



## Ketchum Urban Renewal Agency

### Regular Meeting

~ Minutes ~

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

Admin

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Monday, July 20, 2020

2:00 PM

Ketchum City Hall

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**Due to safety and COVID-19 physical distancing requirements, there will be limited public attendance at Ketchum Urban Renewal Agency meetings. Members of the public may observe the meeting live on the KURA's website at <https://www.ketchumura.org/kura/meetings> or observe the meeting live outside of the building. If you would like to comment on an agenda item, please submit your comment to [info@ketchumura.org](mailto:info@ketchumura.org) by noon the day of the meeting. Comments will be provided to the Ketchum Urban Renewal Agency.**

### CALL TO ORDER

Chair Susan Scovell called the meeting to order 2:02 p.m.

### ROLL CALL

#### PRESENT

Commissioner Casey Dove

Vice Chair Ed Johnson

Chair Susan Scovell

Commissioner Jim Slanetz

Commissioner Amanda Breen arrived at 2:31 p.m.

#### ABSENT

Commissioner Carson Palmer

#### ALSO PRESENT

Executive Director Suzanne Frick

Treasurer Grant Gager

Secretary Robin Crotty

Attorney Ryan Armbruster

### CONSENT CALENDAR: (ALL ACTION ITEMS)

1. Approval of Minutes: June 15, 2020 regular meeting  
Motion to approve minutes.

Motion made by Commissioner Johnson, Seconded by Commissioner Slanetz.

Voting Yea: Commissioner Dove, Commissioner Johnson, Chair Scovell, Commissioner Slanetz

2. Approval of current bills: see packet

Vice Chair Ed Johnson questioned SVED payments. Executive Director Suzanne Frick explained the quarterly report.

**Motion to approve bills.**

***Motion made by Vice Chair Johnson, Seconded by Commissioner Dove.***

**Voting Yea: Chair Scovell, Commissioner Dove, Vice Chair Johnson, Commissioner Scovell, Commissioner Slanetz**

**COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS**

No communications

**DISCUSSION ITEMS**

3. ACTION ITEM: Recommendation to review, discuss and establish funding priorities for FY 20/21

Vice Chair Ed Johnson asked for a snapshot of the revenue projection. Treasurer Grant Gager explained the property tax increments stating our revenue will be \$1.65 M for next year. We are on a valuation basis. Ed Johnson asked about the county freezing valuation. Grant Gager explained that should not have any effect on the KURA. The county will work thru the valuation process in the early part of 2022. Levy rates will be set by county commissioners the 3rd week of September. Grant Gager explained the budget process.

Vice Chair Ed Johnson advised that SVED does not provide any kind of deliverable. He talked about housing utilization. He questioned what the city could do from a policy standpoint? What actions could they take on at a state level? He talked about what Coeur d'Alene and Sandpoint do. He would like a deliverable, not just write a check. Councilor Jim Slanetz questioned definition of 2nd homeowners. Ed Johnson explained the homeowner and renter data and had ideas for offsetting the problem. Executive Director Suzanne Frick explained they need to set funding priorities for next year. Deliverables will be discussed for SVED later in the meeting. Ed Johnson would not like to separate the two. Chair Susan Scovell thought we would need another meeting to set priorities. Commissioner Casey Dove said data collection is needed at this time. Ed Johnson explained that we have quite a bit of data from 2017 and the data that Harry Griffith already gives us is the information that we need. Ed Johnson prioritized sidewalks and infrastructure. Commissioner Jim Slanetz prioritized sidewalks, community housing and streets. Commissioner Casey Dove advised that those should be the only priorities this year.

**Motion to prioritize housing, infrastructure, and a minor extent to economic development**

Executive Director Suzanne Frick explained that the Fund Balance and projected money for this fiscal year will be shown in the budget.

**Motion made by Vice Chair Johnson, Seconded by Chair Scovell.**

**Voting Yea: Chair Scovell, Commissioner Dove, Vice Chair Johnson, Commissioner Slanetz**

4. ACTION ITEM: Request for funding in FY 20/21 for Bluebird Community Housing Project located at 480 East Avenue--Greg Dunfield

Vice Chair Ed Johnson asked how the ownership structure works. Greg Dunfield, GMD Development explained the tax credits and the history of last year's request for funding as well as this year's application for funding.

Commissioner Amanda Breen arrived at 2:31 p.m.

Greg Dunfield went onto talk about requests for funding coming before the KURA stating that the detailed description of the program is provided in the packet.

Vice Chair Ed Johnson questioned if the land is contributed or if there is a ground lease. Executive Director Suzanne Frick explained it is both. The ground lease will be \$1.00. Ed Johnson wants to know the safeguard Northwood place has and to be sure it will be long term rentals that live here. Suzanne Frick asked Greg Dunfield how we will be sure these units are not rented out for short term rentals by the tenants. Greg Dunfield explained that it is an offense that is taken very seriously. Ed Johnson questioned if a property manager will be on site to be sure that does not happen. Greg Dunfield advised that there will be an onsite manager. Commissioner Jim Slanetz said it must be a certified management group.

Vice Chair Ed Johnson clarified that they are asking for a lump sum of \$564,358. Executive Director Suzanne Frick explained it would be over a 2-year period for reimbursable expenses. Begins in 2021 and ends in 2022.

Commissioner Casey Dove asked for clarification on what could be contributed. Attorney Ryan Armbruster talked about construction to and from the right of way. He is unsure what is included in the \$564,358 and will need to review more thoroughly.

**Motion to approve the \$564,860 in KURA funding to support the infrastructure costs for the 480 East Avenue community housing project and authorize the Chair to sign a letter of support for the project.**

***Motion made by Commissioner Dove, Seconded by Vice Chair Johnson.***

***Voting Yea: Commissioner Dove, Vice Chair Johnson, Commissioner Scovell, Commissioner Slanetz, Commissioner Breen, Chair Scovell***

5. ACTION ITEM: Request for funding in FY 20/21 for Sun Valley Culinary Institute - SVED Executive Director Harry Griffith

Sun Valley Economic Development Executive Director Harry Griffith gave an update on the Sun Valley Culinary Institute. He advised that his narrative is in the packet and explained that they decided to defer from the one-year program. There are unknowns on how the schools will go forward with teaching. There is a possibility of accelerating from the fall to the spring. The restaurant industry is somewhat crippled due to COVID and will be very different at the end of the day. He talked about job creation and economic development. Harry Griffith advised the Commissioners that the institute is regulated as a restaurant by South Central Health. The institute right now is not in competition with the local restaurants. The purpose of the institute is to be a culinary hub but regulated as a restaurant. Harry Griffith talked about the Supper Club and how it worked. He is hoping to kick the events back into gear. He talked about the reduction in the J1 Visa Program and how that affects the program.

Vice Chair Ed Johnson suggested Commissioner Amanda Breen recuse from this discussion due to her being married to Dave Petrie. She explained that her husbands' position with SVED has nothing to do with the Sun Valley Culinary Institute. Ed Johnson advised that he does not have any desire to subsidize a cooking enthusiast. Until there is a program in place he is not in favor of supporting.

Commissioner Jim Slanetz is not in favor of funding until there is an academic asset. Commissioner Amanda Breen and Chair Susan Scovell are in support of funding saying it is time to support our local's.

SVED Executive Director Harry Griffith talked about the courses that were delivered prior to the shut down as well as the future curriculum.

Commissioner Casey Dove asked about a projected budget for the next 6 months. She does not want the KURA to be the primary supporter. SVED Executive Director Harry Griffith advised there are two fund raising events in August.

**Motion to postpone decision on the Culinary Institute until August.**

Vice Chair Ed Johnson advised that funding would be contingent on the program starting. Executive Director Harry Griffith advised that housing is being explored and they are working with the Sun Valley Company.

***Motion made by Commissioner Dove, Seconded by Chair Scovell.***

***Voting Yea: Commissioner Dove, Vice Chair Johnson, Commissioner Slanetz, Commissioner Breen, Chair Scovell***

6. ACTION ITEM: Request for funding in FY 20/21 for Sun Valley Economic Development - Executive Director Harry Griffith

Commissioner Amanda Breen is recused.

SVED Executive Director Harry Griffith said the world of economic development has changed and we will see a different set of visitors, homeowners, and cycles of when we have visitors. People have seen the immediate impact of people coming to town to find housing, to get out of the city. Harry Griffith informed the commissioners of how SVED worked during the shutdown and how they participated at the county level. They will continue to work on housing and property tax increments as well as participate in a pilot training program. We are seeing lots of new individuals and they will be assisting in getting them involved in our community.

Vice Chair Ed Johnson advised that the KURA has written checks to SVED in the past without deliverables. He is onboard with the funding request of \$15,000 but wants to see what SVED is going to do on a state level and wants to know what other jurisdictions do?

Executive Director Harry Griffith said they have been pulling for a real estate transfer tax at the state level and talked about the PUD law and rental restrictions. We need to understand these are long term things and we need coalitions to make this happen.

Vice Chair Ed Johnson said if a home gets built it, normally goes to a 2nd homeowner. He would like to see short term rentals go to long term rentals and asked Harry Griffith for solutions. Ed Johnson wants direction given to Harry Griffith on deliverables. Harry Griffith advised that SVED is busier and more relevant now than they ever were in the past.

Executive Director Suzanne Frick explained that staff will work with Harry Griffith on a scope of services and come back to the KURA with a contract. Attorney Ryan Armbruster clarified that a new agreement will need to come back for 2021. The Commission was ok with the \$15,000 contribution.

**Motion to work with Harry Griffith to come up with the scope for services. That scope with come back to the Commission for approval and should contain a deliverable.**

**Motion made by Commissioner Johnson, Seconded by Commissioner Dove.**

***Voting Yea: Commissioner Dove, Vice Chair Johnson, Commissioner Slanetz, Commissioner Breen, Chair Scovell***

## **ADJOURNMENT**

**Motion to adjourn**

***Motion made by Commissioner Scovell, Seconded by Commissioner Dove.***

***Voting Yea: Commissioner Dove, Vice Chair Johnson, Commissioner Scovell, Commissioner Slanetz***

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Susan Scovell, Chair

ATTEST:

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Robin Crotty, Secretary