

HARRIMAN HOTEL OVERVIEW PRESENTATION
KETCHUM CITY COUNCIL
JUNE 23, 2022

Rendering of The Harriman as Highway 75 Enters Ketchum



INTRODUCTION

ANDREW BLANK (NEW MANAGING PARTNER & PRINCIPAL OWNER)

- FULLY NEGOTIATED INVESTMENT AGREEMENT WITH HARRIMAN HOTEL LLC
 - CLOSING SUBJECT TO CITY APPROVAL OF THE SETTLEMENT AGREEMENT
- SUBSTANTIAL FINANCIAL RESOURCES VETTED BY THE CITY OF KETCHUM
 - AMPLE FINANCIAL STRENGTH TO COMPLETE THE PROJECT
- CLOSE, LONG-STANDING FAMILY TIES TO KETCHUM AND THE SUN VALLEY COMMUNITY
- EXPERIENCED REAL ESTATE INVESTOR WITH OTHER HOTEL HOLDINGS

CURRENT STATUS

ENTITLEMENTS VOIDED BY THE CITY DURING THE PANDEMIC

- THE CITY AND HARRIMAN HOTEL LLC DISPUTE THE LEGALITY OF THAT TERMINATION
- SETTLEMENT AGREEMENT IS MUTUALLY BENEFICIAL AND RESOLVES THE DISPUTE AMICABLY
 - PROVIDES FULL REINSTATEMENT AND ASSURES COMPLETION OR RESTORATION

WHY REINSTATEMENT?

REINSTATEMENT IS ESSENTIAL TO THE SETTLEMENT AGREEMENT

- ANDY BLANK IS PREPARED TO FUND HIS INVESTMENT UPON REINSTATEMENT
- HE IS FULLY COMMITTED TO THE HARRIMAN HOTEL IF SETTLEMENT AGREEMENT IS APPROVED
- BUT LIKE ANY OTHER EQUITY INVESTOR, HE CAN'T COMMIT TO AN UNENTITLED HOTEL PROJECT

BENEFITS TO CITY

STRONG POSITIVES FOR KETCHUM FROM SETTLEMENT / REINSTATEMENT

- SIGNIFICANT ECONOMIC BENEFITS MAINTAINED BY THE CITY
 - PROJECTED LOCAL OPTION TAX & PROPERTY TAX REVENUE OF ≈ \$1 MILLION ANNUALLY
 - \$1.5+ MILLION ALREADY PAID FOR IN-LIEU AFFORDABLE HOUSING AND CITY IMPACT FEES
 - POWER LINES BURIED AT ENTRANCE TO KETCHUM; COST TO PROJECT OF ≈ \$1 MILLION
- THE HARRIMAN REQUIRED TO BUILD 18 EMPLOYEE BEDS; CONSTRUCTION WELL UNDERWAY
- SETTLEMENT AGREEMENT ASSURES THE SITE WILL BE FILLED – BY HOTEL OR RESTORATION
- REINSTATEMENT PROTECTS CITY – AVOIDS LEGAL COSTS AND POTENTIALLY LARGE LIABILITY
- THIS GATEWAY PROJECT, WHEN COMPLETED, WILL ENHANCE KETCHUM’S REPUTATION

COMMUNITY BENEFITS

THE HARRIMAN HOTEL WILL OFFER SOMETHING FOR EVERYONE

- 70+% OF RESTAURANT/BAR/BAKERY/SPA CUSTOMERS EXPECTED FROM COMMUNITY
- ROOFTOP TELESCOPE IS A UNIQUE PUBLIC AMENITY, BENEFITTING SCHOOLS AND GROUPS
- DEVELOPMENT AND OPERATIONS WILL UTILIZE LOCAL PRODUCTS, TRADESMEN AND SUPPLIERS
- PROGRAMS AT THE HOTEL WILL FEATURE LOCAL AND REGIONAL ARTISANS AND ARTISTS
- WELL-DESIGNED MEETING/EVENT SPACE WILL ATTRACT NEW GROUP BUSINESS TO KETCHUM
- THE TYPICAL HARRIMAN GUEST WILL SPEND IN WAYS THAT BOOST THE LOCAL ECONOMY

CONCLUSION

BENEFITS OF SETTLEMENT AND REINSTATEMENT MERIT APPROVAL

- THE SETTLEMENT AGREEMENT PROVIDES A WIN-WIN FOR THE CITY AND THE PROJECT
- IT IS A COMPREHENSIVE AND AMICABLE SOLUTION TO ALL HARRIMAN HOTEL ISSUES
- REINSTATEMENT ASSURES FUNDING TO COMPLETE THE HARRIMAN HOTEL OR RESTORE THE SITE
- ANDY BLANK IS READY TO LEAD THE PROJECT AND MAKE SURE THAT IT SUCCEEDS
- THE RESULT WILL BE SOMETHING THE COMMUNITY AND THE BLANK FAMILY CAN BE PROUD OF

The River Street Façade of The Harriman
(Corner of River and Main Streets)



RECEPTION



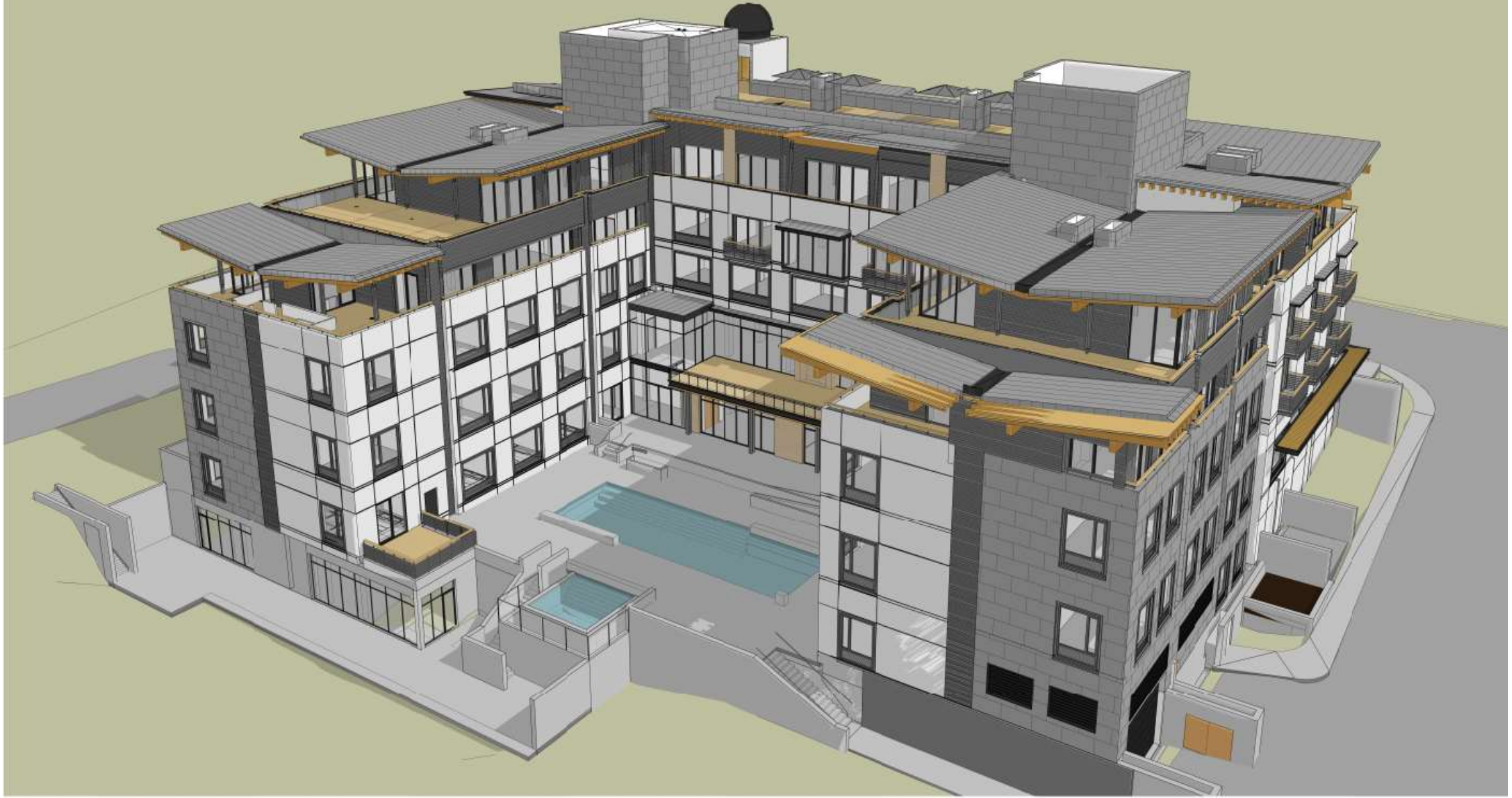
LOBBY TERRACE



COFFEE & BAKERY



Rendering of The Harriman, Looking North
from Trail Creek to the Interior Courtyard
(Parking and Delivery Entrance at Lower Right)



RESTAURANT

OPEN KITCHEN





SHOW KITCHEN

& EVENT SPACE



GUESTROOMS

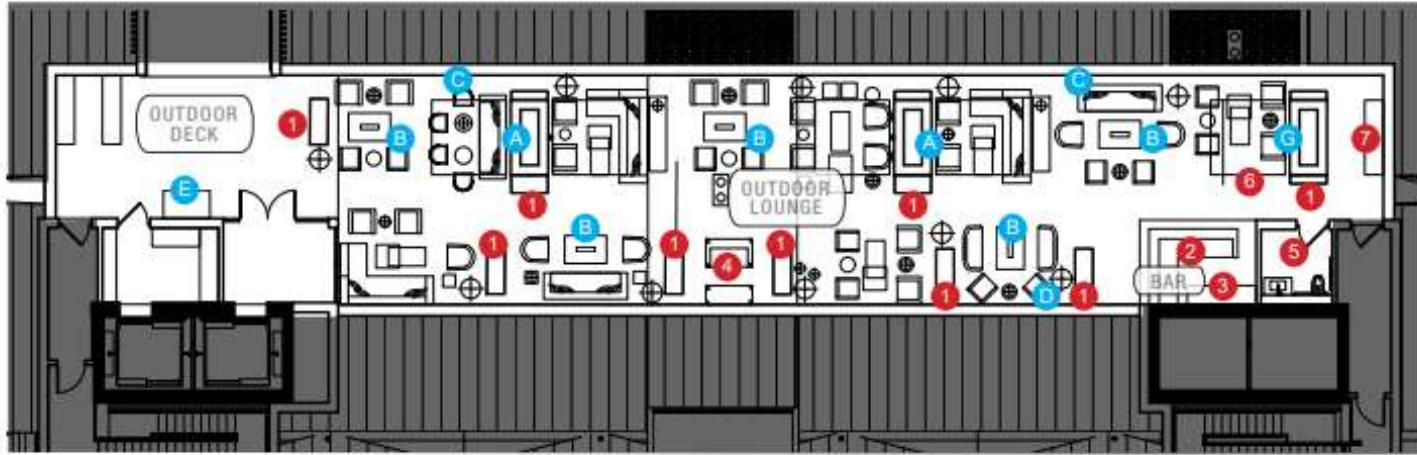
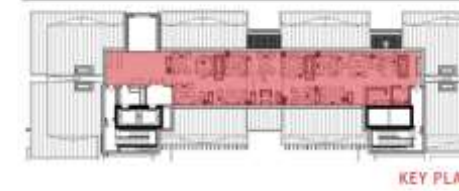


ROOFTOP



**Only if Rooftop Deck is Approved by the City*

ROOFTOP



KEY DESIGN ELEMENTS:

● GC SCOPE ● FF&E SCOPE

- | | |
|--|---|
| 1 CULINARY GARDEN | A DECORATIVE WALL SCONCES ON CHIMNEY WALL |
| 2 SHELTERED BAR COUNTER | B FIRE FEATURE |
| 3 SUSPENDED LIQUOR SHELVES | C OUTDOOR GROUP SEATING |
| 4 MOBILE BAR | D RECHARGABLE DECORATIVE OUTDOOR LANTERNS |
| 5 RESTROOM WALL & FLOOR FINISH | E BBQ GRILL |
| 6 WALL MOUNTED CANTILEVERED SUN PROTECTION | |
| 7 SERVICE STATION | |

SCHEDULE

- FLOORING:
- TYP. GENERAL FLOORING BY ARCHITECT
 - BAR & FOOD STAGING: RESINOUS FLOORING
- EXTERIOR WALLS:
- TYP. BOARD FORM-TEXTURED CONCRETE
- INTERIOR WALLS:
- GUEST ELEVATOR VESTIBULE & BAR: PORCELAIN TILE
- CEILING:
- TYP. PAINTED GYP BOARD
- SPECIAL FINISHES: -
- MILLWORK:
- WOOD CABINET MILLWORK
 - MOBILE STEEL + WOOD PLANTERS
- GENERAL LIGHTING: -
- DECORATIVE LIGHTING:
- DECORATIVE LANTERNS
 - DECORATIVE SCONCES
 - DECORATIVE FLOOR LAMPS
- DOORS:
- BAR: OUTDOOR GRADE WOODEN DOOR TO ACCESS BAR
 - BAR: FLIP UP WINDOW SYSTEM ABOVE BAR COUNTER
- HARDWARE:
- ROCKY MOUNTAIN HARDWARE BUILDER SERIES OR SUN VALLEY BRONZE (BOTH ARCHITECTURAL DOOR & MILLWORK HW)
- NOTES: -

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JEFF CAVEN