



## Meeting Minutes of the KURA Meeting

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**Monday, May 11, 2026,**

**4:00 p.m.**

**Ketchum City Hall**

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### **CALL TO ORDER:**

Tyler Davis-Jeffers called the meeting to order. *(00:00:49 in video)*

### **ROLL CALL:**

#### **Present:**

Board Member—Casey Burke  
Board Member—Dillon Witmer  
Board Member- Mason Frederickson  
Board Member—Randy Hall  
Board Member—Tracie Smith  
Board Member—Tripp Hutchinson  
Board Chair—Tyler Davis-Jeffers

#### **Other attendees:**

Abby Germaine—KURA Attorney (remote)  
Ben Whipple—Director of Public Works  
Brent Davis—KURA Treasurer  
Jade Riley—City Administrator  
Trent Donat—City Clerk and KURA Secretary

### **COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS** *(00:01:10 in video)*

#### **CONSENT CALENDAR:**

Motion to approve the minutes of April 13, 2026 *(00:01:32 in video)*

**MOVER:** Randy Hall

**SECONDER:** Tripp Hutchinson

**AYES:** Randy Hall, Tripp Hutchinson, Casey Burke, Dillon Witmer, Mason Frederickson, Tracie Smith, Tyler Davis-Jeffers

**RESULT: Motion Passes**

**Motion to approve the minutes of April 17, 2026, special joint meeting between City Council and KURA** *(00:01:48 in video)*

**MOVER:** Tripp Hutchinson

**SECONDER:** Randy Hall

**AYES:** Tripp Hutchinson, Randy Hall, Casey Burke, Dillon Witmer, Mason Frederickson, Tracie Smith, Tyler Davis-Jeffers

**RESULT: Motion Passes**

**Motion to approve the payment of bills** *(00:02:01 in video)*

**MOVER:** Tripp Hutchinson

**SECONDER:** Tracie Smith

**AYES:** Tripp Hutchinson, Tracie Smith, Randy Hall, Casey Burke, Dillon Witmer, Mason Frederickson, Tyler Davis-Jeffers

**RESULT: Motion Passes**

**NEW BUSINESS:**

5. Commissioner Request for Reconsideration of Harriman Hotel OPA  
Presented by: Jade Riley (00:02:15 in video)

Discussion and questions by the Board and staff (00:04:28 in video)

**Motion to request consideration for the Harriman Hotel Opa (00:09:48 in video)**

**MOVER:** Casey Burk

**SECONDER:** Tracie Smith

**AYES:** Tracie Smith, Casey Burk, Dillon Witmer, Tyler Davis-Jeffers, Mason Frederickson

**NAYS:** Tripp Hutchinson, Randy Hall

**RECUSED:** Dillon Witmer

**RESULT: Motion Passes**

Discussion and questions by the Board and staff (00:10:05 in video)

**Motion to move staff not to initiate or cease any further action and not write the draft for the OPA for the Harriman Hotel (00:18:59 in video)**

**MOVER:** Tracie Smith

**SECONDER:** Casey Burke

**AYES:** Tracie Smith, Casey Burke, Mason Frederickson, Tyler Davis-Jeffers

**NAYS:** Randy Hall, Tripp Hutchinson

**RECUSED:** Dillon Witmer

**RESULT: Motion Passes**

Items #6 and #7 were not discussed due to the motion by the Board (00:19:17 in video)

8. Updated on YMCA public parking project  
Presented by: Jade Riley (00:19:45 in video)

Discussion and questions by the Board and staff (00:24:23 in video)

**Motion to proceed with the budget for the YMCA parking expansion (00:38:48 in video)**

**MOVER:** Mason Frederickson

**SECONDER:** Tripp Hutchinson

**AYES:** Mason Frederickson, Tripp Hutchinson, Tracie Smith, Casey Burke, Randy Hall, Dillon Witmer, Tyler Davis-Jeffers

**RESULT: Motion Passes**

9. Interim Budget Request to complete power undergrounding at First & Washington public parking lot  
Presented by: Ben Whipple (00:39:04 in video)

Discussion and questions by the Board and staff (00:40:44 in video)

**Motion to approve undergrounding of existing overhead power lines within the Washington Avenue parking lot (00:43:41 in video)**

**MOVER:** Tripp Hutchinson

**SECONDER:** Randy Hall

**AYES:** Tripp Hutchinson, Randy Hall, Tracie Smith, Case Burke, Dillon Witmer, Tyler Davis-Jeffers, Mason Frederickson

**RESULT: Motion Passes**

10. FY 2027 Capital Improvement Plan Priorities  
Presented by: Brent Davis (00:43:55 in video)

Discussion and questions by the Board and staff (00:47:24 in video)

11. Questions from Board Members on current fiscal year projects  
Presented by: Jade Riley and Ben Whipple (01:02:45 in video)

Discussion and questions by the Board and staff (01:03:05 in video)

**EXECUTIVE SESSION**

12. Idaho Code 74-206(1)C)- To acquire an interest in real property not owned by a public agency

**Motion to move into Executive Session per Idaho Code 74-2061C to acquire an interest in real property not owned by a public agency (01:08:52 in video)**

**MOVER:** Tripp Hutchinson

**SECONDER:** Randy Hall

**AYES:** Tripp Hutchinson, Randy Hall, Casey Burke, Dillon Witmer, Tracie Smith, Mason Frederickson, Tyler Davis-Jeffers

**RESULT: Motion Passes**

13. Action item- Consideration of real property acquisition (01:09:42 in video)

**Motion to direct staff and legal counsel to pursue negotiation and purchase of certain real property located within the urban renewal district, and to bring back a purchase and sale agreement for the board's consideration (01:09:58 in video)**

**MOVER:** Tripp Hutchinson

**SECONDER:** Tracie Smith

**AYES:** Tripp Hutchinson, Tracie smith, Randy Hall, Casey Burke, Dillon Witmer, Mason Frederickson, Tyler Davis-Jeffers

**RESULT: Motion passes**

**Motion to Adjourn (01:00:32 in video)**

**MOVER:** Tripp Hutchinson

**SECONDER:** Casey Burke

**AYES:** Casey Burke, Tracie Smith, Randy Hall, Tripp Hutchinson, Mason Frederickson, Tyler Davis-Jeffers, Dillon Witmer

**RESULT: Adjourned**

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Tyler Davis-Jeffers, Board Chair

**ATTEST:**

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Trent Donat, KURA Secretary