



Ketchum Urban Renewal Agency

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

Regular Meeting

~ Minutes ~

Admin

Monday, September 21, 2020

2:00 PM

Ketchum City Hall

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 by noon the day of the meeting. Comments will be provided to the Ketchum Urban Renewal Agency.

If you would like to phone in and provide comment on the BUDGET PUBLIC HEARING on the agenda, please dial the number below. You will be called upon for comment during that agenda item.

If you would like to provide comment on the BUDGET PUBLIC HEARING on the agenda in person, you may speak to the Commissioners when called upon but must leave the room after speaking and observe the meeting outside City Hall.

Dial-in: +1 253 215 8782
Meeting ID: 916 1648 5039

CALL TO ORDER

Chair Scovell called the meeting to order.

ROLL CALL

PRESENT

Chair Susan Scovell
Vice Chair Ed Johnson
Commissioner Casey Dove
Commissioner Jim Slanetz

ABSENT

Commissioner Amanda Breen
Commissioner Carson Palmer

ALSO PRESENT

Executive Director Suzanne Frick

Treasurer Grant Gager

CONSENT CALENDAR: (ALL ACTION ITEMS)

1. Approval of Minutes: August 27, 2020 - Special meeting

Motion to approve the minutes.

Moved by: Commissioner Slanetz, Seconded by: Commissioner Scovell.

In Favor: Commissioner Dove, Commissioner Johnson, Commissioner Slanetz, Commissioner Scovell.

2. Approval of current bills

Commissioner Johnson inquired about the bollard project and lack of associated bills.

Executive Director Suzanne Frick provided an update on the fourth street corridor. Commissioner Johnson discussed the importance of getting funds out early and requested additional information.

Motion to approve the bills.

Moved by: Commissioner Slanetz, Seconded by: Commissioner Scovell.

In Favor: Commissioner Dove, Commissioner Johnson, Commissioner Slanetz, Commissioner Scovell.

3. Approval of Contract 50063 with Workman & Company for Audit Services - Grant Gager, Treasurer

Motion to approve the audit engagement letter.

Moved by: Commissioner Scovell. Seconded by: Commissioner Slanetz.

In Favor: Commissioner Dove, Commissioner Johnson, Commissioner Slanetz, Commissioner Scovell.

COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS

Commissioner Johnson commented on recent City communications related to infrastructure construction funded by the URA.

There were no other comments.

DISCUSSION ITEMS

4. ACTION ITEM: Recommendation to adopt Resolution 20-URA05 and Agreement 50056 between the KURA and Sun Valley Culinary Institute

The Chair introduced the item and Executive Director Frick provided background on the item and modifications to the contract. The contract will now be a reimbursement after the programming.

Culinary Institute Board representative Harry Griffith thanked the URA Board for its support and offered support for the contract changes made by the Board. Commissioner Johnson expressed desire for a focused commitment to training the community. Commissioner Slanetz expressed his agreement with Commissioner Johnson. Mr. Griffith discussed the curriculum development and professional development aspects of the operation.

Motion to adopt the resolution and approve the agreement. Commissioner Johnson called for a role call vote.

Moved by: Commissioner Slanetz. Seconded by: Commissioner Scovell.

In Favor: Commissioner Dove, Commissioner Johnson, Commissioner Slanetz, Commissioner Scovell.

5. ACTION ITEM: Recommendation to adopt Resolution 20-URA06 and Agreement 50064 between the KURA and Sun Valley Economic Development

The Chair introduced the item and asked for comment from staff. Executive Director Suzanne Frick discussed the contract and scope of work.

Commissioner Johnson inquired about the organization's finances. Executive Director Harry Griffith discussed the organization and its finances and projects. Commissioner Johnson talked about the share of compensation as a percentage of overall expenses and how it constrains the ability to pursue projects. Mr. Griffith talked about the organization and its operations and goals, including workforce housing. The two gentlemen discussed housing policy and goals.

Motion to approve the resolution and agreement.

Moved by: Commissioner Scovell. Seconded by: Commissioner Johnson.

In Favor: Commissioner Dove, Commissioner Johnson, Commissioner Slanetz, Commissioner Scovell.

6. ACTION ITEM: Recommendation to adopt Resolution 20-URA07 and Owner Participation Agreement 50066 between the KURA and Dave Wilson, Managing Member of Sun Valley and First LLC

The Chair introduced the item and turned it over to Executive Director Frick for background.

Attorney Ryan Armbruster discussed the contract and repayment program and offered proposed modifications to the contract. A discussion of the contract modifications and items covered by the reimbursement was held. Commissioner Slanetz inquired about on-going maintenance and Executive Director Frick advised that will be handled by an encroachment agreement. Commissioner Johnson inquired about failure to perform and the agency's available remedies. Attorney Armbruster provided contractual information on warranties and remedies. Executive Director Frick provided information from the encroachment agreement that provides performance guarantees.

Motion to approve the resolution and agreement.

Moved by: Commissioner Johnson. Seconded by: Commissioner Dove.

In Favor: Commissioner Dove, Commissioner Johnson, Commissioner Slanetz, Commissioner Scovell.

7. ACTION ITEM: Recommendation to provide direction on funding request by Mt. Land Design located at 111 Washington Avenue

The Chair introduced the item and Executive Director Frick provided a brief summary of the project noting that much of the work is required by the City.

Executive Director Frick introduced the applicant and asked for questions.

Commissioner Johnson advised that his preference was to limit the project to only snow-melt. The Board discussed different elements of the project including the housing. The applicant talked about the project and its history.

Attorney Armbruster discussed the contract. The Board identified the snow melt system as the primary reimbursable public improvement and provided that direction to staff. The Board allowed that if the trees were not required by the City, the trees would be reimbursable, as well.

8. ACTION ITEM: Discussion and direction to staff on installation of a HAWK signal at the intersection of 4th Street and Main Street

The Chair introduced the item and Executive Director Suzanne Frick provided background on the project. Executive Director Frick noted that the construction costs would be more than anticipated but also more fully integrated with other adjacent traffic control devices. Executive Director Frick sought direction from the Board about whether to proceed.

Commissioner Johnson discussed the project and lamented the City's lack of infrastructure investment. Chair Scovell agreed and advised staff to discuss a contribution

with the City. Commissioner Slanetz inquired about the State's ability to participate in funding.

Commissioner Dove provided direction to move forward with the low bidder.

ADJOURNMENT

Motion to adjourn.

Moved by: Commssioner Johnson, Seconded by: Commissioner Slanetz.

In Favor: Commissioner Dove, Commissioner Johnson, Commissioner Slanetz, Commissioner Scovell.

Susan Scovell, Chair

ATTEST:

Robin Crotty, Secretary