



Ketchum Urban Renewal Agency

P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340

May 16, 2021

Chair and Commissioners
Ketchum Urban Renewal Agency
Ketchum, Idaho

Recommendation to review and provide direction to staff on the request from Dave Wilson for infrastructure funding in the amount of \$424,369 for improvements at 460 N Main Street (5th and Main Street)

Recommendation and Summary

Staff is recommending the KURA Board review the funding request submitted by Dave Wilson for the improvements located at 460 North Main Street Avenue and provide direction to staff on the funding request. Should the Board support the request, KURA would direct staff to prepare an Owner Participation Agreement (OPA) to return for KURA approval.

Analysis

The Planning and Zoning Commission approved a new 24,501-square-foot mixed-use building located at 460 N Main Street within the Retail Core (CC-1 Zone) of downtown. The mixed-use building will accommodate two retail units on the ground floor with a total of 9,351 square feet, a parking garage with 8 off-street parking spaces, 4 community housing units with private entrances accessed from the alley, and 4 market-rate residential units (See Attachment B)

The applicant is requesting KURA funding to reimburse costs to install heated pavers for the Main Street and 5th Street sidewalks around the project, replace the curb and gutter around the site, install street trees and irrigation, reconfigure retaining wall around the Idaho Power equipment in the alley, and associated paving. Construction projects throughout the city are required to replace curbs, gutters and install concrete sidewalks around a project, install streetlights, and repair any damage to public property as a result of the construction project.

In this case, the developer is proposing to install improvements in the right of way that go beyond the city requirements. The heated pavers, street trees and irrigation were not required by the city.

The KURA has adopted Resolution 17-URA6 that establishes the criteria for KURA funding (Attachment C). Mixed use projects are considered commercial projects and may apply for tax increment financing provided they meet all other criteria in Resolution 17-URA6. As noted in greater detail in Attachment D, all the criteria are met for this funding request.

Requested Funding

The request is for \$424,369 to reimburse the costs of installing eight-foot-wide heated paver sidewalks parallel to the building on Main Street and 5th Street, paving in the alley, landscaping, demolition of the existing sidewalks and lights, curb and gutter installation, installation of a new retaining wall, and new streetlights.

Some of the requested improvements are improvements required as part of the new development project. The only improvements beyond city requirements would be the sidewalk pavers and snowmelt and street trees. Based on the submitted estimate, the total cost for those improvements is estimated at \$216,257.

Currently the taxable value of the property is \$2,159,921 and the applicant estimates the value after the project after completion at \$30 million.

Financial Requirement/Impact

Resolution 17-URA6 allows for a reimbursement of tax increment of no more than 50% of the total tax increment revenue generated from the project. Commitments for reimbursement shall not be greater than 5 years from the time the project is generating property tax revenue to the agency.

Based on the existing property value and a projected value of \$30 million, in the first year, the net projected KURA tax increment is \$34,063. That increment would be subject to the 50% split providing \$17,031 to the property owner and KURA. The increment is estimated to increase each year by 3%.

Recommendation and Motion

Staff is requesting direction from the KURA on the proposed funding request.

Attachment A: Applicant Application

Attachment B: Project Plans

Attachment C: KURA Funding Resolution

Attachment D: Funding Analysis



Ketchum Urban Renewal Agency

P.O. Box 2315 | 191 5th Street West | Ketchum, ID 83340

APPLICATION FOR PROJECTS REQUESTING FUNDING FROM THE KURA

Applicant and Project Information

Applicant Name: 5th & Main LLC

Representative: David Wilson

Phone: 208-726-9776

Email: dwilson@wilsonconstructions.com

Name of Project: Fifth & Main

Project Description: New construction, retail spaces, penthouses, and affordables

Project Location: Corner of 5th and Main St, 460 Main St, Lot 3-4/ Block 5 Quad 4

Date Submitted:

Estimated Date of Project Completion:

Application Submittal Requirements

- ☒ Brief narrative describing the proposed public benefit of the project
- ☒ Map of project location
- ☒ Detailed description of funding request and improvements
- ☒ Attached professional bids, if applicable
- ☒ Attached preliminary/construction drawings, if applicable
- ☒ Copy of most recent tax bill

Notes on Submittals

4 affordable units/2 retail spaces

Blue Prints

Attached

Attached

Blue Prints

Attached

Projects Questions:

1. Is this project identified within the Urban Renewal Plan for KURA?
2. If identified in the Urban Renewal Plan, indicate section and page:
3. Estimated assessed value of project after completion (*taxable value*):
4. Will any KURA board members or staff financially benefit from the project?
5. New or retained jobs resulting from project:
6. Approximate return on public fund investment. (I.e. Public\$/Private\$)
7. Funding amount requested:

Yes: ☒

No: ☐

Section: 7

Page: 77

\$ 30,000,000.00

Yes: ☐

No: ☒

Full Time: 8

Part Time: 8

\$ 418,000 / 14,000,000

\$ 424,369.00

Applicant's Signature _____

Date: _____

Property Owner's Signature (if different):

Date: _____

Group	Description	Takeoff Quantity	Labor Cost/Unit	Labor Amount	Material Price	Material Amount	Sub Price	Sub Amount	Equip Price	Other Amount	Total Amount
2.200	EXCAVATION										
	Excavation										
	Clear & Grub	bid	-	-	-	-	/bid	4,761	-	-	4,761
	Prep for Pavers/Curb And Gutter	bid	-	-	-	-	/bid	16,988	-	-	16,988
	Excavation							21,749			21,749
	EXCAVATION			/lsu m				21,749			21,749
2.400	PAVING										
	Paving										
	Asphalt Paving bid	bid	-	-	-	-	/bid	27,951	-	-	27,951
	Asphalt Base	bid	-	-	-	-	/bid	19,716	-	-	19,716
	Paving							47,667			47,667
	Landscaping										
	Snowmelt System Bid	bid	-	-	-	-	/bid	120,743	-	-	120,743
	Landscaping							120,743			120,743
	PAVING							168,409			168,409
2.530	PATIO/LANDSCAPING										
	PATIO/LANDSCAPING										
	Mobilization	bid	-	-	-	-	/bid	2,778	-	-	2,778
	Clean Up and Site Work	bid	-	-	-	-	/bid	1,667	-	-	1,667
	Irrigation Bid	bid	-	-	-	-	/bid	8,334	-	-	8,334
	Topsoil	bid	-	-	-	-	/bid	1,500	-	-	1,500
	Compost	bid	-	-	-	-	/bid	333	-	-	333
	Trees and Shrubs Bid	bid	-	-	-	-	/bid	9,196	-	-	9,196
	Benches	bid	-	-	- /bid	2,953	/bid		-	-	2,953
	Trash Cans	bid	-	-	- /bid	1,417	/bid		-	-	1,417
	StrataVault Tree Wells	bid	-	-	-	-	/bid	28,002	-	-	28,002
	Tree Grates and Frames	bid	-	-	-	-	/bid	2,217	-	-	2,217
	PATIO/LANDSCAPING					4,370		54,027			58,397
	Hardscape										
	Pavers Sidewalk Bid	bid	-	-	-	-	/bid	33,863	-	-	33,863
	Retaining Wall Shoring Up Bid	bid	-	-	-	-	/bid	35,169	-	-	35,169
	Hardscape							69,032			69,032
	PATIO/LANDSCAPING					4,370		123,059			127,430
2.600	DEMOLITION										
	Demolition										
	Demolition Bid Sidewalks/Street Lights	bid	-	-	-	-	/bid	19,357	-	-	19,357
	Demolition							19,357			19,357
	DEMOLITION							19,357			19,357
3.000	CONCRETE										
	Concrete Bid										
	Curb and Gutter Bid	bid	-	-	-	-	/bid	24,502	-	-	24,502
	ADA Ramp	bid	-	-	-	-	/bid	2,489	-	-	2,489
	ADA Metal Warning Tiles	bid	-	-	-	-	/bid	1,556	-	-	1,556
	Tree Grate Curbs	bid	-	-	-	-	/bid	7,000	-	-	7,000
	Walkway	bid	-	-	-	-	/bid	2,000	-	-	2,000
	Concrete Bid							37,547			37,547

Group	Description	Takeoff Quantity	Labor Cost/Unit	Labor Amount	Material Price	Material Amount	Sub Price	Sub Amount	Equip Price	Other Amount	Total Amount
4.100	CONCRETE							37,547			37,547
	MASONRY										
	Concrete Block										
	Concrete Block Removal	bid	-	-	-	-	/bid	11,667	-	-	11,667
	Concrete Block New Walls	bid	-	-	-	-	/bid	19,446	-	-	19,446
15.200	Concrete Block							31,113			31,113
	MASONRY							31,113			31,113
	PLUMBING										
	Plumbing										
	Gas to Snowmelt Bid	bid	-	-	-	-	/bid	4,445	-	-	4,445
16.100	Plumbing							4,445			4,445
	PLUMBING							4,445			4,445
	ELECTRICAL										
	Electrical										
	Electrical Bid Tree Lights	bid	-	-	-	-	/bid	14,319	-	-	14,319
	Electrical							14,319			14,319
	ELECTRICAL							14,319			14,319

Estimate Totals

Description	Amount	Totals	Rate
Labor			
Material	4,370		
Subcontract	419,999		
Equipment			
Other			
	424,369	424,369	
Total		424,369	

2021 BLAINE COUNTY PROPERTY TAX BILL



Make Check Payable to:
Blaine County Tax Collector
219 1st Ave. South, Suite 102
Hailey, ID 83333
(208) 788-5530

SCAN HERE TO



PAY ONLINE



Go Paperless

NoticesOnline & ePay

AUTHORIZATION CODE

BLA-NDHMGYVC

Parcel Number

RPK0000005003A

Bill Number: 357193

Code Area: 003001

Urban Renewal:KETCHUM 003-001

Property Address: 460 N MAIN ST KETCHUM ID 83340-0000

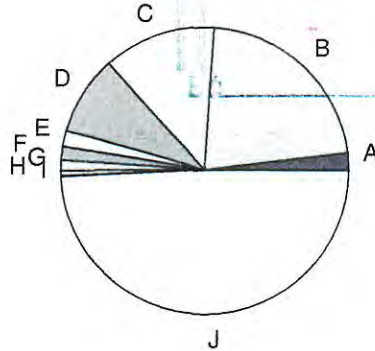
6376*16**G50**0.668**1/2*****AUTO5-DIGIT 83340
MAIN STREET REALTY PARTNERS LLC
PO BOX 6770
KETCHUM ID 83340-6770



Taxing Districts/Certs	Rate	Tax Amount
A SCHOOL OVERRIDE LEVY	.000184467	185.20
B SCHOOL BUDGET STABILIZATION	.002131416	2139.86
C KETCHUM CITY	.001223520	1228.37
D COUNTY	.000867919	871.36
E AMBULANCE	.000175953	176.65
F FIRE STATION BOND	.000148087	319.85
G RECREATION	.000113146	113.59
H PSF JAIL BOND	.000052149	52.36
I KETCHUM CEM	.000009848	9.89
J KETCHUM 003-001	.004758418	5500.51

Legal Description:

KETCHUM
LOT 3 & 4
11,000SF
.253 AC



Total Tax/Certifications	.004906505	10597.64
Less Circuit Breaker		
Less Prepayments		
Less Adjustments		
Net Tax/Certs Due		10597.64
First Half Tax Due - 12/20/2021		5298.82
Second Half Tax Due - 6/20/2022		5298.82
Total Due		10597.64

Property Summary

Assessed Property Value	2,159,921	
Homeowners Exemption	0	
Taxable Market Value	2,159,921	
	Last Year	Current Year
Taxable Market Value	1,791,343	2,159,921

★★★IMPORTANT★★★
PLEASE READ BOTH FRONT AND BACK
★★★MONTHLY PAYMENTS ARE ACCEPTED★★★

Bank Code:
Bank Name:

TO AVOID LATE CHARGES, PAYMENTS MUST BE
RECEIVED OR POSTMARKED BY THE DUE DATE.

FOR QUESTIONS REGARDING YOUR BILL
PLEASE CONTACT TREASURER'S OFFICE AT 208-788-5530

To pay with a credit card call 208-788-5530 or go online at
<https://client.pointandpay.net/web/BlaineCountyTreasurerID>.

Keep This Portion

6376 1/1



1st
Half
or
Full

Your cancelled check is your receipt.

Make Check Payable to: BLAINE COUNTY TAX COLLECTOR
MAIN STREET REALTY
PARTNERS LLC

PIN: RPK0000005003A
Code Area: 003001

Minimum amount due 1st Half
\$5298.82
OR
Full Amount Due
\$10597.64

DELINQUENT IF NOT PAID BY

December 20, 2021

RETURN THIS STUB WITH PAYMENT

Please send MAILING
ADDRESS changes to:
addresschange@co.blaine.id.us

PAID

FOR PROPER CREDIT THIS STUB MUST BE RETURNED WITH PAYMENT.
PERSONAL CHECKS ARE SUBJECT TO BANK CLEARANCE.

0003571931

0003571930



35719300000529882000005298825

PUBLIC BENEFITS

460 North Main now referred to as 5th & Main is the site of the old Formula Sports Building. The new project “checks all of the boxes” as regards “Public Benefits”.

- 1) As Ketchum begins to define architectural standards in the commercial core in its effort to maintain our “Mountain Town” flavor, 5th&Main will stand out as an example of how to combine the old with the new. 5th & Main incorporates a number of the design elements of the original Formula Building, from the two-story A-Frame entrance on the corner of 5th and Main to the use of wood siding and the installation of a bank of decorative mail boxes reflecting the previous use of the building as the old Ketchum Post Office. Expanded sidewalks heated and pavers combined with new landscaping. Also new asphalt alley with snowmelt eliminating the need for city workers to plow. Benches will be added to the project for people to sit and enjoy the views of Ketchum. Revitalizing a block that to the casual observer appears in disrepair.
- 2) It’s a well-accepted fact that our local real estate market is constrained by the lack of rental and for sale housing. The need for new product is indisputable. 5th&Main provides 4 “for sale” market rate condominium units as well as 4 “rental” workforce housing units. The location on 5th and Main allows walkable access to all of Ketchum’s downtown amenities and reduces the need for use of a car.
- 3) As a community we are always trying to attract new retail businesses. Just like the rental and for sale housing market the availability of retail space is almost non-existent. 5th and Main incorporate two retail units with multiple Main Street entrances and visibility into its design which when full will add to the vibrancy of Main Street.

5th&Main will be a welcome addition to the landscape of Ketchum’s Main Street and will serve as a model for responsible and thoughtful development in the years to come.

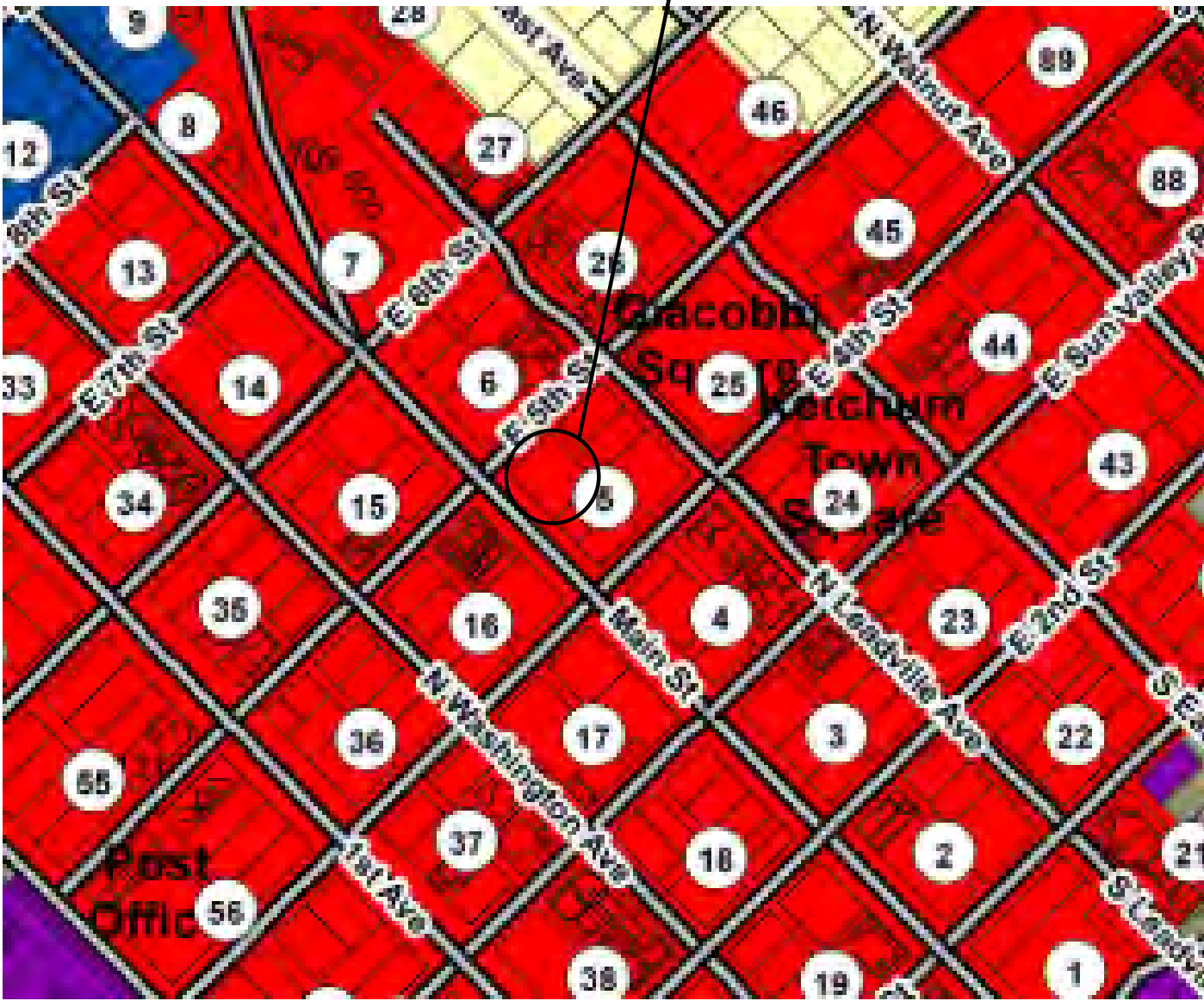
OWNERSHIP OF DOCUMENTS: This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of RUSCITTO LATHAM BLANTON ARCHITECTURA P.A., and is not to be used in whole or in part, for any other project without written authorization of RUSCITTO LATHAM BLANTON ARCHITECTURA P.A.

460 NORTH MAIN STREET

KETCHUM, IDAHO

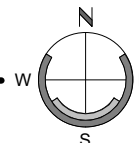


PROJECT LOCATION
COMMUNITY CORE (CC)
RETAIL CORE SUBDISTRICT (CC-1)

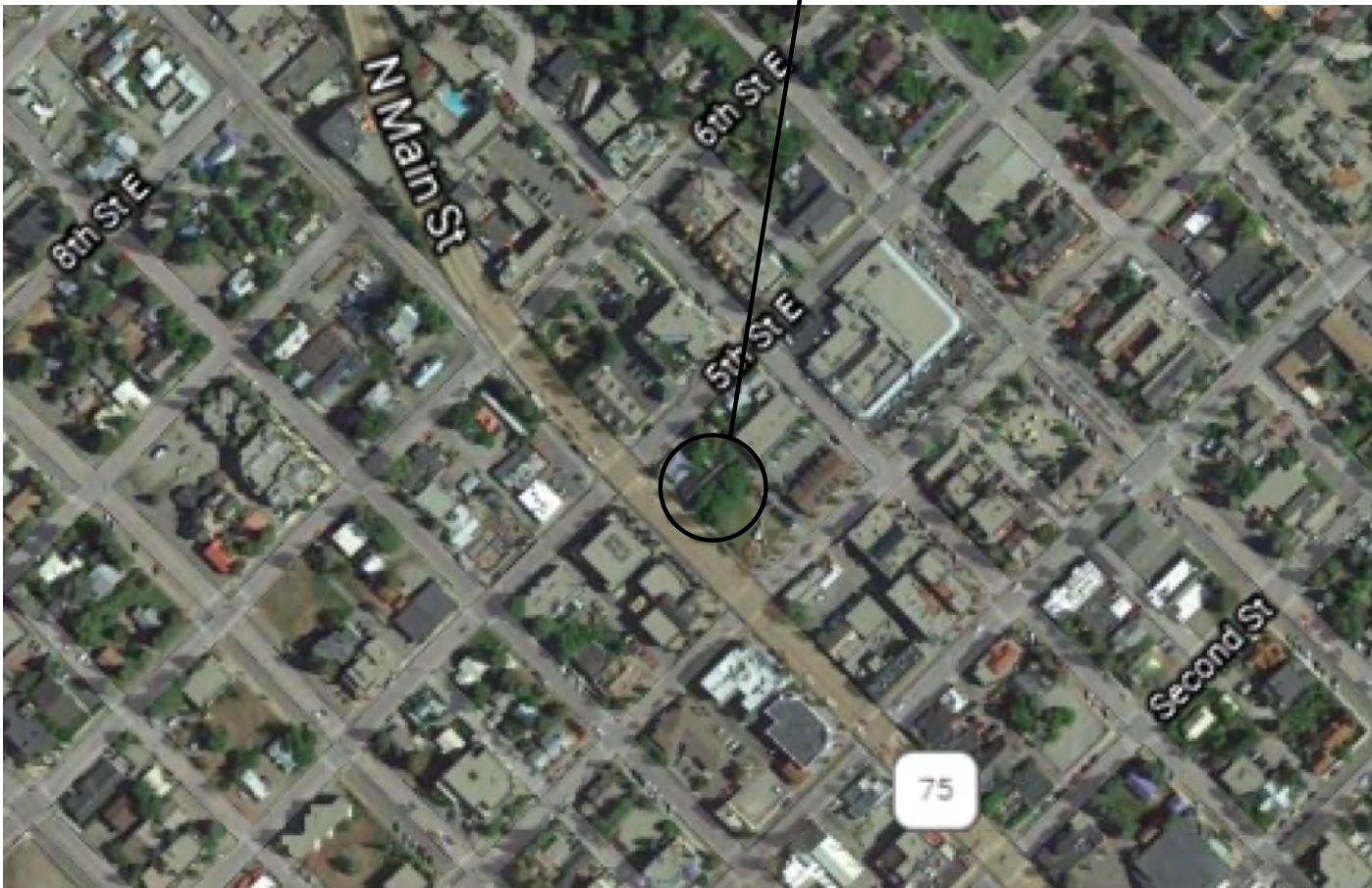


ZONING MAP

N. T. S.



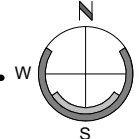
PROJECT LOCATION
COMMUNITY CORE (CC)
RETAIL CORE SUBDISTRICT (CC-1)



VICINITY PLAN

SCALE: 1" = 200'-0"

AERIAL COURTESY OF GOOGLE MAPS



PROJECT INFORMATION

OWNER:	MAIN STREET REALTY PARTNERS LLC P.O. BOX 6770. KETCHUM, ID 83340		
PROJECT ADDRESS:	460 N MAIN ST. KETCHUM, ID 83340		
LEGAL DESCRIPTION:	KETCHUM LOT 3 & 4 BLK 5		
ZONING DISTRICT:	COMMUNITY CORE (CC) - RETAIL CORE SUBDISTRICT (CC-1)		
APPLICABLE CODES:	2018 INTERNATIONAL BUILDING CODE (IBC) 2018 INTERNATIONAL FIRE CODE (IFC) WITH AMENDMENTS PER KETCHUM ORDINANCE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AS AMENDED BY IDAHO BUILDING CODE BOARD 2017 NATIONAL ELECTRICAL CODE (NEC) 2017 IDAHO STATE PLUMBING CODE (ISPC) 2018 INTERNATIONAL MECHANICAL CODE (IMC) 2018 INTERNATIONAL FUEL GAS CODE (IFGC) CITY OF KETCHUM GREEN BUILDING CODE		
PROJECT USE:	MIXED USE: COMMERCIAL - RETAIL RESIDENTIAL - COMMUNITY HOUSING DWELLING UNITS SINGLE FAMILY DWELLING UNITS		
OCCUPANCY:	M MERCANTILE (RETAIL AREAS) R-2 RESIDENTIAL S-2 PARKING AREAS		
OCCUPANCY SEPARATION:	M / R-2 1 HOUR M / S-2 1 HOUR R-2 / S-2 1 HOUR DWELLING UNIT SEPARATION 1/2 HOUR W/ FIRE SPRINKLERS		
CONSTRUCTION TYPE:	V-B		
LOT AREA:	11,000 SQ. FT.		
BUILDING AREA CALCULATIONS: (GROSS)	BASEMENT: 964 SQ. FT. GROUND LEVEL: 9,351 SQ. FT. SECOND LEVEL: 8,528 SQ. FT. THIRD LEVEL: 6,962 SQ. FT. FOURTH LEVEL: 581 SQ. FT. TOTAL: 26,386 SQ. FT.		
FIRE SPRINKLERS:	NFPA 13 AUTOMATIC FIRE SPRINKLER SYSTEM WITH MONITORED ALARM SYSTEM PROVIDED PER CITY OF KETCHUM ORDINANCE AND NFPA 72		
ALARM & FIRE DETECTION:	APPROVED FIRE ALARM AND DETECTION SYSTEM SHALL BE INSTALLED THROUGHOUT THE PROJECT.		
WATER SOURCE CONSERVATION:	ALL WATER CONSUMPTION SHALL COMPLY WITH CITY OF KETCHUM REQUIREMENTS, APPENDIX M AND THE INTERNATIONAL GREEN CONSTRUCTION CODE (IGCC), SECTION 701.1 - 702.6. ALL PLUMBING FIXTURES FLOW RATES SHALL COMPLY WITH TABLE 702.1 OF THE IGCC.		
OTHER GREEN BUILDING REQ:	RESIDENTIAL PORTIONS OF THE PROJECT TO ACHIEVE NATIONAL GREEN BUILDING STANDARD (NGBS) SILVER CERTIFICATION, VERIFICATION BY THIRD PARTY NAHB VERIFIER.		
FLOOR AREA RATIO (F.A.R.):	REFER TO SHEET A1.2		
COMMUNITY HOUSING:	REFER TO SHEET A1.2		
BUILDING HEIGHT:	42'-0" (42'-0" MAX)		
SETBACKS:	NORTH-WEST SIDE (5TH STREET) 0'-0" SOUTH-WEST SIDE (MAIN STREET) 0'-0" NORTH-EAST SIDE (ALLEY) 3'-0" SOUTH-EAST (PROPERTY LINE) 1'-0"		
PARKING:	OFF STREET PARKING RETAIL: EXEMPT (LESS THAN 5,500 SQ. FT.) 0 SPACES COMMUNITY HOUSING: (LESS THAN 750 SQ. FT.) 0 SPACES RESIDENTIAL : 8 SPACES		

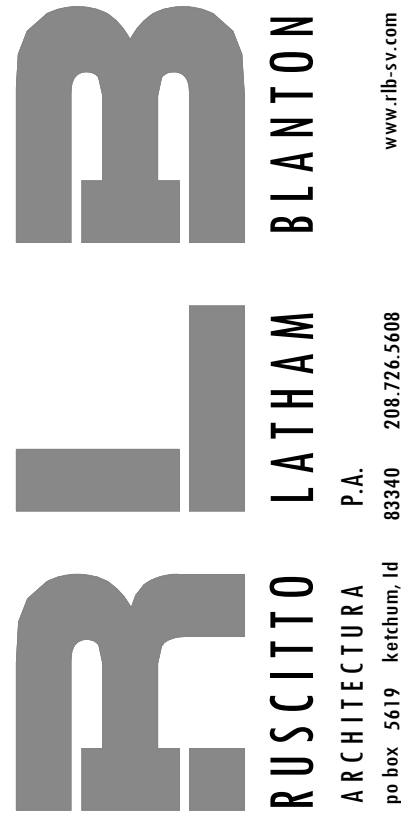
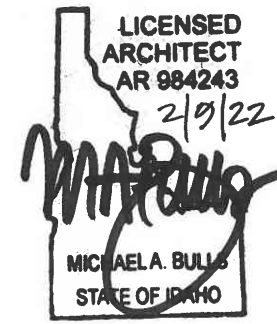
PROJECT TEAM

ARCHITECT RUSCITTO LATHAM BLANTON ARCHITECTURA P.A. BUFFALO RIXON, AIA E: buffalo@rlb-sv.com MICHAEL BULLS, AIA E: mbulls@rlb-sv.com JORDAN FITZGERALD, PROJECT MANAGER E: jordan@rlb-sv.com P.O. Box 5619 Ketchum, ID 83340 P: 208.726.5608 F: 208.726.1033	OWNER MAIN STREET REALTY PARTNERS, LLC P.O. Box 6770 Ketchum, ID 83340 P: 208.726.9776 F: 208.726.1419 E: dwilson@wilsonconstructions.com GENERAL CONTRACTOR WILSON CONSTRUCTION DAVE WILSON 251 Northwood Way #F Ketchum, ID 83340 P: 208.726.5608 F: 208.726.1419 E: dwilson@wilsonconstructions.com STRUCTURAL ENGINEERING RUSCITTO LATHAM BLANTON ARCHITECTURA P.A. SCOTT HEINER, P.E. P.O. Box 5619, Ketchum, ID 83340 P: 208.726.5608 F: 208.726.1033 E: scott@rlb-sv.com CIVIL ENGINEERING/SURVEYING GALENA ENGINEERING, INC SEAN M. FLYNN, PE 317 North River St. Hailey, ID 83333 P: 208.788.1705 E: sflynn@galena-engineering.com
--	---

INDEX OF DRAWINGS

ARCHITECTURAL	
A0.0	PROJECT INFORMATION
C0.1	CIVIL COVER SHEET
C0.2	EXISTING SITE CONDITIONS
C1.0	SITE GEOMETRY
C2.0	SITE GRADING AND DRAINAGE
C2.1	DETAIL SHEET
C2.2	DETAIL SHEET
C2.3	DETAIL SHEET
A1.0	SITE PLAN
A1.1	SITE DEMOLITION AND LANDSCAPE REMOVAL PLAN
A1.2	F.A.R. CALCULATION
A2.0	BASEMENT LEVEL FLOOR PLAN
A2.1	GROUND LEVEL FLOOR PLAN
A2.2	SECOND LEVEL FLOOR PLAN
A2.3	THIRD LEVEL FLOOR PLAN
A2.4	ROOF LEVEL PLAN
A3.0	NOT USED
A3.1	NOT USED
A4.0	BUILDING ELEVATIONS
A4.1	BUILDING ELEVATIONS
A4.2	EXTERIOR RENDERINGS AND MATERIALS
A5.0	EXTERIOR LIGHTING PLANS AND FIXTURES
A6.0	CONSTRUCTION MANAGEMENT PLAN
A7.0	MASTER SIGNAGE PLAN
A7.1	MASTER SIGNAGE ELEVATIONS
L1.1	GROUND LEVEL LANDSCAPE
L1.2	SECOND LEVEL LANDSCAPE
L1.3	THIRD LEVEL LANDSCAPE

ISSUED	
12.09.2021	DESIGN REVIEW
02.09.2022	REVISED DESIGN REVIEW



460 N MAIN ST.
460 N MAIN STREET KETCHUM, IDAHO

COPYRIGHT © 2021
DRAWING

PROJECT
INFORMATION

DWG. #

A0.0

OWNERSHIP OF DOCUMENTS: This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of RUSCITTO LATHAM BLANTON ARCHITECTURE P.A., and is not to be used in whole or in part, for any other project without written authorization of RUSCITTO LATHAM BLANTON ARCHITECTURE P.A.

ISSUED	
12.09.2021	DESIGN REVIEW
02.09.2022	REVISED DESIGN REVIEW



R

L

B

BLANTON

LATHAM

RUSCITTO

ARCHITECTURE P.A.

www.rlb-sv.com

208.726.5608

po box 5619 ketchum, id 83340

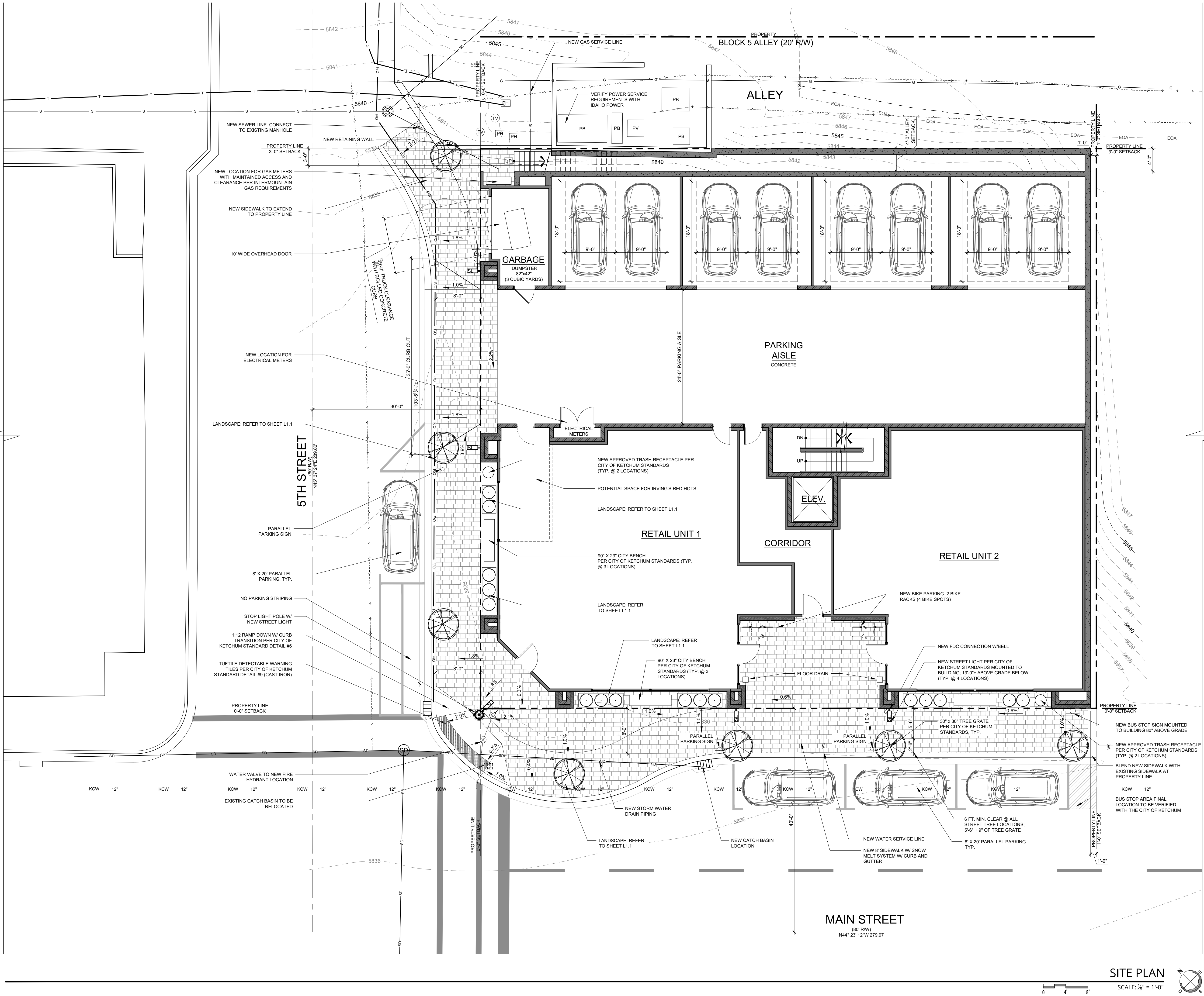
460 N MAIN ST.
460 N MAIN STREET_KETCHUM, IDAHO

COPYRIGHT © 2021
DRAWING

SITE PLAN

DWG. #

A1.0



0 4 8

SITE PLAN
SCALE: 1/8" = 1'-0"

OWNERSHIP OF DOCUMENTS: This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of RUSCITTO LATHAM BLANTON ARCHITECTURA P.A., and is not to be used in whole or in part, for any other project without written authorization of RUSCITTO LATHAM BLANTON ARCHITECTURA P.A.



EXTERIOR RENDERING: MAIN STREET & 5TH STREET



EXTERIOR RENDERING: 5TH STREET



EXTERIOR RENDERING: MAIN STREET



METAL: MATTE DARK BRONZE

- STANDING SEAM METAL ROOFING
- METAL FASCIA
- FLASHINGS
- WINDOWS & DOORS



WOOD SIDING COLUMNS, BEAMS AND TRIM



NATURAL STONE VENEER /
BRICK COURSE LAYUP



WOOD SOFFITS

ISSUED		
12.09.2021	DESIGN REVIEW	
02.09.2022	REVISED DESIGN REVIEW	



m

l

r

RUSCITTO

ARCHITECTURA

P.A.

LATHAM

BLANTON

po box 5619

Ketchum, id 83340

208.726.5608

www.rlb-sv.com

460 N MAIN ST.
460 N MAIN STREET_KETCHUM, IDAHO

COPYRIGHT © 2021
DRAWING

EXTERIOR
RENDERINGS &
MATERIALS

DWG. #

A 4.2

[illegible]

TYPE C

TYPE 'A' FIXTURE

HALO™

H4 LED Downlight Series 2nd Generation – LED Light Engines

The Halo H4 LED is a family of 4" apertures ranging from the smallest of H487 series housings designed for use with Halo H440 Series LED Light Engines and compatible T4-L and T4-S Series LED trim. Halo H4 LED housings have integral LED drivers that offer dimming as a standard feature.

Halo H4 LED is a three part system: L4600 Light Engines, with T4-L/T4-S trims and H4 LED 2nd Generation features 90 CRI color rendering index and offers a superior optical design that yields productive beam focus, good cutoff and low glare.

DESIGN FEATURES

MECHANICAL

(A) Upper Heat Sink

- Durable extruded aluminum construction
- Conducts heat away from the LED module to junction temperatures below what specialized materials even when installed in enclosed ceiling environments.

(B) Lower Heat Sink

- Durable die cast aluminum housing
- Extruded heat sink fins
- Precision louvered frame designed to lock in matching keyed slots
- H4 trim works in conjunction with the upper heat sink for best conduction away from the LED

MOUNTING

(C) Friction Blades

- Precision formed stainless steel spring blades provide resilient tension of the EL-4600 series of light engines
- The H487 series housing has four friction blades
- Friction blade design allows the light engine to be installed in any position within the housing aperture (360 degrees)

ELECTRICAL

(D) LED Connection

- LED connector is non-crew less offering easy installation with the H487 Series housings.
- LED connector is compliant with all safety/tamper code requirements as a non-crew
- Separate grounding cable included on the module for attachment to the building during installation.

COLOR SPECIFICATION & QUALITY ASSURANCE

- Halo employs a light chemically specification and LED color binning process to ensure LED color uniformity, sustainable Color Rendering Index (CRI) and Correlated Color Temperature (CCT) consistency over the useful life of the LED
- Halo has ISO 9001 certification
- Specification is JSDCA initial and JSDCA at end of life, which exceeds ENERGY STAR® SSL
- Meets or exceeds ANSI A83.31-07 (2007)

- Halo LED Modules are quality tested and performance measured on the production line and serialized to register lumens, wattage, CRI and so forth.

- Halo LED's serialized testing and measurement process further ensures color and lumen consistency to meet stringent industry lighting specifications and exceed ENERGY STAR® SSL standards
- Halo LED Modules and light engines include output degradation in the model number

Example: EL4600- 9.2T 2700K nominal CCT +50CRI
--

4.7"	3.7"
121.4mm	94.0mm

Category	Trim
Project	
Comment	Date:
Proposed By	

QUALIFICATION

- Halo LED offers the choice of four correlated color temperature:
2700K, 3000K, 3500K, 4000K
+50 CRI

- LED package consisting of an engineered array of multiple LEDs to create one virtual source for a productive "cone of light"

- Designed for interchangeable trim choices, with selection from multiple reflector, baffle, and lens trim options

- Halo LED Light Engines are ENERGY STAR® Qualified as used with designated LED trim's

- Can be used to meet State of California Title 24 and International Energy Conservation Code - EEC, High Efficiency requirements when used with designated LED trim's

- LED emits no ultraviolet and only minimal infrared wavelengths

- RoHS compliant

**H4 LED
Downlight
2nd Generation**
**2700K, 3000K,
3500K, 4000K**
**4-inch LED
Light Engine**
**FOR USE WITH
H487 Series
4" LED Housings**
90 CRI
High Efficiency LED

90 CRI
ENERGY STAR
QUALIFIED

T24
Title 24 Part 6.2.5.1 COMPLIANT
As Tested
For High Performance Buildings
California Department of Industrial Relations
Energy Services Division - IASD

REC
UL

Eaton • Eaton

Power Systems Division

TD518268N
July 21, 2017 10:00 AM

TYPE A

[illegible]

TYPE D

TYPE 'B' FIXTURE

ZUR 24 WALL SCALL SCENE

TECH LIGHTING

Exhibiting Tech Lighting's refined and unadorned minimalist aesthetic, the Zur Collection of wall sconces features an innovative pivot design that aims light precisely as needed for way finding, architectural accents or landscape illumination. The elegant Zur Outdoor Collection blends seamlessly and inconspicuously into contemporary architecture and landscapes while providing efficient LED illumination.

Outstanding protection against the elements:

- Powder coat finishes
- Stainless Steel mounting hardware
- IP65 rated

Head pivots 240° for wall grazing or directional illumination

SPECIFICATIONS

LUMENS	451* 1610 L, 91* 309 L
WATT	20.4
VOLTAGE	Universal 120-277V (with integral transformer) 2.5W surge protection (diary)
DIMMING	9-15, 16V
LIGHT DISTRIBUTION	Adjustable
OPTICS	42°-121°
PERFORMANCE OPTIONS	YEAR
ADJUSTABILITY	Head pivots 240°
PERFORMANCE OPTIONS	Pre-Insulated™ No Leak Seal
CCT	2700K, 3000K, or 4000K
CRI	90+
COLOR RENDERING	7 Step
BUG STOPPING	45°-161°-45°, 91°-309°-45°
DAMP SEAL	Compliant (flushed design)
WET LISTED	WES
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be listed for outdoor use, ETL (ETL 1706) or UL Part 6, for outdoor use. Registration with OLC Associates (published list required).
START TEMP	0°F°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HANDRAILS	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70 -> 60,000 hours*
WARRANTY**	5 Years
WEIGHT	20 lbs.

* Visit www.techlighting.com for specific warranty conditions and details.

ORDERING INFORMATION

PRODUCT	CHOICE	LENGTH	FINISH	VOLTAGE	DISTRIBUTION	OPTIONS
ZUR24WB	30" or 36" 120V 36" or 42" 300V 36" or 42" 400V	24" 30"	2 FINISH 2 BLACK	120V 300-277V	A REGIONAL	None KC: RECESSED MOUNTING L: RECESSED


ZUR 24 WALL
shown in black


ZUR 24 WALL
shown in bronze


techlighting.com


TYPE B

LANDSCAPING KEY

A  **TYPE 'A'**
 4" RECESSED SOFFIT DOWNLIGHT
 9W LED, 2700K
 MANUF: COOPER LIGHTING
 MAKE: HALO LED H4 SERIES

B  **TYPE 'B'**
 WALL MOUNT SCONCE
 FULLY SHIELDED, DARK SKY
 COMPLIANT
 90/8 LUMENS, 20W LED, 2700K
 MANUF: TECH LIGHTING
 MAKE: ZUR 24
 FINISH: BLACK
 SIZE: 24" HIGH x 7.7" WIDE x 5.5" DEEP
 HEIGHT: 9' ABOVE GROUND

C  **TYPE 'C'**
 WALL MOUNT SCONCE
 FULLY SHIELDED, DARK SKY
 COMPLIANT
 90/8 LUMENS, 20W LED, 2700K
 MANUF: TECH LIGHTING
 MAKE: ZUR 18
 COLOR: BLACK
 SIZE: 18" HIGH x 7.7" WIDE x 5.5" DEEP
 HEIGHT: 7'-6" ABOVE GROUND

D  **TYPE 'D'**
 STREET LIGHT FIXTURE WITH BUILDING
 OR TRAFFIC LIGHT (REFER TO PLAN)
 SLOTTED LINE RFS FIXTURE WITH NIXT
 LUMINAIRE PER CITY OF KETCHUM
 LIGHTING STANDARDS
 HEIGHT: 13' ABOVE GROUND (W/
 EXCEPTION OF 1 FIXTURE ON TRAFFIC
 LIGHT AT CORNER OF MAIN & 5TH)

[illegible]

RUSCITTO
ARCHITETTURA
p.a. box 5619
kericho, ld
83340
020-726.5608
P.A.

LATHAM
BLANTON

www.rhs-sv.com

460 N MAIN ST.
460 N MAIN STREET KETCHUM, IDAHO

COPYRIGHT © 2021

DRAWING

EXTERIOR
LIGHTING PLANS
AND FIXTURES

DWG. #

A5.0

RESOLUTION NO. 17-URA6

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF KETCHUM, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF KETCHUM, IDAHO, AMENDING THE AGENCY'S PARTICIPATION POLICY; AUTHORIZING THE CHAIR AND EXECUTIVE DIRECTOR TO TAKE APPROPRIATE ACTION; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of Ketchum, Idaho, also known as the Ketchum Urban Renewal Agency, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, a duly created and functioning urban renewal agency for Ketchum, Idaho, hereinafter the Ketchum Urban Renewal Agency is referred to as the "Agency."

WHEREAS, the Agency, an independent public body, corporate and politic, is an urban renewal agency created by and existing under the authority of and pursuant to the Idaho Urban Renewal Law of 1965, being Idaho Code, Title 50, Chapter 20 (the "Law"), and the Local Economic Development Act, being Idaho Code, Title 50, Chapter 29, as amended and supplemented (the "Act");

WHEREAS, the City of Ketchum (the "City") by adoption of Ordinance No. 992 on November 15, 2006, duly adopted the Ketchum Urban Renewal Plan (the "2006 Plan") to be administered by the Agency;

WHEREAS, upon the approval of Ordinance No. 1077 adopted by the City Council on November 15, 2010, and deemed effective on November 24, 2010, the Agency began implementation of the amended Ketchum Urban Renewal Plan (the "Amended Plan");

WHEREAS, the Agency Board adopted a formal participation policy that sets out the criteria for funding projects requested by various entities on May 16, 2016;

WHEREAS, since May 16, 2016, the Agency has considered several requests for funding through the Participation Policy, which has raised the prospect for greater discretion and flexibility in response to requests for funding through the Participation Policy;

WHEREAS, by virtue of those requests, Agency staff has determined a need for an amendment to the Participation Policy;

WHEREAS, at the Agency Board meeting of June 19, 2017, the Board considered amendments to the Participation Policy;

WHEREAS, Agency staff has prepared an amendment to the Participation Policy as set forth and underlined below based upon the June 19, 2017, Board meeting;

WHEREAS, Agency staff recommends approval of the Amended Participation Policy by the Agency Board;

WHEREAS, the Board finds it in the best interests of the Agency and the public to approve and adopt the Amended Participation Policy.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE KETCHUM URBAN RENEWAL AGENCY OF THE CITY OF KETCHUM, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Participation Policy, as amended, set forth below is hereby approved and adopted by the Agency Board, and that the Chair and Executive Director are authorized and directed to take all action to implement the Amended Participation Policy.

**Participation Policy
KURA Funding Criteria for Projects**

Section 1: General Funding Criteria for All Projects:

- A. The KURA is not obligated to fund any project, even when the project meets all funding criteria. Funding a project is a discretionary decision by the Ketchum Urban Renewal Board.
- B. Funds generated from projects within the Revenue Allocation Area shall be used first and foremost for publically owned infrastructure and for infrastructure that serves a direct public purpose.
- C. Public infrastructure located below ground or at-grade shall be given priority.
- D. In rare circumstances, funding for a non-infrastructure request may be considered if it is found to meet the criteria described in the section below.
- E. Projects specifically identified in the 2010 Ketchum Urban Renewal Plan shall take priority for funding in all cases.
- F. All requests for Tax Increment Financing shall be made no later than thirty (30) days after ~~prior to~~ the applicant applies ~~applying for~~ a building permits.
- G. The Agency shall not consider requests to fund public infrastructure that have ~~has been~~ required by the City of Ketchum in exchange for development bonuses, such as density waivers, variances, and other development bonuses. In these situations, the public infrastructure that was required in exchange for development bonuses shall be paid by the private developer.

- H. Funding approvals are valid for the duration of the fiscal year in which the request was granted, unless otherwise stated in an agreement between the Agency and the entity.

Section 2: Project Funding Categories

A. Reimbursement to Private Entities for Public Infrastructure

1. Tax increment funds generated by a project within the Revenue Allocation Area may be allocated for reimbursement of public infrastructure expenses incurred by the private development.
2. Reimbursement for public infrastructure shall commence after the project is generating a tax increment benefit to the Agency.
3. No more than 50% of the total tax increment revenue generated from a project may be used for reimbursement to the project developer
4. Commitments for reimbursement in Owner Participation Agreements shall not be greater than five years from the time the project is generating property tax revenue to the Agency.

B. Direct Funding of Public Infrastructure as Defined in Idaho Code §§ 50-2018(10), 50-2903(13) and 50-2903 (14):

1. Tax increment funds may be used to directly finance public infrastructure without a reimbursement agreement.
2. In these cases, payments should be made directly to a public entity, public utility, or other public or semi-public entity that will own and maintain the infrastructure.

C. Funding for Non-Infrastructure Requests:

1. Requests for funding non-infrastructure may only be considered when a good, service, or benefit is received by the KURA in exchange for funds. In these cases, the approval of funds would result in a benefit to the revenue allocation area that the KURA could not have achieved on its own.
2. Entities requesting funding must be a legally recognized Idaho non-profit corporation organized under Chapter 30, Title 30, Idaho Code or equivalent or a public governmental entity and must have a proven track record of success.
3. Non-infrastructure funding request must result in a net financial benefit to the KURA.
4. Requests for funding administrative or operational costs shall not be considered except as may be proportionally allocated for the project.

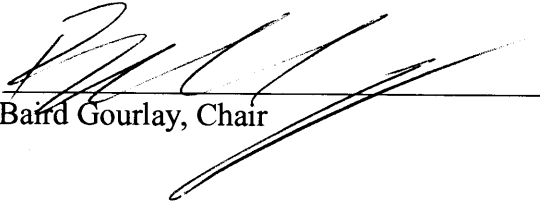
D. Funding of Residential Projects:

1. Only residential projects that incorporate community housing, as defined by the City of Ketchum, will be considered for tax increment funding. Funding will be proportionate to the amount of community housing the project provides. For example, if ten out of 100 residential units are considered community housing, the Agency may consider funding 10% of infrastructure costs. All other residential projects will not be considered.
2. Mixed-Use projects of any scale are considered commercial projects and may apply for tax increment financing, provided they meet all other criteria.

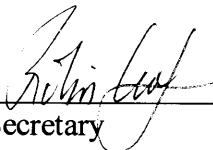
Section 3: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED By the Urban Renewal Agency of Ketchum, Idaho, on July 17, 2017. Signed by the Chair of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners, on July 17, 2017.

URBAN RENEWAL AGENCY OF KETCHUM

By 
Baird Gourlay, Chair

ATTEST:

By 
Secretary

4845-2261-2554, v. 2

Attachment D
Compliance with Applicant Participation Policy Criteria
(RESOLUTION NO. 17-URA6)

Criteria Category	Standard	Policy Language	Compliance	Staff Comments
General Funding Criteria for All Projects:				
General Section 1	A	The KURA is not obligated to fund any project, even when the project meets all funding criteria. Funding a project is a discretionary decision by the Ketchum Urban Renewal Board.	Compliance	This standard infers that projects (or components of projects) that do not meet the KURA's funding criteria will not be funded.
	B	Funds generated from projects within the Revenue Allocation Area shall be used first and foremost for publicly owned infrastructure and for infrastructure that serves a direct public purpose.	Compliance	ROW infrastructure within KURA boundary is proposed for improvement with this Project.
	C	Public infrastructure located below ground or at-grade shall be given priority.	Compliance	Requested funds are at-grade.
	D	In rare circumstances, funding for a non-infrastructure request may be considered if it is found to meet the criteria described in the section below.	Compliance	The project is requesting infrastructure funding.

	E	Projects specifically identified in the 2010 Ketchum Urban Renewal Plan shall take priority for funding in all cases.	Compliance	The property is identified within the KURA revenue allocation area.
	F	All requests for Tax Increment Financing shall be made no later than thirty (30) days after the applicant applies for a building permit.	Compliance	The project has not yet obtained a building permit
	G	The Agency shall not consider requests to fund public infrastructure that have been required by the City of Ketchum in exchange for development bonuses, such as density waivers, variances, and other development bonuses. In these situations, the public infrastructure that was required in exchange for development bonuses shall be paid by the private developer.	NA	NA

Funding of Residential Projects:				
Section 2D	1	Only residential projects that incorporate community housing, as defined by the City of Ketchum, will be considered for tax increment funding. Funding will be proportionate to the amount of community housing the project provides. For example, if ten out of 100 residential units are considered community housing, the Agency may consider funding 10% of infrastructure costs. All other residential projects will not be considered.	NA	The project is a mixed-use project
	2	Mixed-Use projects of any scale are considered commercial projects and may apply for tax increment financing, provided they meet all other criteria.	Compliance	The project is a mixed-use project consisting of 9,351 square feet of ground floor retail, four deed restricted community housing units and four market rate units