



Ketchum Urban Renewal Agency

480 East Avenue North
Ketchum, ID 83340
<http://ketchumura.org/>

Regular Meeting

~ Minutes ~

Admin

Monday, June 15, 2020

2:00 PM

Ketchum City Hall

In recognition of the Coronavirus (COVID-19), members of the public may observe the meeting live on the KURA's website at ketchumura.org/kura/meetings

If you would like to comment on an agenda item, please submit your comment to participate@ketchumidaho.org by noon the day of the meeting. Comments will be provided to the Commissioners

CALL TO ORDER

Vice Chair Ed Johnson called the meeting to order at 2:00 pm.

ROLL CALL

PRESENT

Vice-Chair Ed Johnson
Commissioner Amanda Breen
Commissioner Carson Palmer - Present by Video Conference
Chair Susan Scovell - Present by Video Conference
Commissioner Jim Slanetz
Commissioner Kristen Spachman

ABSENT

Commissioner Casey Dove

ALSO PRESENT

Executive Director Suzanne Frick
Treasurer Grant Gager
Secretary Robin Crotty
Attorney Ryan Armbruster - Present by Video Conference

COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS

CONSENT CALENDAR: (ALL ACTION ITEMS)

1. Approval of Minutes: May 11, 2020 regular meeting

Motion to approve minutes with correction to Kirsten Spachman's last name.

Motion made by Commissioner Breen, Seconded by Commissioner Spachman.

Voting Yea: Commissioner Breen, Commissioner Johnson, Commissioner Palmer, Commissioner Scovell, Commissioner Slanetz, Commissioner Spachman

DISCUSSION ITEMS

2. Update on Projects Funded by KURA

Executive Director Suzanne Frick updated the Commission on the projects being funded by the KURA. Vice Chair Ed Johnson asked for clarification on having to receive approval of spending by Council. Suzanne Frick explained that all purchases over \$5,000 require council approval. She also explained that the City is working with ITD and there are three steps involved. There are some unknowns with the HAWK system. We will know more after we have the engineering. ITD is not willing to contribute to the HAWK system but will contribute to the scramble system. The time frame of the projects was discussed.

3. Discussion about condition of the sidewalk on 4th Street adjacent to the Community Library and approach for repairs.

Vice Chair Ed Johnson talked about the problems with the sidewalk in front of the Library. Executive Director Suzanne Frick explained that we hired an Engineer to do core sampling of the sidewalk. She explained the process and said the core of the concrete is very solid. The finish work was not done properly, therefore, the salt is getting in, and the sidewalks are crumbling. She explained there is a cooperative agreement with Morley Construction, and they have verbally agreed to fix and repair. We are waiting on the Engineer to instruct us how to move forward.

4. ACTION ITEM: Request by Dave Wilson for \$190,000 in KURA funding for improvements at 311 First Street.

Vice- Chair Ed Johnson introduced Dave Wilson and asked him to present the 311 First Street Funding Request.

Applicant Dave Wilson gave an overview of the project and talked about his plans moving forward. He understands that he did not submit for funding within the timeframe indicated. Dave Wilson advised they are asking for \$190,000 for curb,gutter and sidewalk and the request meets all the criteria for the KURA.

Commissioner Jim Slanetz likes the project and the looks of the building but questioned the numbers and what will be generated. Jim Slanetz advised that the numbers are based off 15 years and should be 10 years. Commissioner Amanda Breen talked about the sunset date of the KURA. Commissioner Kristen Spachman talked about community housing. Dave Wilson talked about the square footage, the calculations, and the floor plan, advising that 2 of 3 retail spaces have already been leased. Vice Chair Ed Johnson questioned how we treat agreements. Treasurer Grant Gager explained that we enter into an agreement with the Developer and what would be attached to the LLC was discussed.

Vice-Chair Ed Johnson advised that the KURA deals with blight. He wants to make sure the agreement has some teeth to be sure it is maintained. Executive Director Suzanne Frick explained how the Encroachment Agreement will work regarding repairs and maintenance. Commissioner Jim Slanetz talked about the location of the snow melt. Dave Wilson explained that all sidewalks will have snow melt, which is the most efficient and cost effective. Commissioner Amanda Breen supports the snow melt in this area as well as the project. Ed Johnson talked about the environmental challenges of snow removal and is in favor of snow melt. Chair Susan Scovell asked about managing the property. Dave Wilson said the units will go

to Idaho Housing and explained the HOA rules. There was a discussion about the differences between Idaho Housing and BCHA. Income restrictions were discussed as well as snow removal and parking.

Commissioner Amanda Breen talked about the timeline that is in place for submitting a request. She questioned if it is a requirement that should exist. Executive Director Suzanne Frick explained that in the past, there were projects that were completed before would come in and submit for funding. The board may want to have some leniency with this for future projects.

Commissioner Jim Slanetz explained that this project will get done with or without their contribution. Attorney Ryan Armbruster explained that we have changed this policy several times. He questioned how important this project is to the KURA and talked about the time frame and the agency being involved at an earlier stage so they could be involved with the infrastructure. The KURA can change their policy, but they will need to justify. He talked about the policy and the caps.

Chair Susan Scovell agrees with Attorney Ryan Armbruster stating that If we allow this, we will need to treat all applicants the same. She is not in favor of funding this project. Vice-Chair Ed Johnson did a comparison to the Kneebone project. The mission statement was discussed. Dave Wilson believes this will improve the value of property in that area which will increase the tax base. Commissioner Jim Slanetz said we need to talk about the public benefit and the tax increase. The Commission deliberated.

Executive Director Suzanne Frick suggested staying with the formula. Commissioner Jim Slanetz talked about public funds and what is workable and what taxpayers should pay for. Vice-Chair Ed Johnson talked about what the future tangible benefit might be. Dave Wilson talked about the drainage that he installed as well as the affordable housing he is doing that was not required. Chair Susan Scovell talked about the sales price of the condo's and advised she is not for this project. Jim Slanetz would rather do 2 1/2 years, which if their numbers are correct, would be \$90,000. Commissioner Amanda Breen suggested going with 3 years. Dave Wilson questioned the timing of a submitter for future projects and what the commission would support. The timing and valuations were discussed. Ed Johnson is in favor of 3 years. Carson Palmer questioned the process. Jim Slanetz explained that this goes into future budgets, it is not free money.

Motion to give staff direction for 2 1/2 years at 50%.

Motion made by Commissioner Johnson, Seconded by Commissioner Spachman.

Voting Yea: Commissioner Breen, Commissioner Johnson, Commissioner Palmer, Commissioner Slanetz, Commissioner Spachman

Voting Nay: Commissioner Scovell

ADJOURNMENT

Motion to adjourn at 3:00 pm

Motion made by Commissioner Johnson, Seconded by Commissioner Breen.

Voting Yea: Commissioner Breen, Commissioner Johnson, Commissioner Palmer, Commissioner Scovell, Commissioner Slanetz, Commissioner Spachman

Susan Scovell, Chair

ATTEST:

Robin Crotty, Secretary