



Meeting Minutes of the KURA Special Meeting

Monday, March 17, 2025,

2:00p.m.

Ketchum City Hall

CALL TO ORDER:

Susan Scovell called the meeting to order. *(00:00:33 in video)*

ROLL CALL:

Present:

Board Chair—Susan Scovell

Board Member—Casey Burke *(via teleconference)*

Board Member—Gary Lipton

Board Member—Courtney Hamilton

Absent:

Board Member—Amanda Breen

Board Member—Tyler Davis-Jeffers

Board Member—Mason Frederickson

Other attendees:

Suzanne Frick—KURA Executive Director

Jade Riley—City Administrator

Brent Davis—Finance Director

Ben Whipple—Senior Project Manager

Abbey Germain—KURA Counsel *(via teleconference)*

Trent Donat—City Clerk and KURA Secretary

Steve Shafran—WRCHT

COMMUNICATION FROM THE BOARD MEMBERS:

Gary Lipton *(00:01:08 in video)*

CONSENT CALENDAR

1. Motion to approve the bills. *(00:02:08 in video)*

Motion made by: Courtney Hamilton; seconded by: Casey Burke

Ayes: Susan Scovell, Gary Lipton, Casey Burke, Courtney Hamilton

Result: Motion Passes

2. Motion to approve February 24, 2025, KURA Meeting Minutes. *(00:02:23 in video)*

Motion made by: Courtney Hamilton; seconded by: Susan Scovell

Ayes: Susan Scovell, Gary Lipton, Casey Burke, Susan Scovell

Result: Motion Passes

3. Motion to approve February 24, 2025, Joint KURA and City Council Meeting Minutes.

(00:02:47 in video)

Motion made by: Courtney Hamilton; seconded by: Gary Lipton

Ayes: Susan Scovell, Gary Lipton, Casey Burke, Courtney Hamilton



Result: Motion Passes

4. Motion to approve FY24 KURA Financial Statement and Audit. (00:03:04 in video)

Motion made by: Courtney Hamilton; seconded by: Casey Burke

Ayes: Susan Scovell, Gary Lipton, Casey Burke, Courtney Hamilton

Result: Motion Passes

ACTION ITEMS:

5. Recommendation to Provide Direction to Terminate the First & Washing Development and Disposition Agreement and Related Commitments.

Presented by: Suzanne Frick (00:03:24 in video)

Comments by board members.

Gary Lipton (00:04:26 in video)

Susan Scovell read Tyler Davis-Jeffers' comments in his absence. (00:08:38 in video)

Courtney Hamilton (00:09:26 in video)

Gary Lipton (00:16:00 in video)

Casey Burke (00:17:11 in video)

Susan Scovell (00:19:41 in video)

Courtney Hamilton (00:20:59 in video)

Public Comment Open: (00:21:36 in video)

Steve Shafran commented: (00:21:41 in video)

Public Comment Closed: (00:24:52 in video)

Abbey Germaine commented: (00:24:57 in video)

Motion to terminate the DDA (00:26:03 in video)

Motion made by: Gary Lipton; seconded by: Courtney Hamilton

Ayes: Susan Scovell, Gary Lipton, Casey Burke, Courtney Hamilton

Result: Motion Passes

6. Request from Wood River Community Housing Trust to Collaborate with KURA on Housing Proposals for South YMCA and Lift tower Lodge sites.

Presented by: Suzanne Frick (00:26:28 in video)

Comments, questions, and discussion by board members. (00:29:00 in video)

Joined by: Jade Riley (00:30:35 in video)

Motion to authorize the chair to sign a letter identifying KURA'S intent to collaborate with Wood River Community Housing Trust for potential eligible public infrastructure funding associate with the South YMCA and Lift Tower Lodge (00:34:43 in video)

Motion made by: Courtney Hamilton; seconded by: Gary Lipton

Ayes: Susan Scovell, Gary Lipton, Casey Burke, Courtney Hamilton

Result: Motion Passes



7. Discussion and Direction on the operation of First and Washington Parking Lot.
Presented by: Suzanne Frick (00:35:13 in video)
Joined by: Trent Donat (00:36:07 in video)

Comments, questions, and discussion by board members. (00:45:26 in video)
Joined by: Suzanne Frick and Jade Riley

8. Recommendation to conduct a public meeting, hear public comments and adopt Resolution 25-URA01 approving the annual Report of the Urban Renewal Agency for Calendar Year 2024.
Presented by: Suzanne Frick (01:02:03 in video)

Public Comment Open: (01:03:09 in video)
Peter Prekeges—Grumpy's (01:03:25 in video)
Public Comment Closed: (01:03:53 in video)

Motion to approve Resolution 25-URA01. (01:03:58 in video)
Motion made by: Gary Lipton; seconded by: Courtney Hamilton
Ayes: Susan Scovell, Gary Lipton, Casey Burke, Courtney Hamilton
Result: Motion Passes

ACTION ITEM:

9. Recommendation to review and confirm KURA funding for sidewalk projects.
Presented by: Suzanne Frick (01:04:35 in video)
Joined by: Ben Whipple (01:05:18 in video)

Comments, questions, and discussion by board members. (01:08:16 in video)

Motion to approve the \$500,000.00 (five hundred thousand dollars) for the proposed sidewalk improvements and direct staff to prepare a reimbursement agreement with The City. (01:10:57 in video)
Motion made by: Susan Scovell; seconded by: Casey Burke
Ayes: Susan Scovell, Gary Lipton, Casey Burke, Courtney Hamilton
Result: Motion Passes

Courtney Hamilton comments. (01:11:17 in video)

ADJOURNMENT:

Motion to adjourn. (01:12:36 in video)
Motion made by: Susan Scovell; seconded by: Courtney Hamilton
Ayes: Susan Scovell, Casey Burke, Gary Lipton, Courtney Hamilton
Result: Adjourned

Susan Scovell, Board Chair



ATTEST:

Trent Donat, KURA Secretary