



Meeting Minutes

Tuesday February 20 , 2023,

2:00pm

Ketchum City Hall

CALL TO ORDER:

Board Chair Susan Scovell called the meeting to order at 2:00pm. *(00:00:13 in video)*

ROLL CALL:

Present:

Board Chair—Susan Scovell

Board Member—Gary Lipton

Board Member—Amanda Breen

Board Member—Courtney Hamilton

Board Member—Mason Frederickson *(via teleconference)*

Board Member—Tyler Davis-Jeffers

Board Member—Casey Burke

Other attendees:

Suzanne Frick, KURA Executive Director

Trent Donat, City Clerk and KURA Secretary

Ryan Armbruster, KURA Counsel *(via teleconference)*

Abbey Germain, KURA Counsel *(via teleconference)*

Harry Griffith, Sun Valley Economic Development Director

Steve Shafran, Wood River Community Housing Trust

Mary Wilson, Development Team *(via teleconference)*

Frank Lee, Development Team *(via teleconference)*

Mark Edlen, Development Team *(via teleconference)*

COMMUNICATION FROM THE BOARD MEMBERS:

- Gary Lipton referred to the handout regarding Housing-in-lieu fees, stated he was excited about the culmination of all the hard work put in, Congratulated the KURA and thanked the Wood River Trust. *(00:00:47 in video)*

CONSET CALENDAR

1. Approval of the Bills.

Motion to approve the bills. *(00:02:45 in video)*

Motion made by Courtney Hamilton; Susan Scovell

Ayes: Gary Lipton, Courtney Hamilton, Mason Frederickson, Amanda Breen, Casey Burke, Tyler Davis-Jeffers, Susan Scovell

2. Approval of the January 16, 2024, Regular Meeting Minutes and January 16, 2024, Special Joint Meeting Minutes.



Consent Agenda Item 2 was brought to motion prior to Item 1, see video

Motion to approve the minutes. (00:02:19 in video)

Motion made by Amanda Breen; Seconded by Casey Burke

The vote was not taken for the minutes. Motion will be brought back at the next meeting.

DISCUSSION ITEMS

3. Presentation of Sun Valley economic Development Quarterly Report.
Presented by: Harry Griffith (00:02:57 in video)

Comments, questions, and discussion by Board Members. (00:11:47 in video)

4. Update on Proposed Legislation
Presented by: Ryan Armbruster (00:12:12 in video)

Comments, questions, and discussion by Board Members. (00:23:24 in video)

ACTION ITEMS:

5. Recommendation to review and approve Development and Disposition Agreement 50089 and adopt Resolution 24-URA02, Ground Lease 50090, adopt Resolution 24-URA03 approving the Project Preference Policy and adopt Resolution 24-URA04 approving the KURA contribution for First and Washington.
Presented by: Suzanne Frick (00:24:07 in video)

Comments, questions, and discussion by Board Members. (00:31:09 in video)

Motion to approve Resolution 24-URA02 approving the Development and Disposition agreement 50089 with First and Washington Properties, LLC.

(00:37:51 in video)

Motion made by Courtney Hamilton; seconded by Mason Frederickson

Ayes: Gary Lipton, Mason Frederickson, Tyler Davis-Jeffers, Susan Scovell, Courtney Hamilton, Casey Burke

Recused: Amanda Breen

Nays: None

Motion to approve Ground Lease 50090 in form and substance as attached to the Development Agreement and Disposition Agreement 50089 with First and Washington Properties, LLC. (00:38:38 in video)

Motion made by Courtney Hamilton; seconded by Tyler Davis-Jeffers

Ayes: Gary Lipton, Mason Frederickson, Tyler Davis-Jeffers, Susan Scovell, Courtney Hamilton, Casey Burke

Recused: Amanda Breen

Nays: None



Motion to approve Resolution 24-URA03 approving the Preference Policy for the First Street and Washington Project. (00:39:01 in video)

Motion made by Tyler Davis-Jeffers; seconded by Gary Lipton

Ayes: Gary Lipton, Mason Frederickson, Tyler Davis-Jeffers, Susan Scovell, Courtney Hamilton, Casey Burke

Recused: Amanda Breen

Nays: None

Motion to approve Resolution 24-URA04 approving the KURA Funding Participation for the development of First Street and Washington Project. (00:39:18 in video)

Motion made by Casey Burke; seconded by Gary Lipton

Ayes: Gary Lipton, Mason Frederickson, Tyler Davis-Jeffers, Susan Scovell, Courtney Hamilton, Casey Burke

Recused: Amanda Breen

Nays: None

6. Tentative Approval of the KURA 2023 Annual Report and setting the Public Hearing for March 18, 2024.

Presented by: Suzanne Frick (00:39:59 in video)

Motion to approve the KURA 2023 annual report and set the public hearing for March 18th, 2024. (00:41:18 in video)

Motion made by Amanda Breen; seconded by Susan Scovell

Ayes: Gary Lipton, Tyler Davis-Jeffers, Susan Scovell, Casey Burke, Amanda Breen

Recused: Courtney Hamilton, Mason Frederickson

Nays: None

ADJOURNMENT:

Motion to adjourn 3:21pm. (00:41:40 in video)

Motion made by Amanda Breen; seconded by Gary Lipton

Ayes: Gary Lipton, Mason Frederickson, Tyler Davis-Jeffers, Amanda Breen, Susan Scovell, Courtney Hamilton, Casey Burke

Nays: None



Susan Scovell, Board Chair

ATTEST:

Trent Donat, KURA Secretary