



Ketchum Urban Renewal Agency

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

December 16, 2024

Chair and Commissioners
Ketchum Urban Renewal Agency
Ketchum, Idaho

RECOMMENDATION TO PROVIDE DIRECTION TO STAFF ON SCOPE AND FUNDING FOR FIRST + WASHINGTON WORKFORCE HOUSING PROJECT

Introduction/History

On November 18, 2024, the KURA and City Council held a joint meeting to discuss the six public parking options, cost estimates and a potential funding approach for the First + Washington workforce housing project. General direction was provided by both the KURA and City Council. Staff requests the KURA provide formal direction on next steps for the project.

Action Since Joint Meeting

Survey

The KURA made a commitment to transparency and public outreach for the First + Washington project. KURA has conducted multiple open houses and meetings to gather feedback. As a means to follow with the public since the July public open house, after the joint KURA/City Council meeting, a survey was conducted to gather community feedback on parking option 6, the funding tradeoffs and support for a local improvement district. The survey closes on Friday December 13th. Results to date are included in Attachment A, final results will be presented at the KURA meeting.

The following are the survey results to date:

- All respondents strongly prefer including the public parking garage with the 1st and Washington community housing project.
- All respondents strongly support using KURA and City of Ketchum funds to include the parking garage with the project, even if it meant funding for other capital improvements would not be available over the next 20 years.
- All but one demographic strongly supports funding the additional parking structure with an LID assessment applied to the 4.5-block radius around the development. Business owners who own their buildings are less certain: 55% in favor and 45% opposed.
- If an LID were used to fund the parking structure, all respondents strongly support the assessment applying to all downtown Ketchum instead of just a portion.

Ketchum Business Advisory Coalition Meetings

The Ketchum Business Advisory Coalition (KBAC) hosted a public meeting on December 3, 2024 to provide information and discuss the formation of Local Improvement District. At that meeting, the KBAC board expressed support for Parking Option 6 and encouraged further exploration of a Local Improvement District (LID) to assist with funding.

City and KURA staff met with the KBAC board on Thursday December 12th to review an LID funding option that decreased the KURA and city contributions towards the parking structure and spread the cost to a larger LID area. The KBAC board generally supports the revised LID proposal. The following outlines the concept presented to KBAC:

	Funding Presented at Joint Meeting	Revised Proposal
Project Cost	\$21 million	\$21 million
City/KURA Contribution	\$8.5 million	\$5 million
KURA Cash	\$4 million	\$3 million
LID	\$8.5 million	\$13 million

Staff will present the details of the alternative LID proposal at the KURA meeting.

KURA Funding

During the joint meeting, the majority of the board expressed concern about providing additional funding for the parking structure and eliminating funding for other public infrastructure projects. To date, the board has committed up to \$8.5 million towards the project. If the project is approved, \$500,00 will be reimbursed back to KURA.

The \$8 million contribution is predicated on the interest rate for the senior and junior debt for the project and associated infrastructure improvements. It is likely that the full \$8 million will not be required to offset the cost of the project debt and a portion of that funding could be used to fund the public parking. KURA could take the approach that up to \$8 million would be pledged towards the project and that funding could be used for project infrastructure or public parking. This approach does not require any additional KURA funds other than those currently committed and retains the availability of funding for other projects as outlined in the KURA Capital Improvement Plan.

Next Steps

Staff is seeking direction from the KURA on the following:

- Does the KURA support inclusion of public parking in First + Washington subject to the revised funding distribution and with the condition KURA’s contribution towards the project infrastructure and parking does not exceed \$8 million.
- Does KURA want to include Parking Option 6 as the project submitted for Planning and Zoning Commission approvals.
- KURA does not support the public parking option and wants to pursue the original project proposal and submit that project for Planning and Zoning Commission approval.

Attachment A

An aerial photograph of a city street intersection. The image shows a large paved area with several cars parked and a few cars in motion. There are buildings on the left and right sides of the street. The word "KURA" is overlaid in large white letters on the left side of the image.

KURA

1st & Washington Avenue Redevelopment and potential Parking Structure

Survey Results to Date

December 11, 2024

Summary

- All respondents strongly prefer including the public parking garage with the 1st and Washington redevelopment project.
- All respondents strongly support using KURA and City of Ketchum funds to include the parking garage with the project, even if it meant funding for other capital improvements would not be available over the next 20 years.
- All but one demographic strongly supports funding the additional parking structure with an LID assessment applied to the 4.5-block radius around the development.
 - Business owners who own their buildings are less certain: 55% in favor and 45% opposed.
- If an LID were used to fund the parking structure, all respondents strongly support the assessment applying to all downtown Ketchum instead of just a portion.



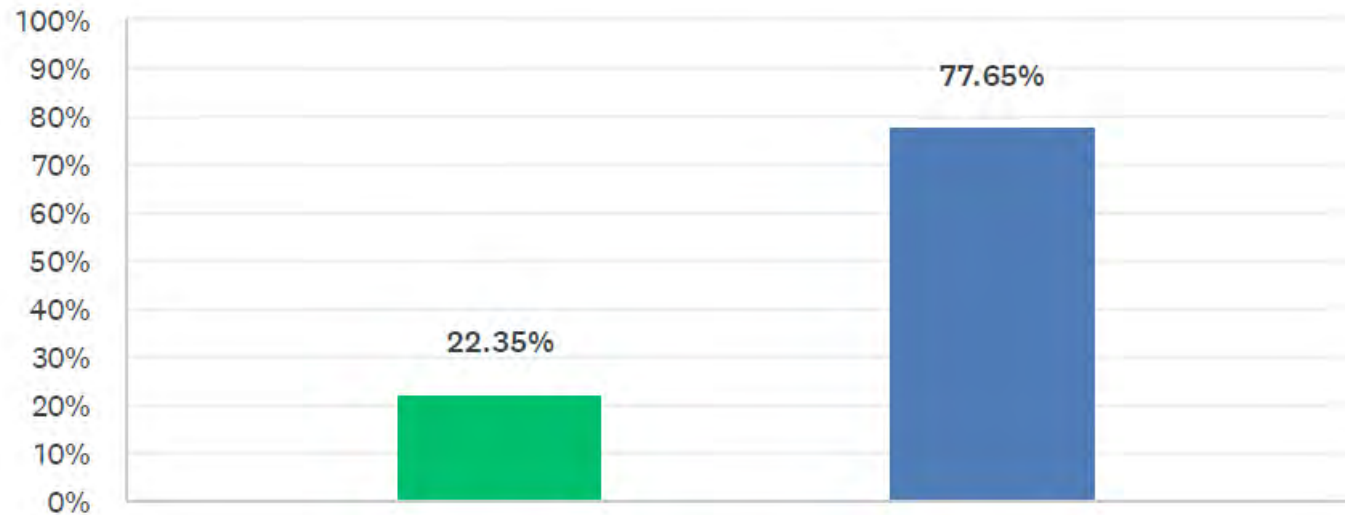
Results


Business owners in Ketchum who own their building

(95 respondents as of 12-11-24)

Q2 Please consider the two workforce housing development options above (with and without public parking), and their cost implications, and select the one you'd prefer:

Answered: 85 Skipped: 10

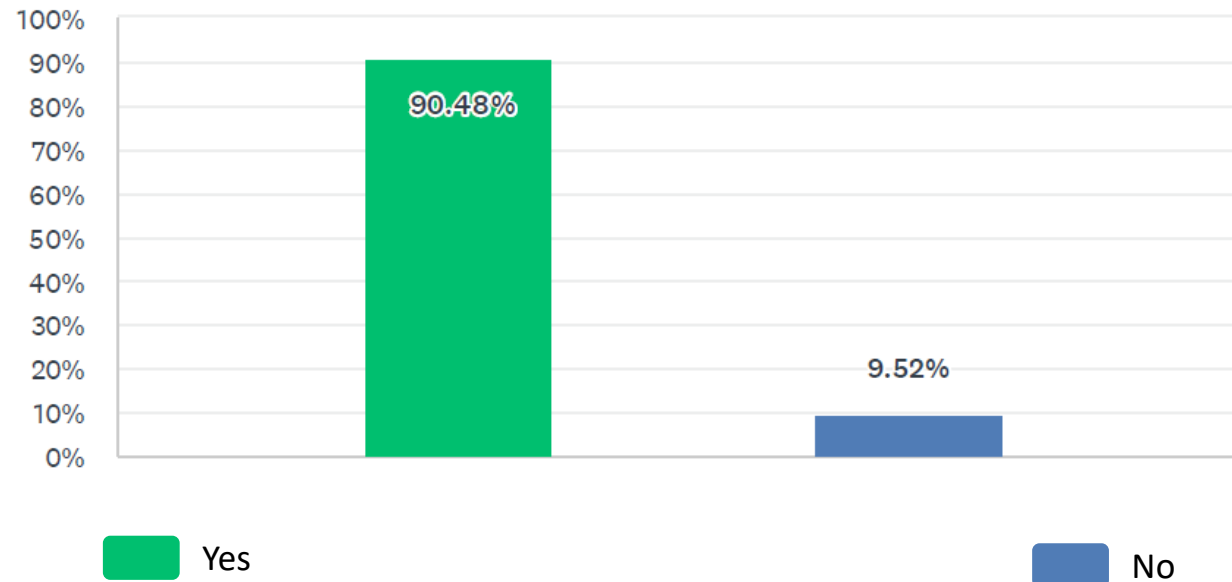


 Workforce housing with resident parking only

 Workforce housing with a public parking garage

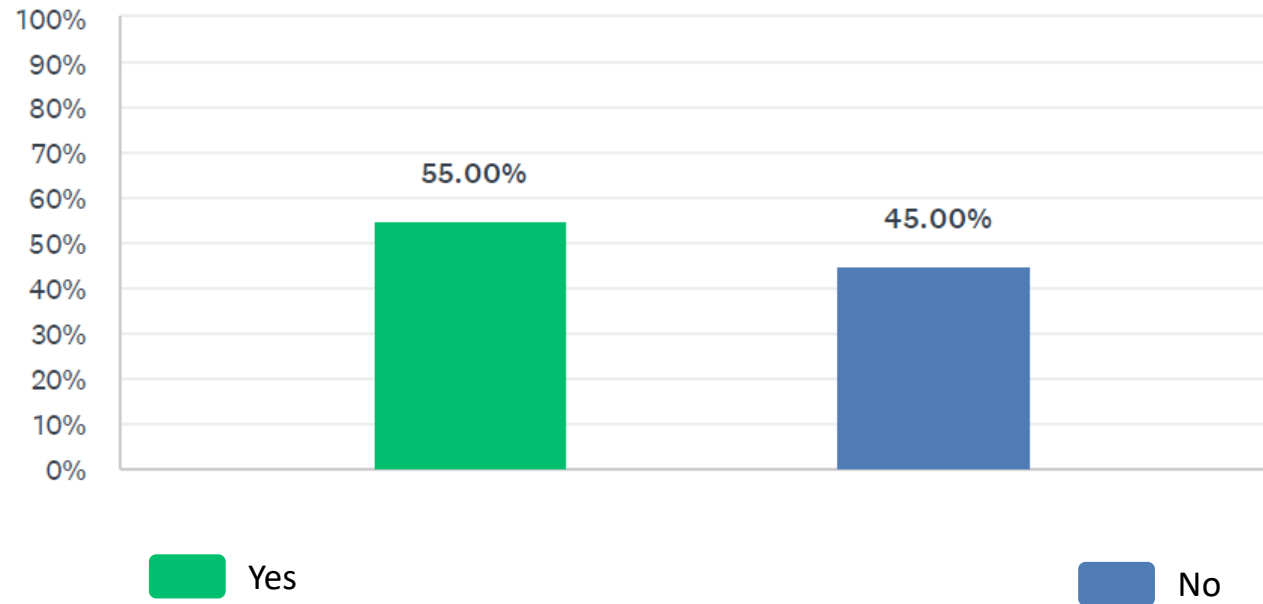
Q3 Additional funding for the garage would expend KURA's infrastructure funds through 2029 and reduce city funds available for capital infrastructure investments for nearly 20 years. This will take funds away from other priorities during this period, including improvements to sidewalks, roadways, and other public spaces. Would you still support constructing the parking garage instead of funding these other improvements?

Answered: 63 Skipped: 32



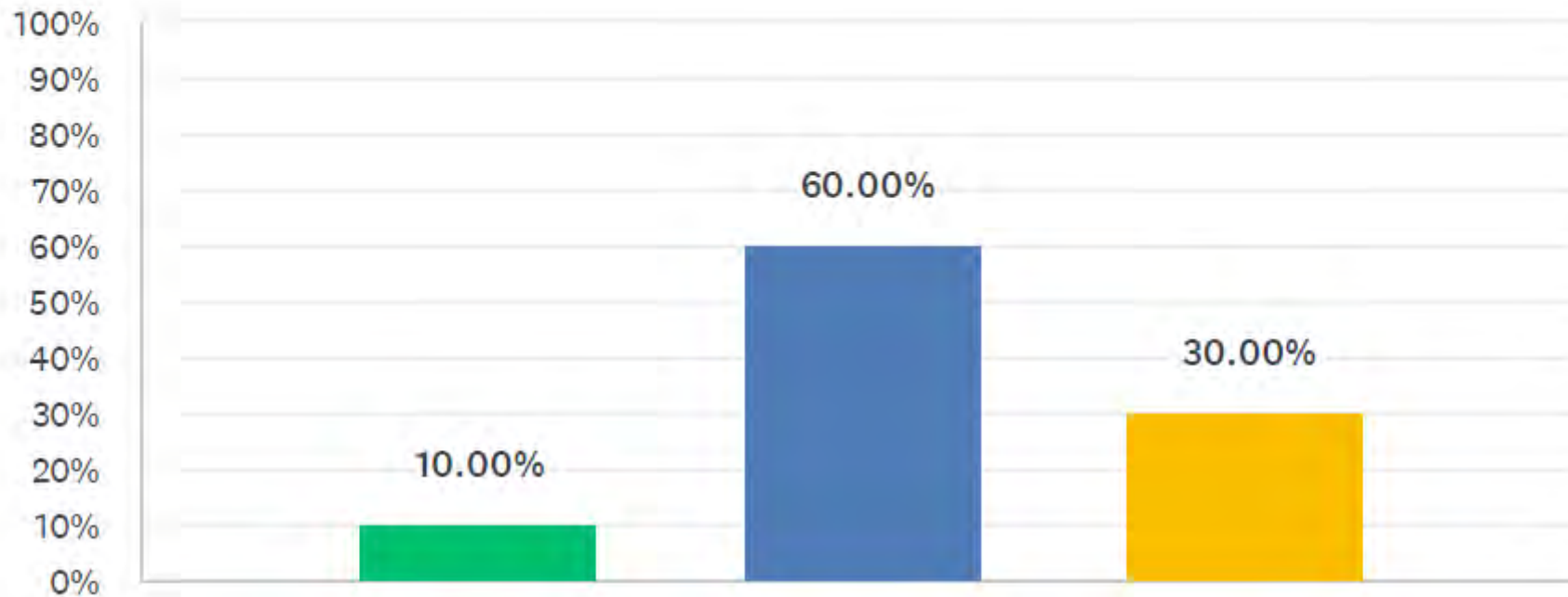
Q4 Would you support the additional annual property assessment for buildings within an approximate 4.5-block radius of the development (outlined above) to fund the addition of a public parking garage?


Answered: 80 Skipped: 15





Q5 Which of the following LID assessment scenarios would you prefer?

Answered: 80 Skipped: 15



 An LID assessment for only properties within an approximate 4.5 block radius of the development to fund additional parking

 An LID assessment for all downtown Ketchum properties to fund additional parking

 I do not prefer any of the proposed LID assessments



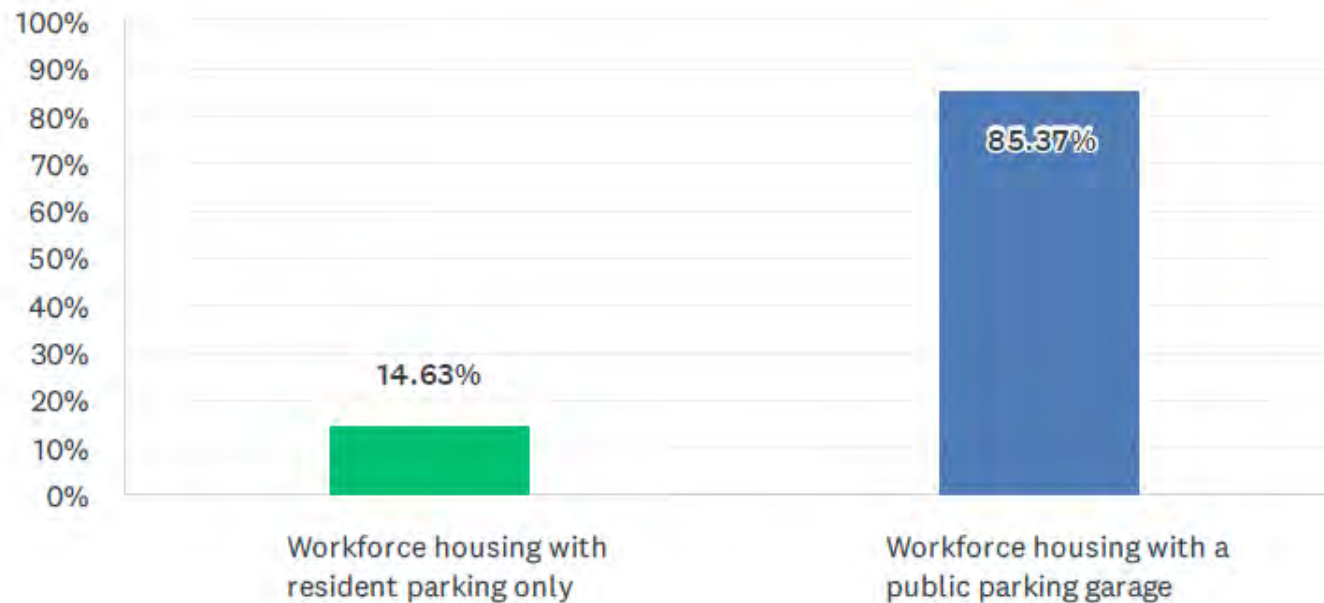
Results

Business owners in Ketchum who lease their building

(87 respondents as of 12-11-24)

Q2 Please consider the two workforce housing development options above (with and without public parking), and their cost implications, and select the one you'd prefer:

Answered: 82 Skipped: 5

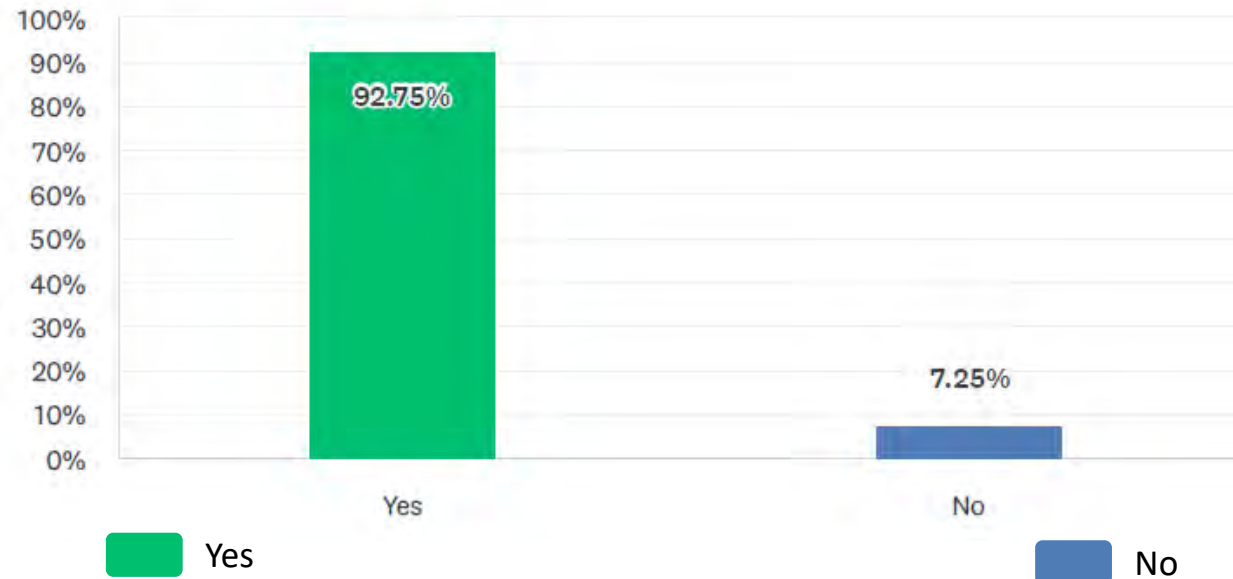


 Workforce housing with resident parking only

 Workforce housing with a public parking garage

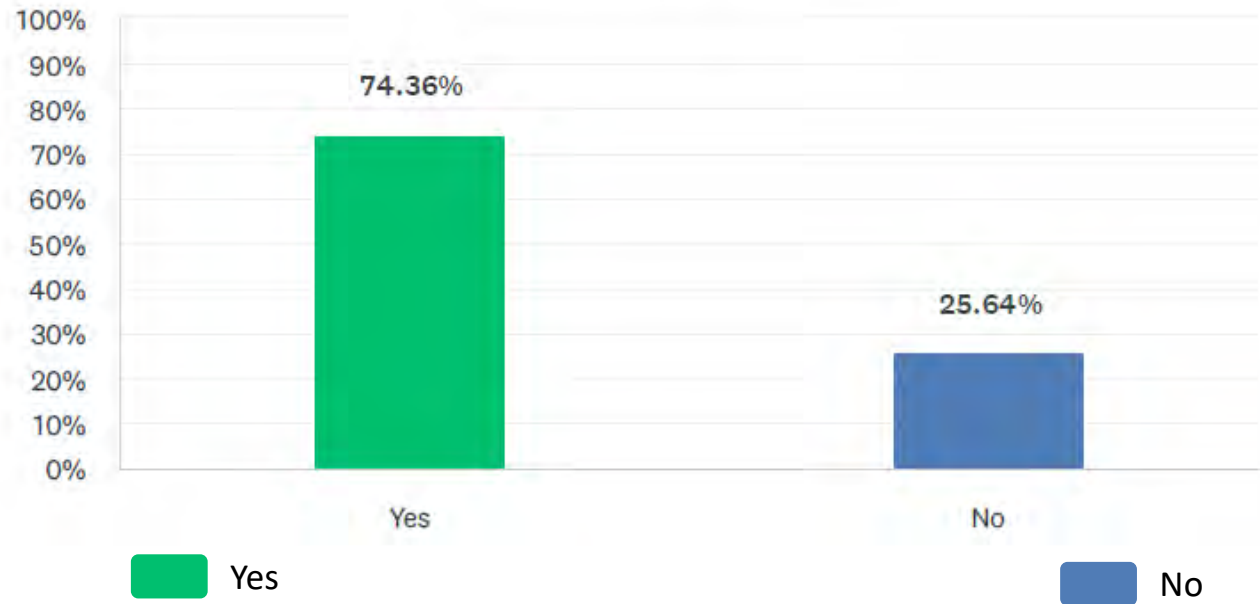
Q3 Additional funding for the garage would expend KURA's infrastructure funds through 2029 and reduce city funds available for capital infrastructure investments for nearly 20 years. This will take funds away from other priorities during this period, including improvements to sidewalks, roadways, and other public spaces. Would you still support constructing the parking garage instead of funding these other improvements?

Answered: 69 Skipped: 18



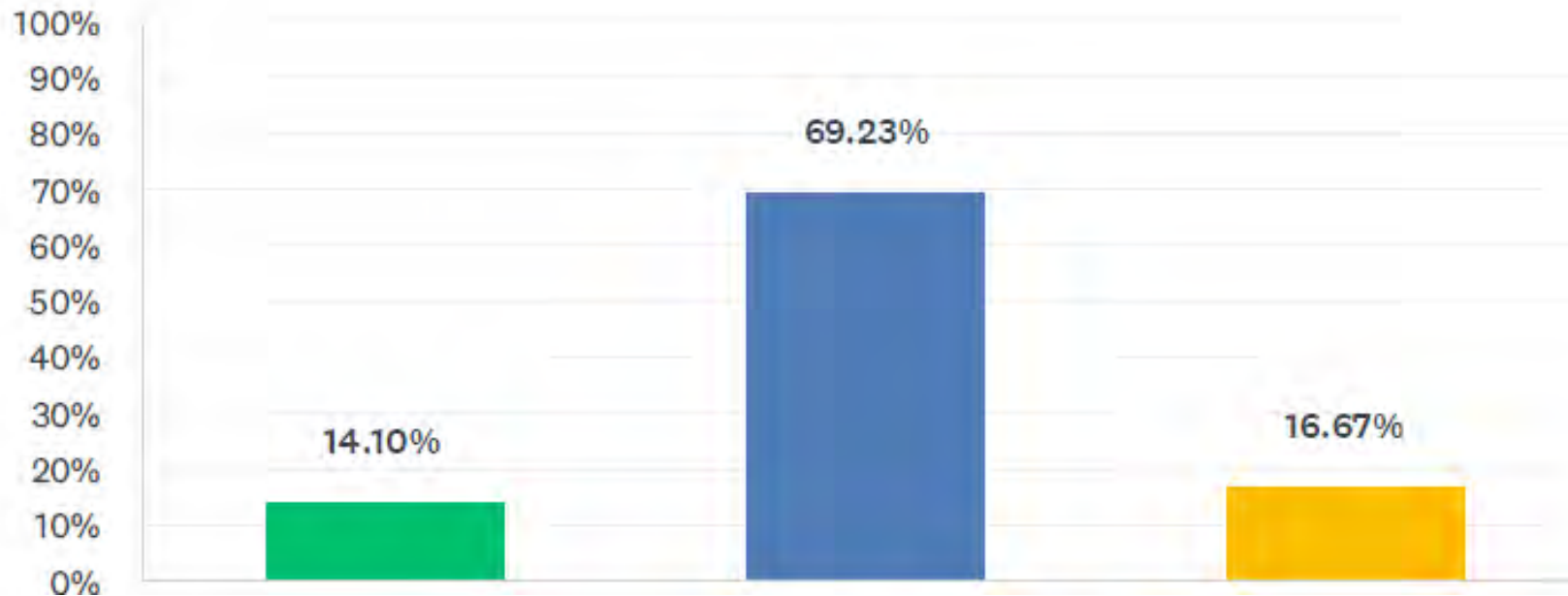
Q4 Would you support the additional annual property assessment for buildings within an approximate 4.5-block radius of the development (outlined above) to fund the addition of a public parking garage?

Answered: 78 Skipped: 9



Q5 Which of the following LID assessment scenarios would you prefer?

Answered: 78 Skipped: 9



■ An LID assessment for only properties within an approximate 4.5 block radius of the development to fund additional parking

■ An LID assessment for all downtown Ketchum properties to fund additional parking

■ I do not prefer any of the proposed LID assessments



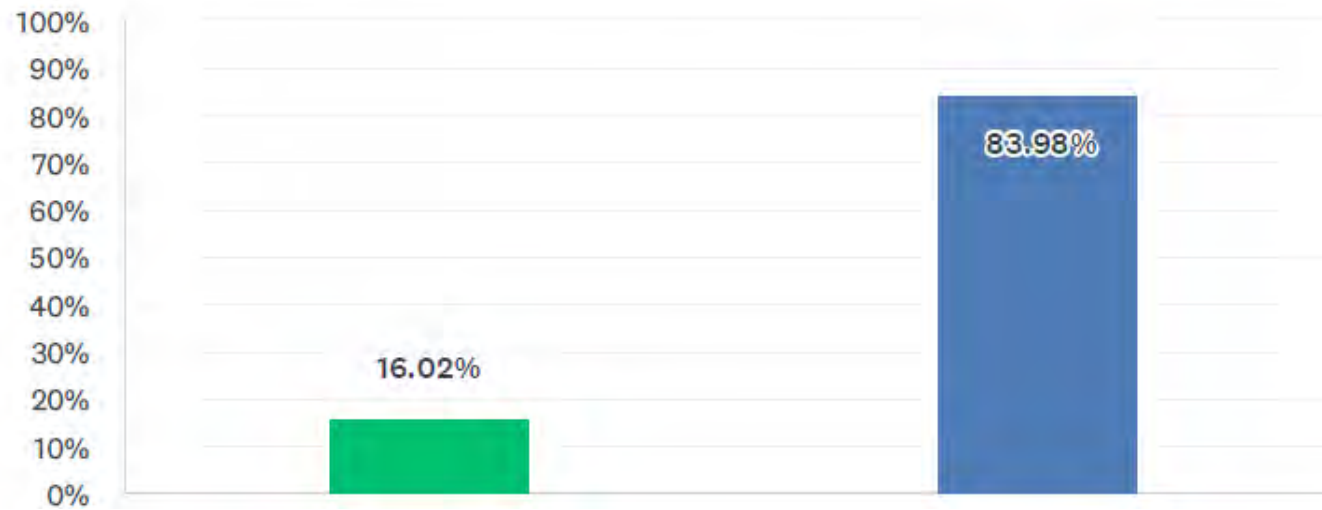
Results


Ketchum residents who own their property

(247 respondents as of 12-11-24)

Q2 Please consider the two workforce housing development options above (with and without public parking), and their cost implications, and select the one you'd prefer:

Answered: 231 Skipped: 16

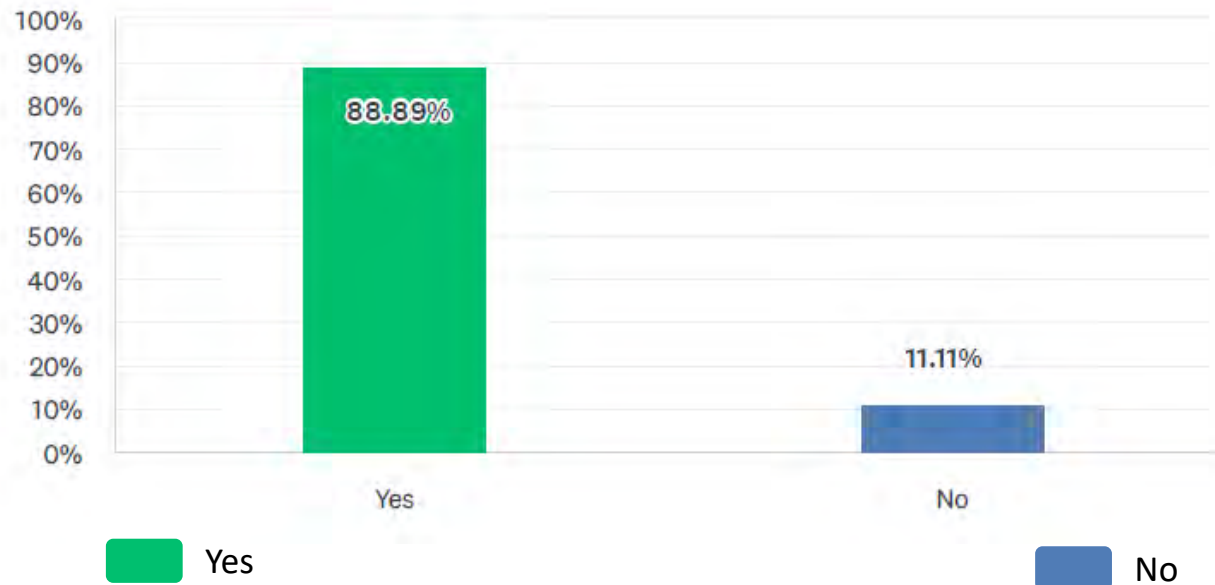


 Workforce housing with resident parking only

 Workforce housing with a public parking garage

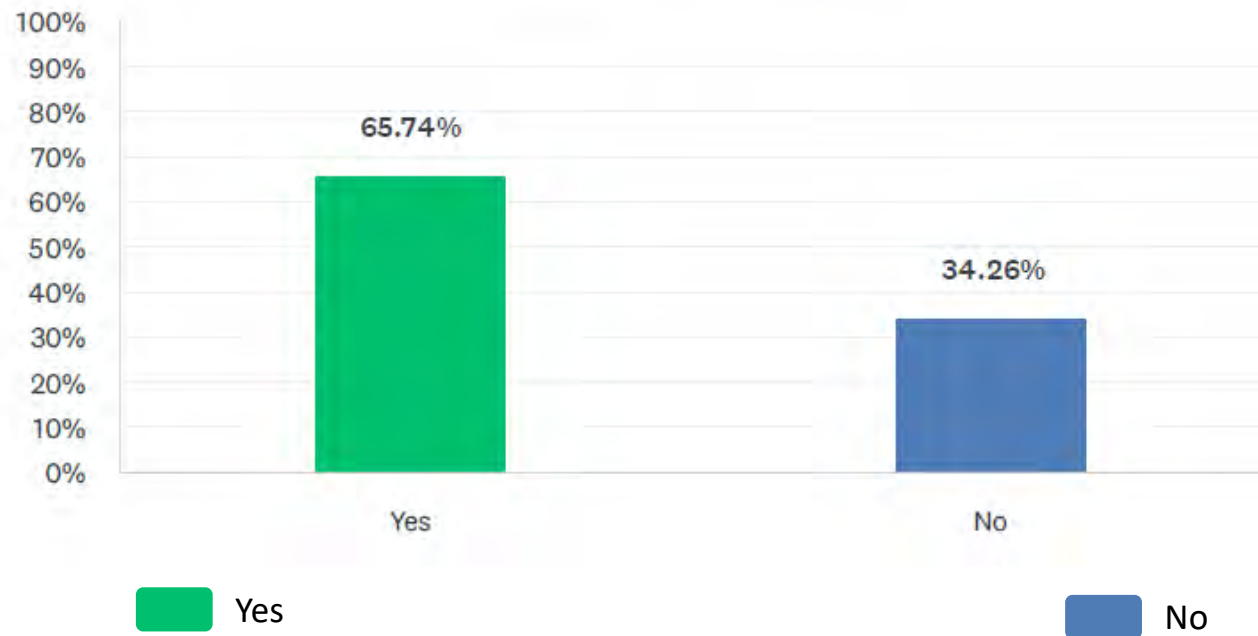
Q3 Additional funding for the garage would expend KURA's infrastructure funds through 2029 and reduce city funds available for capital infrastructure investments for nearly 20 years. This will take funds away from other priorities during this period, including improvements to sidewalks, roadways, and other public spaces. Would you still support constructing the parking garage instead of funding these other improvements?

Answered: 189 Skipped: 58



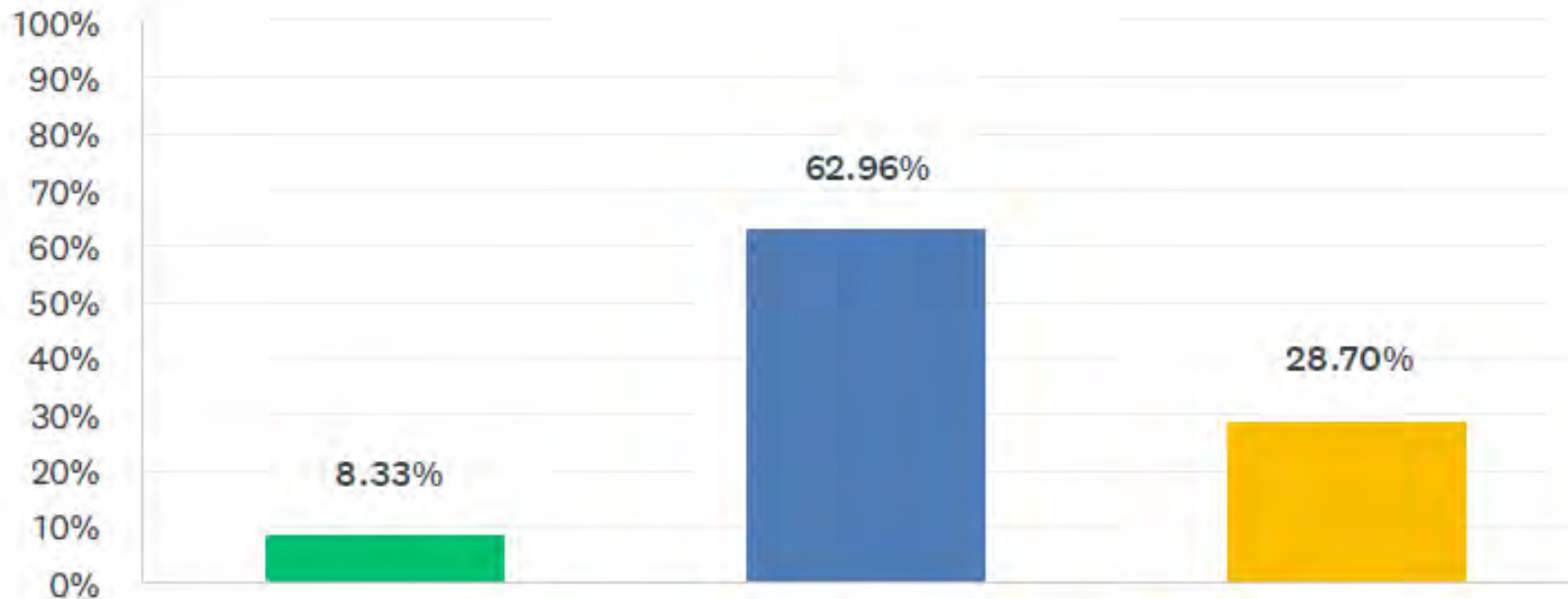
Q4 Would you support the additional annual property assessment for buildings within an approximate 4.5-block radius of the development (outlined above) to fund the addition of a public parking garage?

Answered: 216 Skipped: 31



Q5 Which of the following LID assessment scenarios would you prefer?

Answered: 216 Skipped: 31



■ An LID assessment for only properties within an approximate 4.5 block radius of the development to fund additional parking

■ An LID assessment for all downtown Ketchum properties to fund additional parking

■ I do not prefer any of the proposed LID assessments



Results

Ketchum residents who rent their property

(35 respondents as of 12-11-24)

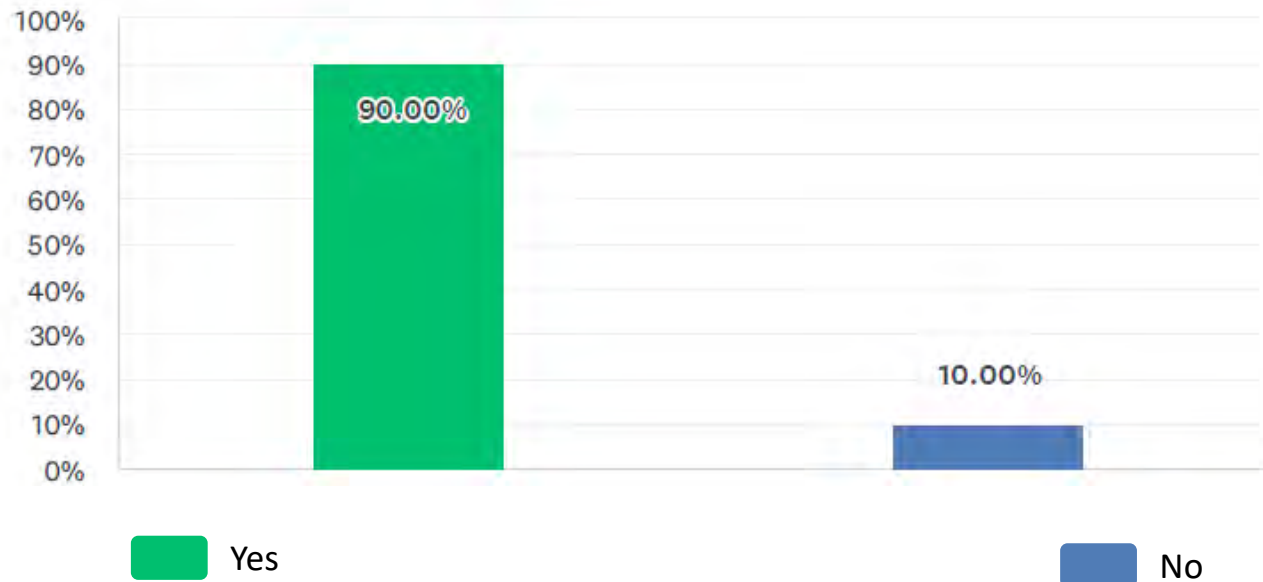
Q2 Please consider the two workforce housing development options above (with and without public parking), and their cost implications, and select the one you'd prefer:

Answered: 31 Skipped: 4



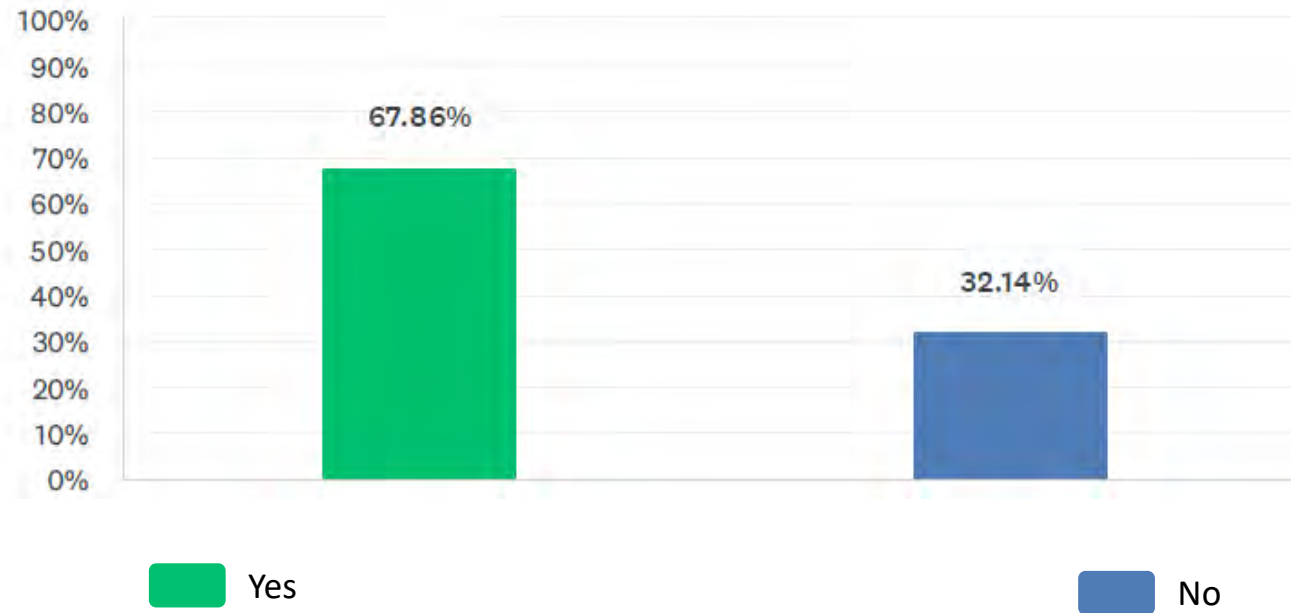
Q3 Additional funding for the garage would expend KURA's infrastructure funds through 2029 and reduce city funds available for capital infrastructure investments for nearly 20 years. This will take funds away from other priorities during this period, including improvements to sidewalks, roadways, and other public spaces. Would you still support constructing the parking garage instead of funding these other improvements?

Answered: 20 Skipped: 15



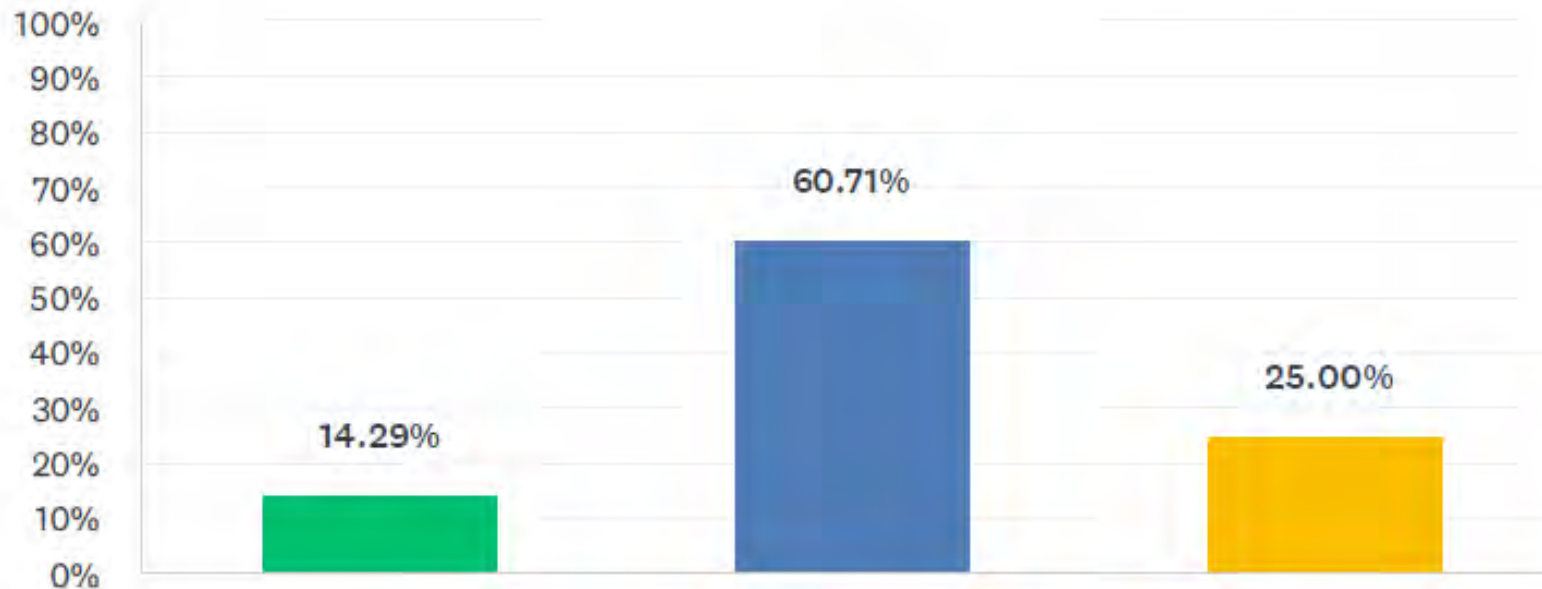
Q4 Would you support the additional annual property assessment for buildings within an approximate 4.5-block radius of the development (outlined above) to fund the addition of a public parking garage?

Answered: 28 Skipped: 7



Q5 Which of the following LID assessment scenarios would you prefer?

Answered: 28 Skipped: 7



■ An LID assessment for only properties within an approximate 4.5 block radius of the development to fund additional parking

■ An LID assessment for all downtown Ketchum properties to fund additional parking

■ I do not prefer any of the proposed LID assessments



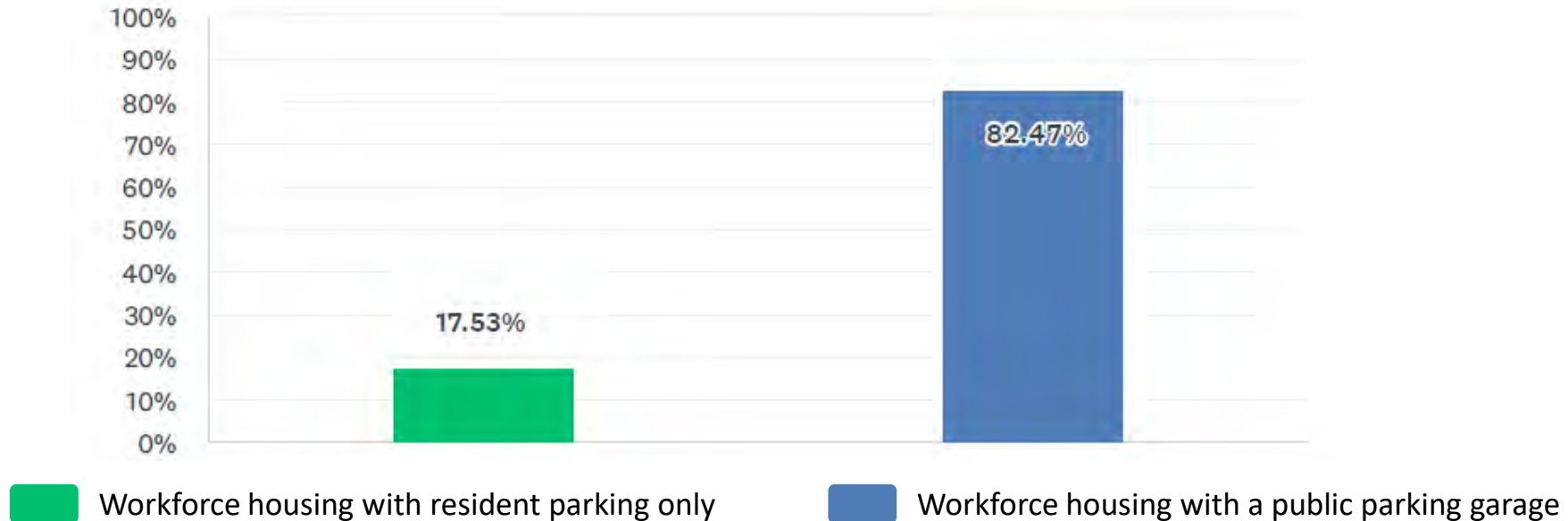
Results

Employees who work in Ketchum

(101 respondents as of 12-11-24)

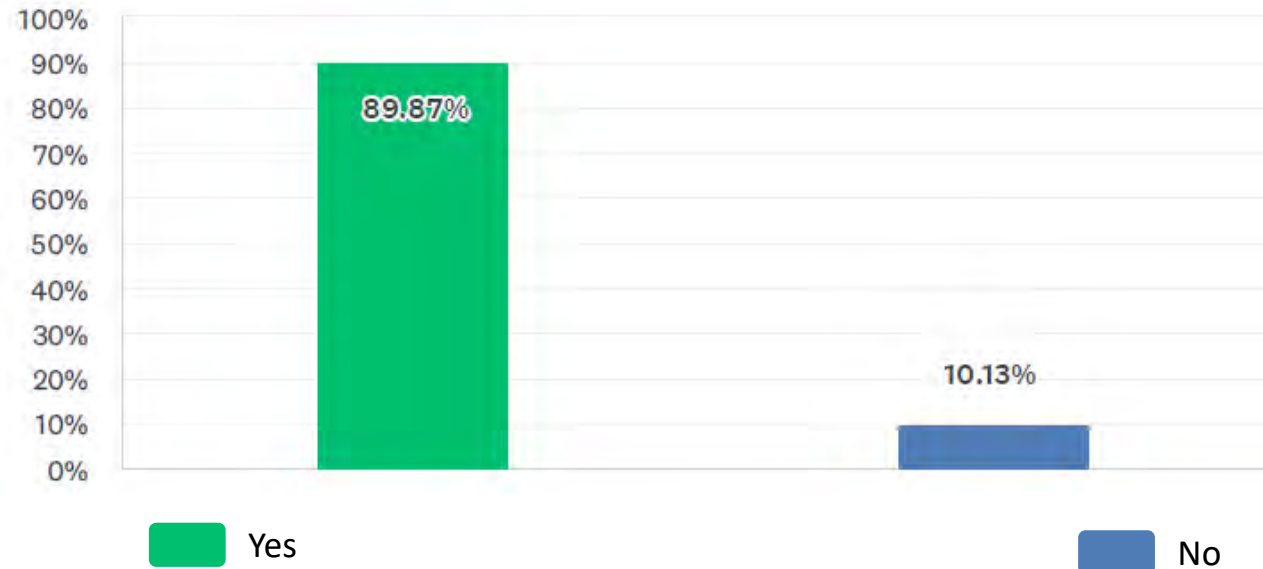
Q2 Please consider the two workforce housing development options above (with and without public parking), and their cost implications, and select the one you'd prefer:

Answered: 97 Skipped: 4



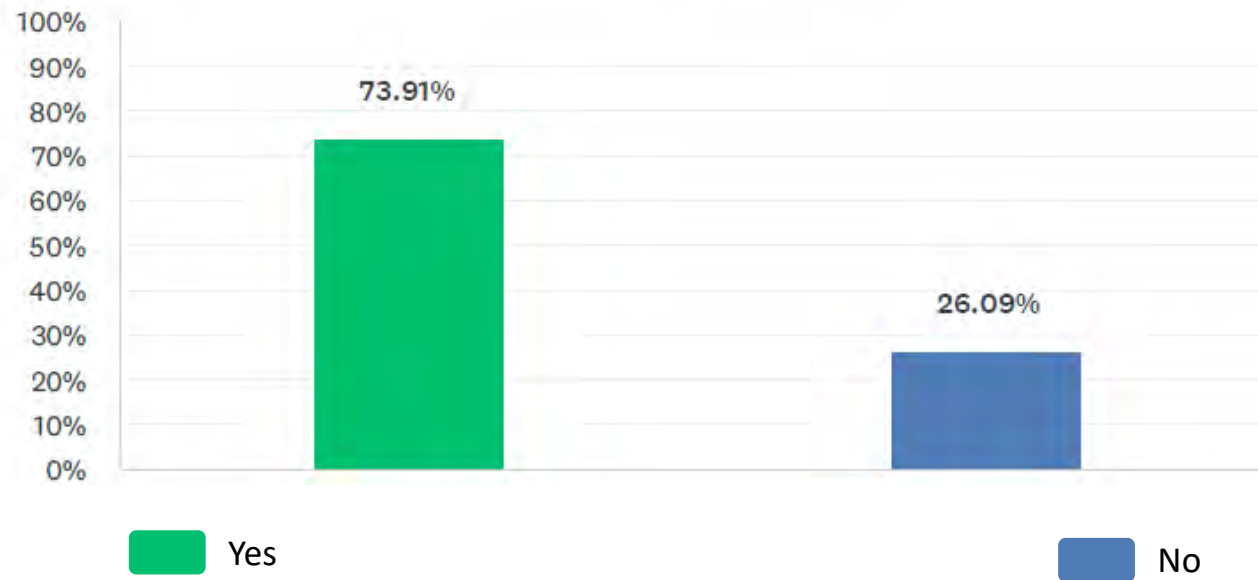
Q3 Additional funding for the garage would expend KURA's infrastructure funds through 2029 and reduce city funds available for capital infrastructure investments for nearly 20 years. This will take funds away from other priorities during this period, including improvements to sidewalks, roadways, and other public spaces. Would you still support constructing the parking garage instead of funding these other improvements?

Answered: 79 Skipped: 22



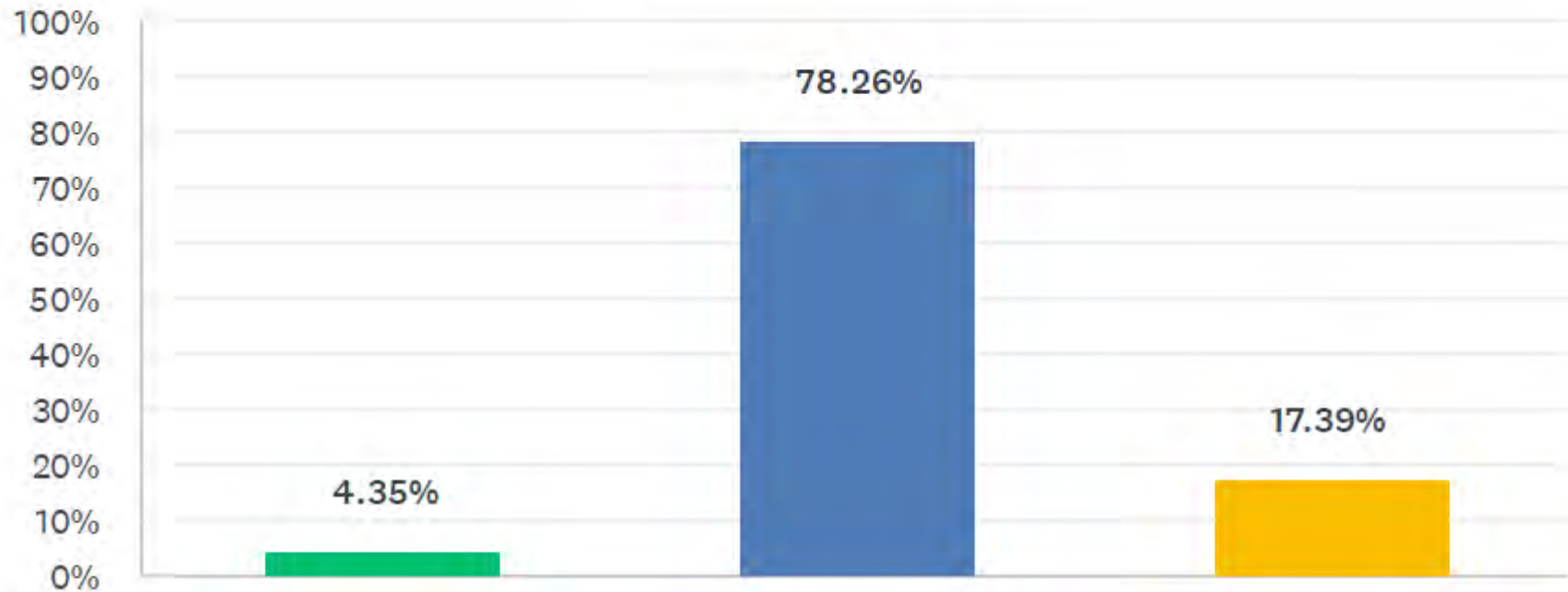
Q4 Would you support the additional annual property assessment for buildings within an approximate 4.5-block radius of the development (outlined above) to fund the addition of a public parking garage?

Answered: 92 Skipped: 9



Q5 Which of the following LID assessment scenarios would you prefer?

Answered: 92 Skipped: 9



■ An LID assessment for only properties within an approximate 4.5 block radius of the development to fund additional parking

■ An LID assessment for all downtown Ketchum properties to fund additional parking

■ I do not prefer any of the proposed LID assessments