



## City of Ketchum

December 16, 2019

Mayor Bradshaw and City Councilors  
City of Ketchum  
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

### **Recommendation To Provide Funding to KETCH I and II FOR Public Improvements**

#### Recommendation and Summary

The Mayor is recommending the Council provide funding to help off-set the cost of sidewalk and snow melt for KETCH I and II and adopt the following motion:

I move to authorize funding \$13,430 from housing in-lieu funds to help off-set the cost of public improvements associated with the KETCH I and II community housing units.

The reasons for the recommendation are as follows:

- KETCH I and II are providing at total of 5 community housing units between the two projects.
- The projects are providing 8-foot wide sidewalks and snow melt to improve pedestrian access and public safety.
- The community housing units benefit from these improvements and a financial contribution helps facilitate production of on-site community housing units.

#### Introduction and History

KETCH I and II are currently under construction and will provide 35 units, 5 of which will be deed restricted community housing units. The project developer/owner has requested the city contribute towards the cost of the following public infrastructure improvements

Alley improvements, retaining wall	\$16k
Sidewalks, curb/gutter, ADA ramp	\$32k
Sewer, storm catch basins, drywell	\$15k
Asphalt street	\$20k
Street lights	\$17k
Snow Melt	\$62k

With the exception of the sidewalks and snow melt, the improvements identified are required for all projects constructed in Ketchum. The project is providing an 8-foot wide sidewalk and snow melt, improvements that benefit both the general public and occupants of the building. The total cost of those two improvements is \$94,000.

### Analysis

The City does not contribute funding to off-set construction costs for private development projects. However, the City has contributed towards public improvements that benefit the public and to costs associated with developing on-site community housing units.

Should the Council support a contribution of funds, the City could contribute the proportional share related to the community housing units. The sidewalk and snow melt costs are \$94,000, this equates to \$2,686 per residential unit. There are five community housing units therefore the proportional share for the community housing units would be \$13,430.

### Financial Impact

If the Council approves the contribution, funding will come from housing in-lieu funds. There are sufficient funds in the account to support a \$13,430 contribution.