tort claim and no one wants a stalemate with another 14 years of the giant hole in the ground as Ketchum's entrance.

3. At this point it is highly likely we will have 3 large hotels within a short walking distance of each other at the main entrance of town. Is the construction of the 2 new hotels going to occur simultaneously? Is the Idaho Department of Transportation going to build a third turn lane onto River Street before, after or during the construction of The Marriott Tribute? Granted, the Marriott Tribute has been very accommodating in following the suggestions of the P&Z and City staff. What the staff might be missing is the size and logistics of that hotel on an inadequately sized and located piece of property. The nuts and bolts of the hotel's ingress and egress via Highway 75 and River Street are both problematic. Staff might want to review how the deliveries go into the same entrance as the garage and guest auto entry to the hotel with no storage rooms near the delivery entrance so everything gets rolled through the lobby to elevators to go down to storage and the kitchen? The other mystery is how does a hotel with limited ingress/egress and a kitchen with such a tiny footprint service 4 conference rooms, bars and restaurants in a 90 room hotel? Maybe a

modest downsizing of overall size and numbers of hotel and conference rooms would be a wise, more aesthetic and workable design improvement.

Thank you for your time and consideration.
And good luck.

Sincerely,
Tina Cole

Tina Cole
PO Box 1508
Sun Valley, ID 83353
tinamatt@mac.com
208-720-2880

Lisa Enourato

From: Andrea Wenet <aewenet@gmail.com>
Sent: Thursday, June 23, 2022 12:13 AM
To: Participate; Neil Bradshaw; Courtney Hamilton; Amanda Breen; Michael David; Jim Slanetz
Cc: Jerry Calhoun
Subject: Letter in Support: The Harriman Hotel and Residences

Dear Mayor Bradshaw and Council Members,

Please accept this email as the highest level of support for your approval of The Harriman Hotel at 300 River Street East. Vote yes, please, to heal the hole by welcoming what will forever be a crowning jewel in our community.

My husband, Jerry Calhoun, and I believe that the Harriman Hotel is an extraordinary - *once in a lifetime* - addition to Ketchum. The City Council has an opportunity tomorrow (June 23, 2022) to vote to benefit its residents, workers and visitors alike, as has every development project over the past 3 decades that Jack Bariteau built.

We trust that you, the Mayor, and each of Ketchum's City Council members are well acquainted with Mr Bariteau's work since 1999. From the residential jewels at 600 2nd Ave to the shops and residences at The Colonnade and The Christiania. No doubt Jack's current mixed use project at 4th Street and 1st Avenue, supplying vitally needed workforce housing, again will prove to be an important addition to our community. Jack takes the long...*very long* view on investing precious resources (*time, money, heart and soul*) in Ketchum. The quality of his vision is further evidenced by his ability to attract *best-in-class* partners: Andy Blank, Charlie Palmer and Appellation Hotels.

In the matter of The Harrian Hotel Development, I hope each council member will act in the highest and best interest of the entire community of people who live in and visit Ketchum. The gaping hole in the earth deserves healing - to come back to life with The Harriman Hotel as a gateway into town, surrounded by stunning new Aspens, Maples, Firs, Spruces and Elms!

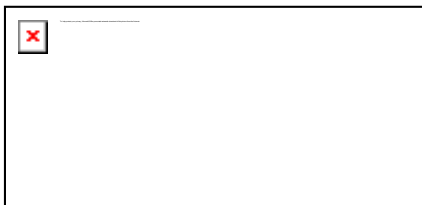
To a bright and beautiful future for Ketchum!

Andrea Wenet & Jerry Calhoun

Andrea Wenet / Chief Shepherding Officer

andrea@sanctuariesoftheearth.org / [206-898-6882](tel:206-898-6882)

discover the earth beneath your feet @ sanctuariesoftheearth.org



Lisa Enourato

From: SVBR GAD <bob@sunvalleyrealtors.org>
Sent: Thursday, June 23, 2022 12:25 AM
To: Participate
Subject: FW: Harriman Hotel Settlement Agreement

Importance: High

Please include the following email in public comments regarding the proposed Harriman Hotel settlement agreement.
Thank you,

Bob Crosby
Government Affairs Director
Sun Valley Board of Realtors
208-721-8353
bob@sunvalleyrealtors.org

----- Original message -----

From: bob@sunvalleyrealtors.org
Date: 6/22/22 3:36 PM (GMT-07:00)
To: 'Neil Bradshaw' <NBradshaw@ketchumidaho.org>, 'Courtney Hamilton' <CHamilton@ketchumidaho.org>, 'Amanda Breen' <abreen@ketchumidaho.org>, Jim Slanetz <jslanetz@ketchumidaho.org>, mdavid@ketchumidaho.org
Cc: particpate@ketchumidaho.org
Subject: Harriman Hotel Settlement Agreement

Mayor and Ketchum City Council:

The Board of Directors of the Sun Valley Board of REALTORS supports your approval of the settlement agreement between Harriman Hotel LLC and the City of Ketchum, Idaho, as included in the staff report dated June 13, 2022. We appreciate both sides efforts in crafting this agreement and look forward to the imminent commencement of construction of the Harriman Hotel project.

There are several reasons for our support, including:

1. The City's desire to increase vibrancy downtown is enhanced by the construction of a high quality project designed specifically to bring multiple different users of downtown services to Ketchum.
2. Proceeding with the settlement appears to be the solution that will complete a development on the site in the timeliest manner.
3. The Harriman Hotel will provide an increased property tax base to Ketchum and significant and recurring LOT revenue that can be utilized at the City's discretion within the bounds of the LOT use language, for its highest priority needs.
4. The settlement agreement removes legal and financial exposure from the City ensuring that its resources can be put to work as the City administration and public desire.

5. The project provides both employee housing and a \$1 million contribution to the city's community housing fund, putting it in full compliance with City requirements in these areas, while supporting the City's activities in other affordable housing actions.
6. The addition of another participant on the City-vetted development team that has hotel investment experience and longstanding Ketchum ties further strengthens the probability of a successful outcome.
7. The economic impact of an investment of this scale for a project of this type is significant in terms of new short (professional services, construction) and long term jobs, in addition to the multiplier effect over years on retail spend by its users and its residents.

This has been an arduous process that now has the opportunity to achieve a meaningful and important conclusion to the benefit of Ketchum and its citizens. We encourage you to approve the settlement agreement and authorize the Mayor's signature on it as soon as possible.

Bob Crosby

Government Affairs Director

Sun Valley Board of REALTORS

208-721-8353

Lisa Enourato

From: Jim Mc Guigan <jim_mcguigan@capgroup.com>
Sent: Thursday, June 23, 2022 2:01 AM
To: Participate
Subject: FW: Harriman Hotel Project

Dear City of Ketchum Council,
I am a resident of Ketchum at 134 Irene Street in Warm Springs.

I have learned about the potential settlement with the Harriman hotel developer and reinstatement of entitlements to proceed under new ownership. No doubt like many others I have found the site at the southern gateway to town as a blight and strongly support the reinstatement and moving forward with the Blank family ownership.

With best regards.

Jim McGuigan

Your privacy and security are important to us. See our privacy policy ([Canada](#), [Europe & Asia](#), [United States](#)).

Lisa Enourato

From: Bill Bush <wjbush5@gmail.com>
Sent: Thursday, June 23, 2022 6:45 AM
To: Participate
Subject: Harriman hotel support

Dear sirs

I live at 127 Irene st in Ketchum and am supportive of advancing the hotel project known as the Harriman hotel

I think it will be a very significant addition to the town and provide additional jobs and increase the tax base while providing worker housing. To me this is an example of the type of responsible development the city should be advancing.

Consider me and my family strong supporters of this project.

Thank you.

Bill Bush
Cell. 925/980-5256

Lisa Enourato

From: a Reid <terryreidmaui@gmail.com>
Sent: Thursday, June 23, 2022 7:46 AM
To: Participate
Subject: Harriman Hotel

As a Ketchum business and commercial real estate owner I fully endorse the Harriman Hotel being built as soon as possible. Mr Bariteau has built a very vibrant part of the downtown area which is functional and tasteful. It is the best way to get the hole filled with a high end hotel soon. I am the owner of Davies Reid in business since 1984 and have built the building at 131 1st ave and the building and where Premier cleaners is at 140 Sun Valley Road. Jack is extremely supportive of local business.

Best
Terry Reid

Sent from my iPhone

Lisa Enourato

From: jill williams <jillmw09@gmail.com>
Sent: Thursday, June 23, 2022 8:50 AM
To: Participate
Cc: Jason Williams
Subject: The Hole in the Ground

Hello,

My husband, Jason, and I are new to Ketchum. We live in the Trail Creek Crossing condominium complex very close to the hole in the ground and are excited about the possibility of a new hotel there. We believe it will be a terrific addition to Ketchum for all of the reasons listed below.

1. The City's desire to increase vibrancy downtown is enhanced by the construction of a high quality project designed specifically to bring multiple different users of downtown services to Ketchum.
2. Proceeding with the settlement appears to be the solution that will complete a development on the site in the timeliest manner.
3. The Harriman Hotel will provide an increased property tax base to Ketchum and significant and recurring LOT revenue that can be utilized at the City's discretion within the bounds of the LOT use language, for its highest priority needs.
4. The settlement agreement removes legal and financial exposure from the City ensuring that its resources can be put to work as the City administration and public desire.
5. The project provides both employee housing and a \$1 million contribution to the city's community housing fund, putting it in full compliance with City requirements in these areas, while supporting the City's activities in other affordable housing actions.
6. The addition of another participant on the City-vetted development team that has hotel investment experience and longstanding Ketchum ties further strengthens the probability of a successful outcome.

7. The economic impact of an investment of this scale for a project of this type is significant in terms of new short (professional services, construction) and long term jobs, in addition to the multiplier effect over years on retail spend by its users and its resident

Thank you,

Jill Williams

Sent from my iPhone

June 22, 2022

Members of the Ketchum, Idaho City Council,

My name is Lawrence Crane and I have been a visitor to Sun Valley/Ketchum since 1982 and a resident since 2010. I currently reside at 111 S Huffman Drive. The purpose of this letter is to voice my support of the Harriman-Appellation Hotel project proposed by Jack Bariteau and funded by the Blank family.

Jack has been investing his resources and energy in the Wood River Valley for decades and has created both commercial and residential projects that continue to benefit the residents of the area. We are fortunate to have his considerable talents as part of our community and his current proposed hotel project is just another chapter in his efforts to embellish the community by providing a much-needed upscale hotel along with its amenities.

My understanding is that the project was approved allowing Mr. Bariteau to begin the development, thus the existing and unsightly hole. The needed funding never materialized and the entitlements expired. Now Jack has the solid backing of the Blank Family and can bring this project to reality. Please vote in favor of the project and authorize the project to go forward.

Sincerely,
Lawrence Crane
budc@cox.net

Lisa Enourato

From: robert kantor <rakantor@gmail.com>
Sent: Thursday, June 23, 2022 8:55 AM
To: Participate
Cc: Ed Lawson; Jack Bariteau
Subject: The Harriman Hotel and Residences

Dear Mayor and City Counsel:

This email (letter) is being submitted to the Ketchum City Counsel as a sincere recommendation that you take all steps to approve your well thought out settlement agreement with the Harriman Hotel Group which, when passed and approved, enables the Hotel and residential projects to proceed and be built. I recognize and appreciate the emotionality involved in this project whose history has left Ketchum with one of the emptiest but holey entrances of any city in the west. It is time to proceed with this good project and to fill our hole.

Ketchum and Blaine county and our area known to the world as Sun Valley are missing many essential components required to sustain a successful first class tourist based economy. My own experience over the years of attempting to meet some of the required elements of our world class recreational area has given me some understanding of the complexities involved.

Please, accept the contributions to our fabulous Ketchum and the entire Sun Valley area that will be provided by this long overdue first class hotel and first class and affordable residential project. Acknowledge the good faith of the development group in already building some affordable housing. Please have faith in the team's ability to deliver a truly first class addition to our Hotel and residential inventory. Jack's other projects in Ketchum are among the most tasteful and well developed buildings in Ketchum!

Please pass and agree to move forward with this project that will bring so much value to our community. Please agree to let this development group fill in an ugly hole with its proposed first class facilities.

In closing, I want to share: not a week goes by that someone does not approach me with regrets that the city we once proposed, Spring Creek Idaho, was not permitted to proceed. It might have greatly alleviated our affordable housing shortage for which it was designed. That opportunity is dead because of the myopic thinking of a very (but determined) few. Our modest priced housing shortage problem was not alleviated but, instead, continues to accelerate.

Now is the time to move forward, fill in our whole with a beautiful project, and not look back in 10 years saying "what were we thinking"? You have reached an equitable agreement with the development team. It needs to be finalized!

Sincerely,
Robert Kantor

Lisa Enourato

From: Ed Johnson <ejohnson@coldspringscapital.com>
Sent: Thursday, June 23, 2022 9:07 AM
To: Neil Bradshaw; Michael David; Courtney Hamilton; Amanda Breen; Jim Slanetz; Participate
Subject: Harriman Hotel and Residences Settlement Agreement

Mayor and Council-

I urge you to vote in the affirmative to approve the draft Settlement Agreement that will reinstate the Harriman Hotel and Residences project entitlements. The best possible outcome for the community is for this project to be completed. This hotel will be a solid addition to the fabric of Ketchum while providing economic benefit to the City in both high spending guests and additional LOT and property tax basis. The project has solid financial backing and has a team behind it that is committed to the Wood River Valley.



Lisa Enourato

From: Neil Bradshaw
Sent: Thursday, June 23, 2022 9:18 AM
To: Participate
Subject: Fwd: Harriman Hotel

Public comment

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 | www.ketchumidaho.org

Begin forwarded message:

From: Jane Reynolds <gjaneinc@cox.net>
Date: June 23, 2022 at 9:12:36 AM MDT
To: Neil Bradshaw <NBradshaw@ketchumidaho.org>, Courtney Hamilton <CHamilton@ketchumidaho.org>, Amanda Breen <ABreen@ketchumidaho.org>, Michael David <mdavid@ketchumidaho.org>, Jim Slanetz <jslanetz@ketchumidaho.org>
Subject: Harriman Hotel
Reply-To: Jane Reynolds <gjaneinc@cox.net>

Good morning Mayor Bradshaw and Council Members. I am traveling back from visiting my sister in Mesquite so I will not be at today's meeting. I know this has been a long road for all of you and I am certain having this in front of you again is difficult. I still think this is a good thing for Ketchum. I think a high end hotel with a great restaurant is good for our community. I also like that there will be housing provided for employees. I also like that if the hotel does not start when it's supposed to...the hole gets filled! Hooray! But I prefer the hotel and I think the observatory will be a great thing for star watchers and our families. That's my opinion. Thanks for your time and I appreciate that you do what you do. Jane Reynolds

Lisa Enourato

From: Harry Griffith <harry@sunvalleyeconomy.org>
Sent: Thursday, June 23, 2022 9:19 AM
To: Participate
Subject: Harriman Hotel - SVED Support

I wanted to indicate Sun Valley Economic Development's support for the proposed Harriman Hotel Settlement Agreement.

We have supported this project on earlier occasions, but I wanted to restate the rationale for accepting the settlement agreement:

1. Significant Economic Impact. SVED analysis shows this project delivers **more the \$1 billion** to the local economy over 10 years. It provides for new, well-paid jobs and employee housing.
2. Revitalization of Hotel bed base. SVED analysis shows that the number of North Valley traditional paid hotel rooms has declined substantially, from a peak of 750 units in the 90's to 600 today. **Quality hotel product like this is in short supply** for a resort community and the Harriman project helps to rebuild this lost inventory.
3. Strong Local Investor support. The Blank family has demonstrated their financial capability and **passionate commitment to the Wood River community**. Bariteau has delivered numerous projects that improve both economic and community values in the WRV and has assembled a world class project team.
4. Avoidance of Tort Claim risks. Ketchum runs a **huge risk of a successful legal claim** on force majeure grounds. While this risk may be partially offset by ICRIMP insurance, the financial damage to the city would be catastrophic in the event of unfavorable findings.
5. Strengthening of Local Culinary scene. This is not a traditional hotel. it will strengthen and **revitalize the local culinary scene**, and encourage other independent restaurant investments.

I urge you to reinstate the original rights and entitlements granted.

Harry Griffith

Executive Director, Sun Valley Economic Development

www.SunValleyEconomy.org

June 22, 2022

Mayor Neil Bradshaw
City Council Members
City of Ketchum
161 Fifth Street West
Ketchum, Idaho 83340

RE: Proposed Settlement Agreement – Harriman Hotel, LLC and the City of Ketchum

Dear Mayor Bradshaw and City Council Members:

We have been reading with great interest about the proposed Settlement Agreement that the City Council will consider on Thursday night, June 23rd. We are longtime residents of Ketchum, and both operate our independent businesses in Ketchum. We are delighted that Jack has finally found a very reliable, local, and well-funded private family to bring the necessary capital investment to build this exceptional hotel project. Andy Blank, and his father, Jerry have maintained a family home in Sun Valley since 1975 and are passionate about the Wood River Valley.

There is no doubt that the project has had a long journey, and people may forget that this project went through an extensive public hearing process culminating in its approval in November of 2008. The Great Recession was in full swing and lasted here in our part of the intermountain west for almost nearly a decade. Prior to the project approvals, Jack Bariteau had successfully developed two significant mixed-use projects, The Shops and Residences at the Colonnade and the Christiania Building between 1998 and 2001. These buildings are now considered landmarks in our town and are representative of what we can expect in quality of design and overall aesthetics. His town home project at 600 Second Street, completed in 2009, today stands as amongst the finest town home developments within the downtown.

Contrary to what most people think, Mr. Bariteau was able to secure a construction loan in late 2019 and was preparing to begin full construction in April 2020. But in the middle of March 2020, the pandemic national emergency was declared by then President Trump and one of the key equity partners froze its investments in multiple projects nationwide, halting the project. While what we see today is the excavation that was required to commence after the building permit was issued in May of 2016, the City mandated building impact, building permit and affordable in lieu housing fees were paid in excess of \$1.8 M to the City. Previously, the City had also provided an extension of the project approvals that were conditioned on the undergrounding of the power poles and power lines that stretched from River Street to Gem Street along the westside of Highway 75 at a cost of nearly \$1,000,000. This work was completed in 2016-2017. And sticking to Mr. Bariteau's commitment to provide an in-town site for 18 hotel employee beds as part of his approvals, while working to replace the equity funding for the hotel, Jack and a separate group of investors received approval for the mixed use, sustainable project, now nearly 65% complete at the southwest corner of First Avenue North

and Fourth Street. This building will contain 15 community housing apartments, with 12 of these apartments dedicated to the meeting the 18-bed requirement when the hotel is completed. Until that time, these apartments will be offered to our local workforce with deed restrictions in place for qualified applicants in Blaine County Housing Categories 4 and 5. No other development in town, including the Limelight Hotel, has ever produced this magnitude of affordable housing.

The Blank family and Mr. Bariteau, we believe, are committed to finally bringing to Ketchum the luxury level of lodging and for sale residences that will finally provide the community with a full-service hotel of the highest quality and amenities. Please let this much needed hotel project proceed to construction and approve the Settlement Agreement. We will all benefit for years to come from its being completed and opened.

Sincerely,



Sharon and Liam Grant
540 4th Ave North Unit B
Ketchum, ID 83340

Lisa Enourato

From: Connie Smith <connie.smith.sb@gmail.com>
Sent: Thursday, June 23, 2022 10:05 AM
To: Participate
Subject: Harriman Hotel Project

I am a resident on Leadville and very much oppose increasing height of this project and object to a rooftop bar that will project noise into our quiet residential neighborhood.

Connie J Smith Ketchum resident
341 SI Leadville

Lisa Enourato

From: Neil Bradshaw
Sent: Thursday, June 23, 2022 10:42 AM
To: Participate
Subject: Fwd: Email in support of the Harriman Hotel

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 | www.ketchumidaho.org

Begin forwarded message:

From: moconnor O'Connor <moconnor@michaeloconnor.com>
Subject: Email in support of the Harriman Hotel
Date: June 23, 2022 at 10:40:05 AM MDT
To: "nbradshaw@ketchumidaho.org" <nbradshaw@ketchumidaho.org>, "chamilton@ketchumidaho.org" <chamilton@ketchumidaho.org>, "abreen@ketchumidaho.org" <abreen@ketchumidaho.org>, "mdavid@ketchumidaho.org" <mdavid@ketchumidaho.org>, "jslanetz@ketchumidaho.org" <jslanetz@ketchumidaho.org>
Cc: "ritchieharriet@icloud.com" <ritchieharriet@icloud.com>, "Kristen O'Connor" <kristenoco@gmail.com>, John O'Connor <joconnor@michaeloconnor.com>, "emandem22@gmail.com" <emandem22@gmail.com>

To: Council Ketchum City Council:

I'm writing this email in support of the Harriman Hotel project.

Professionally I've been involved in the project for several years and arranged a \$60 million dollar loan on the project in 2019. I also brought several equity solutions to the table which went away due to Covid 19 uncertainty, This phenomenon was also true on many other projects all over the country. In addition work was forced to be stopped as it should have been (in my opinion) based on the scare at the time.

I've been a member of the Sun Valley community since 1972. I graduated from Wood River High School-a proud Wolverine, My mother built our house in 1973 that I still own. The home is less than 1/4 mile away from the Harriman Hotel site.

The Blank's are my neighbors. Mrs. Blank was a lovely woman. My mother really liked The Blanks.I completely support them. Nice to have people with deep roots in the community doing the project.

I'm so excited to have this project going up for the community!

Here's why:

1. **Best Hotel in the Mountain States:** We looked at many other hotels and many of us have stayed at them. This is going to be fantastic.
2. **Local Developer:** The Blank's house is less than ½ mile from the site. They care.
3. **The Best employee housing ever-**We all know this: consider the dorms on Sun Valley-nice but not like 1st and 1st.
4. **Management-Restaurateur-Charlie Palmer** - It's a first-class hotel being run by Charlie Palmer which brings a lot of attention/advertising to Ketchum. We need more great restaurants. It's hard believe that Michelle's and a couple of others are the is the only game (s) in town. Time to pick up the pace!
5. **Construction/Trade Jobs** - this is obvious. There are a lot of trades, brokers and professionals will benefit for Ketchum and surrounding communities.
6. **Long term Job Creation** - High quality jobs will be created by this project for service help and management potential.
7. **Sales Tax Revenue** – The Limelight is the biggest payer of tax in Ketchum. This project will be a huge benefit as well. The town needs capital.

This project has been a long time coming and the community needs it.

Thank you, good luck today!

Michael O'Connor

Michael O'Connor & Company

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