



Ketchum Urban Renewal Agency

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

Regular Meeting

~ Minutes ~

Admin

Monday, December 21, 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 <https://www.ketchumura.org/kura/meetings>. 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.

CALL TO ORDER

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

ROLL CALL

PRESENT

Chair Ed Johnson (Teleconference)
Vice Chair Casey Dove (Teleconference)
Commissioner Amanda Breen (Teleconference)
Commissioner Casey Burke (Teleconference)
Commissioner Carson Palmer (Teleconference – arrived at 2:03pm)
Commissioner Susan Scovell (Teleconference)
Commissioner Jim Slanetz (Teleconference)

ALSO PRESENT

Executive Director Suzanne Frick
Treasurer Grant Gager
Secretary Katrin Sharp
Attorney Ryan Armbruster (Teleconference)

CONSENT CALENDAR: (ALL ACTION ITEMS)

1. Approval of Minutes: October 9, 2020 regular meeting
2. Approval of current bills: see packet
3. Recommendation to approve Resolution 20-URA08 Establishing KURA Regular Meeting Dates for 2021

Chair Johnson requested that item #2 be pulled from the consent calendar and considered separately.

Motion to approve consent calendar items #1 and #3.

Motion made by Commissioner Scovell, Seconded by Commissioner Breen.

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

For item #2, Chair Johnson asked to discuss the library sidewalk reimbursement because of the concrete spalling and potential warranty claim. He recommended that the city work with the library to get the concrete fixed prior to the KURA releasing the \$50,000 payment. Commissioner Scovell voiced her agreement.

Attorney Ryan Armbruster said that the KURA arguably had a right to withhold payment at this point while the city coordinates with the library to figure out what is going on.

Executive Director Suzanne Frick mentioned that there is a dispute as to whether the spalling was due to the city's snow removal or the installation. The city has agreed to take responsibility for remediating that issue. She also brought up two other issues, one with some nonconforming pavers that were installed and another with the slope of the concrete panels not meeting ADA requirements. The city has not signed off on the work to date, because of these outstanding issues.

Chair Johnson clarified that this is a once-a-year reimbursement and suggested it be delayed until the issues are resolved. Ryan Armbruster said that because the city has not signed off there is another reason to wait.

Motion to approve bills, except \$50,000 reimbursement to Community Library.

Motion made by Vice Chair Dove, Seconded by Commissioner Slanetz.

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

COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS

Commissioner Breen welcomed new KURA member Casey Burke.

Commissioner Burke thanked the KURA for having him as a member on the board.

Chair Johnson commented that the city is working on a comprehensive transportation plan and that, to the extent the city budgets for work in the KURA district, they should pool their funds to maximize taxpayer dollars.

DISCUSSION ITEMS

4. Legislative update from Ryan Armbruster, KURA Attorney

Attorney Ryan Armbruster commented that three pieces of legislation were brought to the most recent legislative session. (1) A city or county could no longer increase their budget more than 4% year over year, regardless of where the funds are coming from. (2) Limiting reserve funds to a 3 month operating expense amount and then a 1 month

"rainy day fund". The city would have to relinquish any additional funds to the citizens in the form of a property tax break. (3) Attempts to create uniform accounting, budgeting, annual reporting, etc. by consolidating everything into the State Controller's office. It also sets up an oversight committee with 3 members of House, 3 members of Senate, and State Controller's office.

Ryan opened it up for questions from the Board.

Commissioner Breen asked what the practical impact would be for the KURA if all of the proposed bills passed. Ryan said that it would result in less revenues for the KURA. He also said that the new regulations will be onerous to comply with, but that the costs will be covered by the state.

5. ACTION ITEM: Discussion on the status and next steps for the Bluebird Village housing project located at 480 East Avenue and direction to staff to prepare a reimbursement agreement.

Chair Johnson said that this project is a big win to bring more housing units into Ketchum. He expressed his frustration with the lack of communication from the city on the award of the tax credits, given that the announcement was made in November and that the KURA agreed to provide funding for the project.

Commissioner Palmer said he first heard about the project in the Idaho Mountain Express. Commissioner Slanetz said that he agrees that the KURA should have been informed earlier on in the process. Commissioner Breen said that she was in agreement and that her and Commissioner Slanetz can help to ensure that the KURA is not left out of communications in the future.

Executive Director Suzanne Frick said that there is currently not an agreement in place, but that the idea was for the KURA to enter into a reimbursement agreement for around \$560,000. The reimbursement would not be due until the project is completed.

Attorney Ryan Armbruster added that a reimbursement schedule has not been decided and that it is something that needs to be considered by the board.

Vice Chair Dove asked if the KURA would be reimbursing the city or the developer.

Suzanne said that the board would be reimbursing the developer. She clarified that the project is essentially a private project on public land.

Chair Johnson stated that he wanted to ensure that the KURA's contribution to the project was counted as part of their repayment of in-lieu fees.

Suzanne Frick said that could be memorialized as part of the motion when the agreement is made.

Commissioner Slanetz asked if there was a difference between the funds being provided from the KURA from the in-lieu fees versus any infrastructure payments that the board would like to make.

Attorney Ryan Armbruster said that the in-lieu fees should be in a separate agreement from any infrastructure improvements that the KURA approves.

Motion to direct staff and City Council to follow up with the appropriate agreement with the Bluebird Village housing developer as well as coordinate with the city on the in-lieu of housing payment.

Motion made by Commissioner Slanetz, Seconded by Commissioner Scovell.

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

6. ACTION ITEM: Receive and file FY 20 Audited Financial Statements from Workman & Company - Grant Gager, Treasurer

Chair Johnson introduced the item and turned it over to Treasurer Grant Gager. Grant mentioned that Dennis Brown, Auditor with Workman & Company, was on the line and available to answer any questions. He pointed out that there was an increase to the fund balance of the KURA in FY 20 due to the decision that was made in March of 2020 to defer and delay some projects. He mentioned that the funds are available for expenditure in FY 21. Dennis commented on the good oversight of the KURA board. He commented that the board spent about \$500,000 less in capital expenditures in 2020 versus 2019 and also had \$100,000 more in income.

Chair Johnson clarified that there are some capital expenditures that have been approved by the board that have not yet been paid, like the HAWK system. Grant confirmed that this was correct.

Motion to receive and file FY 20 Audited Financial Statements from Workman & Company.

Motion made by Commissioner Slanetz, Seconded by Vice Chair Dove.

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

EXECUTIVE SESSION

7. ACTION ITEM: Enter into executive session pursuant to Idaho Code Section 74-206(1)(f). Discussion with legal counsel for the KURA the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated, but imminently likely to be litigated.

Motion to enter into executive session, pursuant to Idaho Code Section 74-206(1)(f).

***Motion made by Commissioner Breen, Seconded by Commissioner Scovell.
Voting Yea: Chair Johnson, Vice Chair Dove, Commissioner Breen, Commissioner Burke,
Commissioner Palmer, Commissioner Scovell, Commissioner Slanetz***

ADJOURNMENT

Motion to adjourn at 3:06pm.

***Motion made by Commissioner Scovell, Seconded by Commissioner Breen.
Voting Yea: Chair Johnson, Vice Chair Dove, Commissioner Breen, Commissioner Burke,
Commissioner Palmer, Commissioner Scovell, Commissioner Slanetz***

Ed Johnson, Chair

ATTEST:

Katrin Sharp, Secretary