



City of Ketchum

August 15, 2022

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation To Adopt Resolution 22-026 to Appoint Tyler Davis-Jeffers to the Ketchum Urban Renewal Agency

Recommendation and Summary

The Mayor is recommending the council adopt Resolution 22-026 and adopt the following motion:

I move to adopt Resolution 22-026.

The reasons for the recommendation are as follows:

- Ed Johnson resigned from the KURA Board creating a vacancy.
- Tyler Davis-Jeffers has experience working with other URA agencies within Idaho on development projects. He brings unique experience to the Board and lives in Ketchum (see attached resume).

Financial Impact

There is no financial impact related to this Resolution.

Attachment:

Resolution 22-026

Resume for Tyler Davis-Jeffers

RESOLUTION NUMBER 22-026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, TO APPROVE THE APPOINTMENT OF TYLER DAVIS_JEFFERS TO THE BOARD OF COMMISSIONERS OF THE KETCHUM URBAN RENEWAL AGENCY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Idaho Code § 50-2001 *et seq.*, the “Idaho Urban Renewal Law of 1965”, the City of Ketchum created the Ketchum Urban Renewal Agency (the “Agency”); and

WHEREAS, pursuant to Idaho Code § 50-2006, the City established a Board of Commissioners for the Agency to transact the business and exercise the powers established by Idaho Code § 50-2001 *et seq.*; and

WHEREAS, Ed Johnson resigned from the Ketchum Urban Renewal Agency; and,

WHEREAS, Mayor Bradshaw desires to appoint Tyler David-Jeffers, with the consent of the City Council, to the Board of Commissioners of the Ketchum Urban Renewal Agency, to fill the remaining term of Ed Johnson and be appointed to a new term ending January 7, 2027; and,

WHEREAS, Tyler Davis-Jeffers has the knowledge and experience on the role and function of URAs in Idaho,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO:

That Tyler Davis-Jeffers is hereby appointed to the Ketchum Urban Renewal Agency to replace Ed Johnson and be appointed to a new term ending January 7, 2027.

This Resolution will be in full force and effect upon its adoption this 15th day of August 2022.

CITY OF KETCHUM, IDAHO

Neil Bradshaw
Mayor

ATTEST:

Lisa Enourato
Acting City Clerk

EXPERIENCE

President **Summit Creek Development, LLC** **2016-Present**

- Built a vertically integrated development company to develop, build, lease and manage a commercial real-estate portfolio based in Southern Idaho.
- Engaged in public-private partnerships by working with multiple urban renewal agencies to develop and build commercial projects.
- Experience in multiple tax-advantaged development strategies through the use of HTC, LIHTC, ITC.
- Experience in permitting, entitlement, and zoning processes at the city and county level.
- Experience in commercial construction with wood, steel, and concrete tilt.

Managing Director **Summit Creek Capital, LLC** **2013-2016**

- Acquired, developed, and sold over 100mw AC of utility scale solar projects totaling more than \$200m in project value.
 - Conducted project analysis, due diligence, negotiated contracts on purchase and sale, executed permits and lease agreements, led permit hearings and presentations
 - Organized and led team of developers, attorneys, tax counsel, and finance groups to see projects to completion through a challenging utility environment.
- Worked with multiple family office clients to develop sophisticated, tax advantaged portfolio strategies across public and private markets.
 - Worked closely with outside tax and legal counsel to restructure both private and public portfolios and streamline inefficiencies through consolidation.

Trader **Pioneer Capital** **2003-2013**

- Structured and launched three separately managed trading funds, one onshore and two offshore.
- Structured and executed multiple investment partnerships in private equity real estate and energy deals.
- Built a trading and investment team, and developed a successful strategy that led to consistent returns exceeding benchmarks for 4 consecutive years before departure.
- Led a team of financial analysts in multiple energy asset acquisitions in Southeast Asia.
- Managed the operations, trading strategy, accounting, and oversight of offices in Sun Valley, New York, and London.

Back-office Support **Pioneer Capital** **2001-2003**

- Facilitated the trading and settlement of domestic and international equities, bonds, and derivatives.
- Worked with multiple custodial agents to manage and maintain accounts in a changing compliance landscape.

Grant Writer/Language Instructor **DEPDC, Thailand** **1998**

- Wrote grant applications and taught English for non-profit children's education organization in Mai Sai, Thailand

Project Lead**Sun Valley, Idaho****Summers 1996-2000**

- Lead construction crew building single family homes during summer months to make money for university tuition
- Gained critical skills as related to schedule management, construction timing, process, and leadership.

Project Manager**Queenstown, New Zealand****1996**

- Managed labor and construction process of unique enclosed swimming pool building utilizing advanced solar thermal technology and experimental construction methodology.

EDUCATION

Providence, RI**Brown University****1996-2000**

- B.S. in International Relations, graduating with Honors
- Undergraduate Coursework: Economics, Political Science, Calculus II, Conflict Mediation and Resolution Strategies, International Business Strategy and Ethics

PHILANTHROPY

- **OLEEP Mentor**, Providence, RI (1997-2000)
- **Advocates Mentor**, Hailey, ID (2000-2002)
- **Hunger Coalition Treasurer/Board President**, Ketchum, ID (2007-2013)
- **Sun Valley Youth Hockey Coach**, Sun Valley, ID (2010-current)
- **The Community Library Board Trustee**, Ketchum, ID (2015-2022)

RELEVANT SKILLS

- Financial analysis, financial modeling, construction management, accounting, contract review and negotiation, investment analysis, risk assessment, public presentations, team building and leadership, Series 65

INTERESTS

- Family, Backcountry Skiing, Mountain Biking, Surfing, Music, Carpentry, Travel