

Cyndy King

From: James Hungelmann <jim.hungelmann@gmail.com>
Sent: Monday, August 19, 2024 1:08 AM
To: Neil Bradshaw; Amanda Breen; Courtney Hamilton; Tripp Hutchinson; Spencer Cordovano; Participate
Subject: Public Comment - KCC Meeting Aug 19 2024, Item 11

August 19, 2024

Ketchum City Council Meeting of August 19, 2024

Public Comment re Agenda item 11 –

Proposed Ordinance 1256 for additional 2% LOT on ST lodging

Dear Mayor and Councilors,

I am writing to express my strong opposition to the proposed Local Option Tax (LOT) increase to fund low-income housing in Ketchum. I urge the Council to reconsider and abandon this idea for the following reasons:

1. **Financial Burden on Residents and Businesses**

Implementing higher LOT taxes imposes an unnecessary financial strain on residents and businesses, especially foolish in these uncertain economic times. The fact that two other towns in Idaho have higher LOT is irrelevant. Raising taxes for government-led “solutions” too often exacerbates issues rather than solving them.

2. **Market Interference and Inefficiency**

Using additional LOT funds for government affordable housing projects is a misguided approach that distorts the market and ultimately worsens housing affordability. Moreover, such initiatives require substantial, ongoing administrative oversight, which this mayor and Council have yet to address transparently.

3. **Track Record of Incompetence**

The City of Ketchum's handling of affordable housing, and many other matters, has been marked by rank incompetence. Market experts insist that pursuing Bluebird has cost Ketchum \$ millions in lost opportunity costs at that site. And now city officials have plans to do it again, at the expense of public parking which has long been universally recognized as essential for economic prosperity of the downtown. In the face of tremendous public opposition, with thousands and more Ketchum residents signing petitions to stop the shenanigans, The Wrecking Crew says, ‘Public concerns be damned, we are going to continue to fondle away on our own thing.’ Thumbing their noses at overwhelming public concern is exactly how this mayor and council have done business for many years, on just about everything important.

4. **Private Sector Solutions**

The private sector, with its experience and expertise, is far better suited to address our city's housing needs without the risks of mismanagement and inefficiency that plague government-run projects especially here in Ketchum. It is not the city government's role to determine housing affordability or to intervene in the market – rather, let the free market reign.

5. **Blatant Illegality of KURA**

Further, the involvement of KURA in affordable housing is a disgrace. As has been precisely explained many times on the record of this Council over the last several years, KURA is a blatantly illegal entity because there never has existed anywhere in Ketchum dangerous, blighted conditions that are required for any city in Idaho to set up an urban renewal agency and side-step the Idaho Constitutional mandate that any significant capital project requiring long term financing be pursued by the city only if the project is first presented to the voters and approved by their 2/3 vote. The ongoing operation of KURA allowing the development of Ketchum to rest in the hands of few appointed people outside taxpayer purview is a Grave Violation of law that must not stand. ‘Collapse KURA now!’, the mantra rises to crescendo.

Thank you.

Sincerely,

Jim Hungelmann
Ketchum

Cyndy King

From: Mark <markefosburg@yahoo.com>
Sent: Sunday, August 18, 2024 1:29 PM
To: Participate
Subject: Washington St project

KURA,

Taking away the 60+ parking spaces that have been there for decades will do terrible harm to our community. Preserving these spaces needs to be the priority. If the KURA is not able to spend "their" money for housing outside the core business area, it then should be spent on something else that does not harm our community, or be returned. First, do no harm.

Mark Fosburg
Sent from my iPhone

Cyndy King

From: HP Boyle <boylehp@yahoo.com>
Sent: Saturday, August 17, 2024 8:29 AM
To: Participate
Subject: Fwd: Public Comment on In-Lieu of fee for City Council

Begin forwarded message:

From: HP Boyle <boylehp@yahoo.com>
Subject: Public Comment on In-Lieu of fee for City Council
Date: November 22, 2023 at 12:08:17 PM MST
To: participate@ketchumidaho.org
Cc: Andrew Guckes <aguckes@mtexpress.com>

Why not eliminate the in-lieu fee?
Wouldn't that be a faster way to get deed-restricted housing? In-lieu-of funds sit with the City for years.

If there is some reason that we have to have an in-lieu of fee, there is a better way of setting it than the current process. The current process of how the Council sets a fixed dollar amount per square foot *guarantees* that the fee will be too low for most projects and potentially too high for others.

It is also objectively subjective.
The current process is for the Council to get a cost number from the Planning Department and then apply a totally made-up "factor" to it to get to a number they think "feels" about right. It is farcical.

A better way would be to base the fee on the developer's actual per square foot costs for the project.

Pros:

- gets the Council out of the business of making up fictional construction costs; just listen to their debate about it—they admit they have no competence in this area
- relieves the Council of the burden of periodically setting the fee (which they only do sporadically when it is glaringly obvious the fee is out of whack with reality)
- because the fee is based on the developer's cost, the developer cannot complain the fee set by the City has no basis in reality
- by definition, the fee will always be the current market price. THIS IS THE KEY BENEFIT

Cons:

- are there any?

This seems like a no-brainer compared to the current process.

Perry Boyle
Ketchum

Cyndy King

From: Ketchum Business <ketchumbusinesscoalition@gmail.com>
Sent: Saturday, August 17, 2024 2:14 PM
To: Participate
Subject: KBAC Public Comment for August 19th City Council Meeting
Attachments: City Public Comment 8-17-24.pdf

Hello!

Attached please find public comment from KBAC on Trail Creek Bridge construction for the August 19th City Council meeting.

Thank you!
Bronwyn

Ketchum Business Advisory Coalition (KBAC) Public Comment
on Trail Creek Bridge Construction
August 17th, 2024

In 2025, scheduled construction projects in and around Ketchum include Main Street between 4th-6th Streets, Trail Creek Bridge and Trail Creek Bridge to Hospital Bridge. On-going and proposed development projects that will or may occur in downtown in 2025 include, but are not limited to, the hotel at the south entrance to town, the Washington Street lot, the lot next to Vintage, and the lot where Serva's currently is. Ketchum businesses have suffered real and long lasting financial effects from the Main Street renovation project that some may not fully recover from, and the business community has been clear that we do not believe we can survive the City's current development actions. ITD has generously offered to move their construction of Trail Creek Bridge from half of the work in 2025 and half of the work in 2026 to all of the work in 2026, and KBAC fully supports this move. This will allow businesses, and the community, to have at least the full winter season without downtown road construction. The World Cup is scheduled to take place in Sun Valley/Ketchum in March 2025 and moving this construction project will mean that traffic and the aesthetics of town during a global event will not be compromised. Delaying this project also means Ketchum will see less traffic diversions and delays in summer 2025-something that is much needed for business and visitor access.

KBAC thanks ITD for recognizing the needs of the community, and asks the Council to support the move of full Trail Creek Bridge construction to 2026.

Thank you,
Ketchum Business Advisory Coalition

Cyndy King

From: Julie Johnson <jj nourishme@gmail.com>
Sent: Monday, August 19, 2024 9:27 AM
To: Participate
Subject: Pause on the 1st and Washington Ave project

Affordable housing isn't the concern here. It is about doing an action at any cost that is the concern. It is about the damage to others livelihood and the towns character that is the concern

Idaho's Urban Renewal Agencies are for economic development, to attract new development and for remediating deteriorating areas.

It is also for setting up an environment which could persuade existing development and businesses to remain, possibly through increment financing.

Yet here we have a pending project being funded by the City's property taxes - money from public funds -to serve the public that may have damaging effects on the community.

We all grasp that our government doesn't always make the better sound choices or choose higher integrity as is witnessed by our lacking public educational system and our health damaging and weather altering food system, both approved by our government.

But this is a small town where we know our neighbors and do business with each other. We do not need to fall prey to large government thinking. We have an opportunity to make inclusive collective decisions about how our town looks, feels and operates.

This building as presented is meant to be for teachers, EMT ambulance drivers, medical personnel, etc. Do you think this is a design suitable for these highly trained people?

Do you think they will be shopping and eating out in Ketchum after 30% of their earnings (before taxes) are used for rent? Do you not understand they will be driving their cars south to do their shopping? And store their purchases where?
Park their cars where?

As a publicly funded project this needs to be approved by the public, not by a small dictatorship.

I submit we put this building sight on the ballot.
Julie Johnson

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Nourishme & Julie Foods

Julie Johnson NTP
151 north main st.
Ketchum, ID 83340
208 928 7604 /fax 928 7605

Cyndy King

From: Amy Baruch <abaruch1361@gmail.com>
Sent: Monday, August 19, 2024 9:13 AM
To: Participate
Subject: Re: Lodging tax increase- additional info

I thought it would be helpful to see taxes generated from my Airbnb rental. 2023 (occupancy taxes \$3,613.88) and YTD 2024 (occupancy taxes \$4,174.12) sent as email forwards from Airbnb. If we lose rentals due to increasingly restrictive short term rental policies, Ketchum stands to lose a substantial income stream.

Please include in presented arguments.

Thank you, Amy Baruch 208-484-1248

Sent from Gmail Mobile

On Fri, Aug 16, 2024 at 12:16 PM Participate <participate@ketchumidaho.org> wrote:

Thank you, Amy, for submitting your comments. They will be a part of public record for the City Council meeting on Monday, Aug. 19.

CITY OF KETCHUM COMMUNITY ENGAGEMENT TEAM
P.O. Box 2315 | [191 Fifth St. W. | Ketchum, ID 83340](#)
o: 208.726.3841 | f: 208.726.7812
participate@ketchumidaho.org | ketchumidaho.org

-----Original Message-----

From: Amy Baruch <abaruch1361@gmail.com>
Sent: Friday, August 16, 2024 6:41 AM
To: Participate <participate@ketchumidaho.org>
Subject: Lodging tax increase

I currently pay local taxes and contribute a large sum to the city generated by taxes paid by each renter (through Airbnb). They spend a lot of money once in Ketchum. Lastly, I am compliant with my renters permit and pay that fee as well. Why are you punishing the hand that feeds? Amy Baruch 208-484-1248
191 W . 6th Ketchum

Sent from my iPhone

Cyndy King

From: Warren Benjamin <thebenj4@gmail.com>
Sent: Monday, August 19, 2024 11:39 AM
To: Participate
Cc: Julie Johnson
Subject: Public Comment-Washington Street Parking

Please excuse my writing comments versus attending today's meeting regarding the discussion of the recent P&Z meeting at Washington Street lot.

The recent comments from P&Z showed a mixed bag of moving forward vs re-thinking the future of this location. The 100 year comment made by P&Z should give pause to re-think any immediate decision.

The issues are many; the number of parking spots for future residents (44 spaces for 66 residents) in addition to public access to the lot during day or night use. Further. It is interesting to hear that members of KURA are willing to explore additional locations for public housing. What is at stake overall is the vitality and health of our local businesses that provide revenue and character in the downtown corridor.

With so many issues and so much at stake along with the community and local businesses' opposition to the proposed lot, why are we moving forward and discussing design alterations? There are still too many issues to resolve.

Again, I am in favor of providing affordable housing, however in the right location and not at the expense of the financial well being of our local business community.

Thanks

Warren Benjamin
Ketchum

Cyndy King

From: Cathie Caccia <cathiecaccia@gmail.com>
Sent: Monday, August 19, 2024 11:59 AM
To: Participate
Subject: citizen input re ordinance 1256

Dear Mayor and City Council Members

I am writing to strongly oppose Ordinance 1256 which proposes to raise the local option tax by 2% for community housing.

At this moment it appears the community housing which was "sold" to Ketchum residents as workforce housing is NOT workforce housing.

My understanding is that there is not a work requirement to live in the new Bluebird and that full time Ketchum essential workers make too much to qualify.

Like MANY other residents, until more issues of who is being housed, where that housing will be placed, how that will affect our longtime local businesses, quality of life and more, I urge you to **Slow Your Roll** as you have been asking us all to do for years.

We don't even know the full impact of the changes that have been made with Bluebird, not to mention how negative the economic impact of shutting down Main Street has been this summer continuing into 2025 now.

I urge you pause pause pause!!

Once in place these changes can not be reversed.

I for one have not noticed any improvement in quality of life or community cohesiveness as a result of the councils current direction.

Thank you for your consideration.

Sincerely

Cathie Caccia