



## **Ketchum Urban Renewal Agency**

---

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

June 15, 2020

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 \$190,000 for improvements at 311 First Avenue**

#### Recommendation and Summary

Staff is recommending the KURA Board review the funding request submitted by Dave Wilson for the improvements located at 311 First Avenue and provide direction to staff on the preparation of an Owner Participation Agreement (OPA) for KURA funding. Should the KURA Board approve funding, the OPA will return for Board approval.

#### Analysis

The proposed improvements are located at the corner of Sun Valley Road and First Avenue, the site of the “Old Post Office” and prior location of the Ketchum Innovation Center. The building is undergoing a significant remodel and transforming into a mixed-use development containing commercial uses on the ground floor, two second floor penthouses, and two community housing units on the ground floor fronting Sun Valley Road. A full description of the project is contained in Attachment A, the material provided by the applicant.

The applicant is requesting KURA funding to reimburse costs to install heated pavers for the Sun Valley Road and First Avenue sidewalks around the project, replace the curb and gutter around the site, install street trees and irrigation, reconfigure the bulb-out and repair the street asphalt, and install street furniture such as a bench and trash container. 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 decided to install improvements in the right of way that go beyond the city

requirements. The heated pavers, street trees and irrigation, bulb-out and street furniture were not required by the city.

The KURA has adopted Resolution 17-URA6 that establishes the criteria for KURA funding (Attachment B). 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 C, eight of the nine criteria are met for this funding request. As indicated in Attachment C, the project is out of compliance with the requirement that funding must be requested within 30 days of the applicant applying for a building permit. The KURA application for funding was submitted on February 17, 2020, the building permit was filed on October 30, 2019 and was issued on December 30, 2019.

#### Requested Funding

The request is for \$190,000 to reimburse the costs of installing eight foot wide heated paver sidewalks parallel to the building on Sun valley Road and First Avenue, the redesign and installation of the bulb-out at the corner of First Avenue and Sun Valley Road, and installation of a bench, new tree wells and street lights.

Currently the taxable value of the property is \$1,367,538 and the applicant estimates the value after the project after completion at \$8-\$9 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 \$8 million, in the first year, the projected KURA tax increment is \$42,850. That increment would be subject to the 50% split providing \$24,425 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.



# Ketchum Urban Renewal Agency

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

## APPLICATION FOR PROJECTS REQUESTING FUNDING FROM THE KURA

### Applicant and Project Information

Applicant Name: DAVE WILSON SUN VALLEY & FINALE  
Representative: JOHN SOTRO  
Phone: 208 726 9776  
Email: dwilson@wilsonconstruction.com

Date Submitted: \_\_\_\_\_

Estimated Date of Completion: \_\_\_\_\_

Name of Project: FIRST SUN VALLEY

Project Description: MIX USE DEVELOPMENT

Project Location: 311 FIRST AVE

### Application Submittal Requirements

- ☒ Brief narrative describing the proposed public benefit of the project
- ☒ Map of project location
- ☒ Attached professional bids, if applicable
- ☒ Attached preliminary/construction drawings, if applicable

### Notes on Submittals

### 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: \_\_\_\_\_

Page: \_\_\_\_\_

\$ 8109M

Yes: ☐

No: ☒

Full Time: 11

Part Time: 5

\$ \_\_\_\_\_

\$ 190,000.00

Applicant's Signature \_\_\_\_\_

Property Owner's Signature (if different): \_\_\_\_\_

Date: 3/17/20

Date: \_\_\_\_\_

## **PUBLIC BENEFITS: FIRST & SUN VALLEY**

First and Sun Valley is a mixed use development on the corner of First Ave and Sun Valley Road considered by many to be the gateway to the "Ketchum Arts District". The project consists of 3 Class "A" commercial units ranging in size from 1,400 to 1,500 square feet. Two (2) second floor penthouses with approximately 2,800 square feet of living space and two (2) Community Housing units fronting Sun Valley Rd approximately 450 square feet each.

Rather than demolish the building the developer elected to repurpose the property (formerly the old "Scott Boot Factory" built in 1969). It is anticipated that this project will breathe new life into the "Arts Corridor" by creating a much needed makeover of First and Sun Valley Roads.

Eight foot heated and paved sidewalks parallel the building along both Sun Valley Road and First Avenue. The redesign of the "bulb out" on the corner including the installation of a bench and decorative waste receptacle will replace substandard sidewalks creating a pedestrian friendly corridor to access and mingle on our renowned Friday night "Art Walks". New tree wells and landscaping will be included as well as street lighting on the fascia of the building to light the sidewalks and parking areas..

And finally, the two Community Housing units provide much need affordable rentals in a community struggling to find housing for our workforce. All said First and Sun Valley incorporates many of the best practices and principles in modern development and will be a project that Ketchum can point to in setting a standard for development in our community.

# Spreadsheet Report

## SV and First Ext Expenses

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	<b>EXCAVATION</b>										
	<b>Excavation</b>										
	Prep for Paver Sidewalk Bid	bid	-	-	-	-	/bid	7,469	-	-	7,469
	Prep For New Curbs and Gutter Bid	bid	-	-	-	-	/bid	3,528	-	-	3,528
	<b>Excavation</b>							10,997	-	-	10,997
	<b>Backfill</b>										
	Backfill ADA Wall Bid	bid	-	-	-	-	/bid	870	-	-	870
	<b>Backfill</b>							870	-	-	870
	<b>EXCAVATION</b>							11,867	-	-	11,867
2.400	<b>PAVING</b>										
	<b>Paving</b>										
	Prep Sub Base Bid	bid	-	-	-	-	/bid	26,520	-	-	26,520
	<b>Paving</b>							26,520	-	-	26,520
	<b>Paving</b>										
	Asphalt Paving Bid	bid	-	-	-	-	/bid	19,954	-	-	19,954
	Roll Curb at Garage Bid	hrs	-	-	-	-	/hrs	1,800	-	-	1,800
	<b>Paving</b>							21,754	-	-	21,754
	<b>Landscaping</b>										
	Backfill For Entries Bid	bid	-	-	-	-	/bid	145	-	-	145
	Stratavault Tree Wells	bid	-	-	-	-	/bid	9,250	-	-	9,250
	Tree Grate and Frame	bid	-	-	-	-	/bid	4,750	-	-	4,750
	Entry Paver Bid Commercial entry	bid	-	-	-	-	/bid	980	-	-	980
	Block wall Commercial Steps	bid	-	-	-	-	/bid	980	-	-	980
	Pavers Commercial Entry	bid	-	-	-	-	/bid	960	-	-	960
	Trees & Shrubs Bid	bid	-	-	-	-	/bid	2,750	-	-	2,750
	Irrigation Bid	bid	-	-	-	-	/bid	2,500	-	-	2,500
	<b>Landscaping</b>							22,315	-	-	22,315
	<b>Snowmelt</b>										
	Snowmelt Bid	3,542.00 sqft	-	-	-	-	16.00 /sqft	56,672	-	-	56,672
	<b>Snowmelt</b>							56,672	-	-	56,672
	<b>Hardscape</b>										
	ADA Ramp Bid	bid	-	-	-	-	/bid	2,800	-	-	2,800
	Pavers Sidewalk Bid	bid	-	-	-	-	/bid	19,250	-	-	19,250
	<b>Hardscape</b>							22,050	-	-	22,050
	<b>PAVING</b>							149,311	-	-	149,311
2.600	<b>DEMOLITION</b>										
	<b>Demolition</b>										
	Demolition Sidewalk and Street Lights Bid	bid	-	-	-	-	/bid	9,166	-	-	9,166
	<b>Demolition</b>							9,166	-	-	9,166
	<b>DEMOLITION</b>							9,166	-	-	9,166
3.000	<b>CONCRETE</b>										
	<b>Concrete Bid</b>										
	Curb & Gutter Bid	bid	-	-	-	-	/bid	14,720	-	-	14,720
	Gutter at Sun Valley Alley Bid	bid	-	-	-	-	/bid	1,850	-	-	1,850
	<b>Concrete Bid</b>							16,570	-	-	16,570

Group	Description	Takeoff Quantity	Labor Cost/Unit	Labor Amount	Material Price	Material Amount	Sub Price	Sub Amount	Equip Price	Other Amount	Total Amount
16.100	CONCRETE							16,570			16,570
	ELECTRICAL										
	Electrical										
	Electrical Bid Tree Lights	bid	-	-	-	-	bid	2,500	-	-	2,500
	Electrical							2,500			2,500
	ELECTRICAL							2,500			2,500

Estimate Totals

Description	Amount	Totals	Rate
Labor			
Material			
Subcontract	189,414		
Equipment			
Other	189,414	189,414	
Sales Tax			7.000
Contractor Fee @ 10%			
Total		189,414	

## Assessor's Information for Parcel Number:RPK00000570040

<b>Parcel Number</b>	RPK00000570040
<b>Owner</b>	WILSON DAVID F WILSON PATRICIA W
<b>Address</b>	311 N 1ST AVE
<b>Legal Description</b>	KETCHUM LOT 4 BLK 57 8250SF
<b>Mailing Address</b>	PO BOX 6770 KETCHUM ID 83340-0000
<b>Acres</b>	0.189
<b>Land Value</b>	\$1,031,250
<b>Farm Value</b>	\$0
<b>Commercial Value</b>	\$336,288
<b>Residential Value</b>	\$0
<b>Manufactured Value</b>	\$0
<b>Personal Property Value</b>	\$0
<b>Market Value</b>	\$1,367,538
<b>Home Owner Exemption</b>	\$0
<b>Taxable Value (2019)</b>	\$1,367,538
<b>Sketch</b>	<a href="#">View Sketch</a>

# Sun Valley Garden Center




## Estimate

Owner: Wilson  
Address: Sun Valley Rd and First St.  
Attn: Wilson Construction  
Phone:  
Email:  
Date: 1/15/20  
Plans Dated: 12-2-19

	Unit	Quantity	Unit Cost	Extension
<b>Demolition, Grubbing &amp; Site Preparation</b>				
<i>Mobilization and General Site Management</i>	LS	1.00	500.00	500.00
<b>Hardscape Installation</b>				
<i>Supply and Install - Sidewalk Pavers. Mutual Roaman cobblestone 6x9" w/noted Accent - Color Charcoal</i>	SF	2,200.00	8.75	19,250.00
<i>Supply and Install - Stratavault Tree Wells (Includes Excavation/Dump Fee, Base Work, Stratavault Material, Planting Mix, Weedcloth)</i>	Ea	5.00	1,850.00	9,250.00
<i>Supply and Install - Tree Grate and Frame</i>	Ea	5.00	950.00	4,750.00
<i>Porcelain Slabs 24"x24" w/pedistals. Min pedistal height 1", Max Pedistal Height 4" - Supply &amp; Install</i>	SF	2,680.00	20.50	54,940.00
<i>Pisa Block wall for commercial entry steps. Mutual Cypress Stone Color Rio (charcoal Blend) - Supply &amp; Install</i>	LF	14.00	70.00	980.00
<i>Roadmix Backfill for Entries as Excavator will not be able to complete this work prior to our install of retaining blocks.</i>	CY	1.00	145.00	145.00
<i>Commercial Entry Pavers 18"x12" Abbotsford Cortez Series Color Charcoal - Supply and Install</i>	SF	80.00	12.00	960.00
<b>Irrigation System Installation</b>				
<i>Irrigation Installed - Point of Connection by GC. Drip System for Roof level decks. Necessary Sleeving by GC. Includes Clock. Does Not Include City Sidewalk Trees.</i>	LS	1.00	3,750.00	3,750.00
<i>Irrigation System for Trees at Street Level (Not Sure of H2O source at this time) ALLOWANCE</i>	LS	1.00	2,500.00	2,500.00
<b>Landscape Installation</b>				
<i>Supply &amp; Install - Topsoil/Compost 60/40 Blend for Planters.</i>	CY	15.00	150.00	2,250.00
<i>Supply &amp; Install - Bark and Weedcloth for bottom of planters if no drainage is designed into planters.</i>	CY	7.00	150.00	1,050.00
<b>Plant Material Installed</b>		Quantity	Unit Cost	Extended
<i>Supply &amp; Install - 2" Caliper Deciduous Trees, B&amp;B</i>	EA	3.00	545.00	1,635.00
<i>Supply &amp; Install - 3" Caliper Deciduous Trees, B&amp;B</i>	EA	5.00	550.00	2,750.00
<i>Supply &amp; Install - 5 Gallon Deciduous Shrubs</i>	EA	24.00	52.00	1,248.00
<i>Supply &amp; Install - 1 Gallon Perennials, Select</i>	EA	300.00	18.50	5,550.00
<i>Plant Material Installed, Subtotal</i>				11,183.00
<i>Miscellaneous Clean-Up &amp; Site Work</i>	LS	1.00	500.00	500.00
<b>Estimated Project Total:</b>				<b>112,008.00</b>





**SKYLINE**  
EXCAVATION AND GRADING

**Signature:**

# PROPOSAL

## MERRICK CONSTRUCTION INC.

P.O. BOX 821 KETCHUM ID. 83340  
(208) 788-2688 FAX (208) 788- 8258

Contractor lisc. # RCE 154 Public works lisc. # PWC-C- 15632

PROPOSAL SUBMITTED TO:	WORK PERFORMED AT:
NAME: WILSON CONSTRUCTION	NAME: 311 FIRST AVE
ADDRESS:	ADDRESS:
CITY:	CITY: KETCHUM
STATE:	STATE: ID
PHONE:	DATE OF PLANS: 10/29/2019
DATE: 1/10/2020	ARCHITECT: RLB

Merrick Construction Inc. hereby proposes to furnish the materials and perform the labor necessary for the completion of foundation footings, stem walls slabs and piers.

### PRELIMINARY BUDGET

FOUNDATION FOOTINGS, PADS AND STEM WALLS	\$ 47,950.00
CURB WALL AT EAST END	\$ 1,000.00
PILASTERS	\$ 700.00
GARAGE SLAB	\$ 8,856.00
SLAB PATCHES, PLUMBING TRENCH PATCHES, PAD INFILLS AND ADA BATHROOMS	\$ 19,876.00
PAN DECK SLAB	\$ 4,320.00
SECOND LEVEL SLAB 2 1/2" THICK ( BULL FLOAT FINISH )	\$ 46,684.00
SHEARWALL AND PARTY WALL DROP DOWNS	\$ 3,560.00
ELEVATOR ROOF	\$ 1,800.00
HOISTING	\$ 2,000.00
PUMP TRUCK	\$ 9,600.00
	<b>\$ 146,346.00</b>

SECOND LEVEL FLOOR	1 1/2" Thick concrete over sub floor	( called out as gypcrete )	\$ 28,627.00
THIRD LEVEL FLOOR	1 1/2" Thick concrete over sub floor	( called out as gypcrete )	\$ 2,100.00
			<b>\$ 30,727.00</b>

### SITE WORK

CURB AND GUTTER AT STREET	\$ 14,720.00
VALLEY GUTTER AT ALLEY	\$ 1,850.00
VERTICAL CURB AT ADA RAMP	\$ 2,800.00
METAL TRUNCATED DOMES FOR ADA RAMPS	\$ 2,250.00
PLACE TRUNCATED DOMES IN CONCRETE BASE	\$ 1,800.00
ROLL CURB BY GARAGE	\$ 1,800.00
CONCRETE SURROUND FOR TRENCH DRAIN ( does not include purchase or placement of drain )	\$ 2,100.00
	<b>\$ 27,320.00</b>

### BID DOES NOT INCLUDE

SIMPSON HARDWARE	VAPOR BARRIERS
WELD PLATES / TEMPLATES	COLD WEATHER PROTECTION
SHOVELING DIRT OR GRAVEL	SNOW REMOVAL
FIREPLACE HEARTHES	PROPANE HEAT
CONCRETE CAPS	ICE MELT CANNOT BE USED ON EXTERIOR CONCRETE SLABS
TESTING	
SURVEYING	
TRAFFIC CONTROL	

SAFETY HAND RAILS AT UPPER DECKS Radiant heat contractor must make sure pipes are holding air before concrete pours

CONTRACTOR MUST PROVIDE WASH OUT AREA FOR PUMP TRUCK AND CONCRETE TRUCKS

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workmanlike manner for the sum of (Price is good for 30 days )

Respectfully submitted:  
per:

MERRICK CONSTRUCTION INC.

### ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

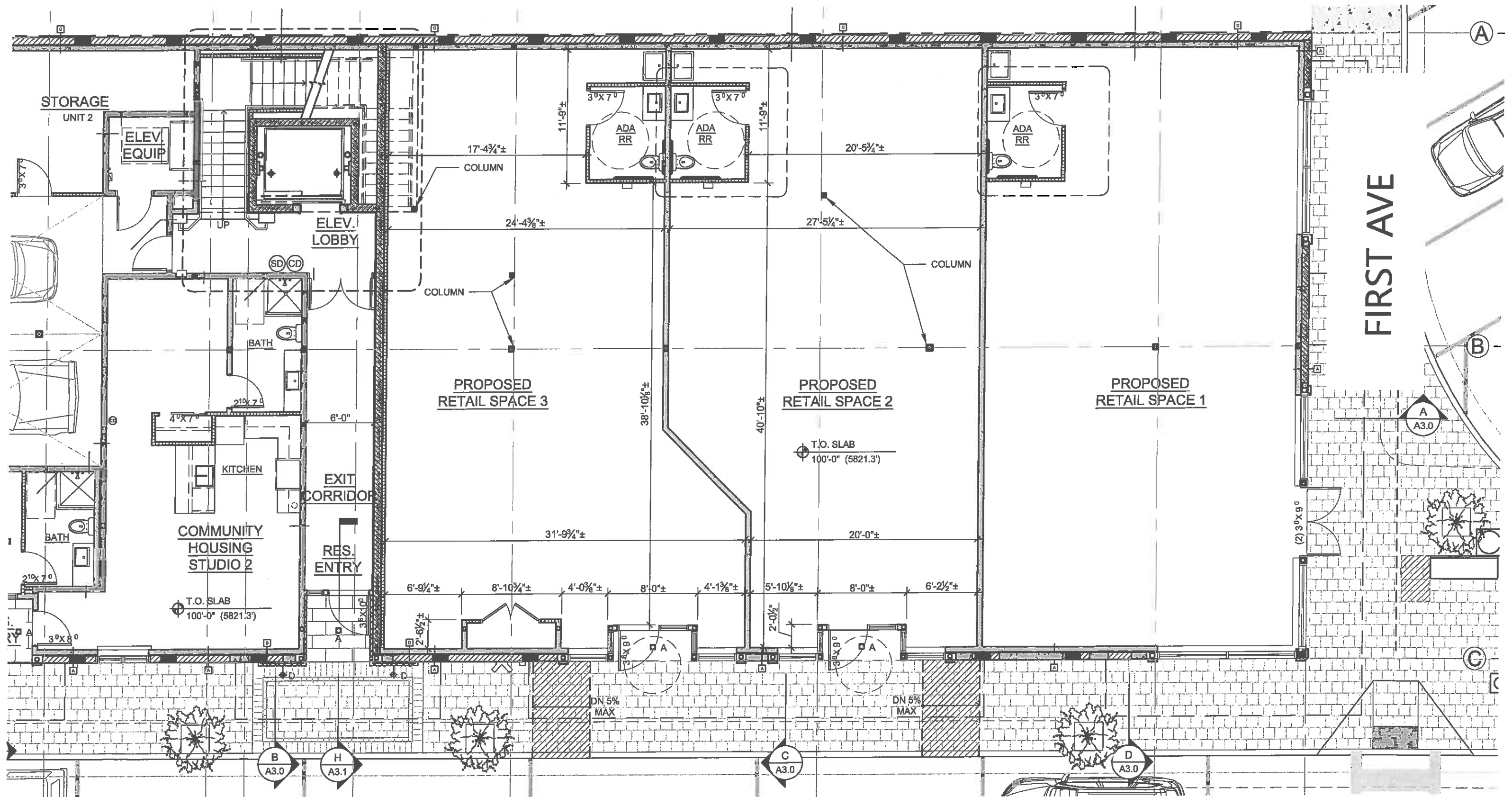
signature:

Date:

signature:

NO  
Ours

SITE  
BUDGET



SUN VALLEY RD

SUN VALLEY & FIRST  
KETCHUM, IDAHO

RETAIL # 2 & 3 - INTERIOR DIMENSIONS

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

PROJECT

DRAWING

DATE

DWG. #

PARTIAL MAIN LEVEL FLOOR  
PLAN

01.30.2020

A2.0

208.726.5608  
www.rib-sv.com  
sun valley, idaho

RLB

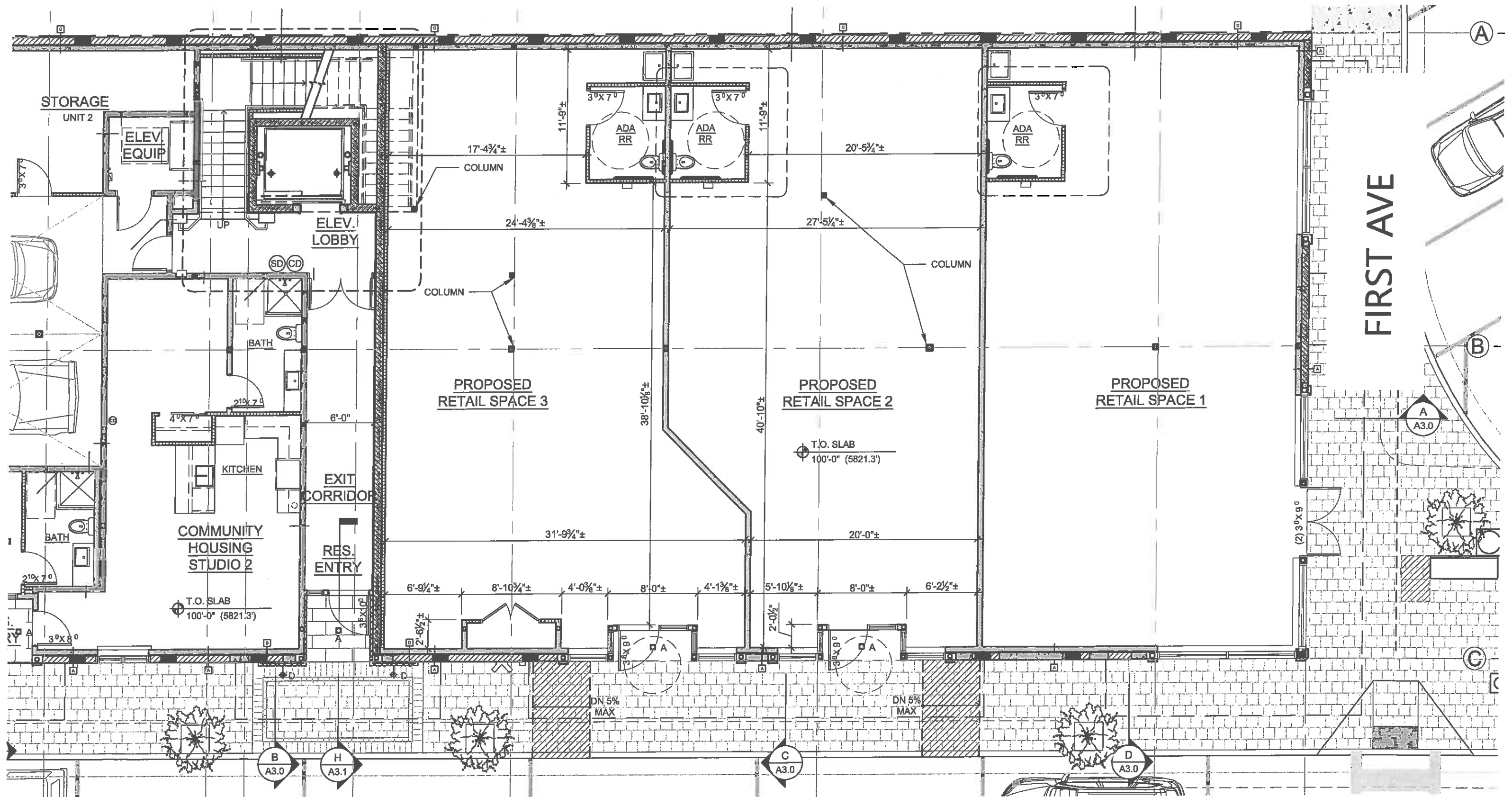
RUSCITTO LATHAM BLANTON  
ARCHITECTURA P.A. COPYRIGHT © 2020











SUN VALLEY RD

SUN VALLEY & FIRST  
KETCHUM, IDAHO

RETAIL # 2 & 3 - INTERIOR DIMENSIONS

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

PROJECT

DRAWING

DATE

DWG. #

PARTIAL MAIN LEVEL FLOOR  
PLAN

01.30.2020

A2.0

208.726.5608  
www.rlb-sv.com  
sun valley, idaho

**RLB**

RUSCITTO LATHAM BLANTON  
ARCHITECTURA P.A. COPYRIGHT © 2020











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.

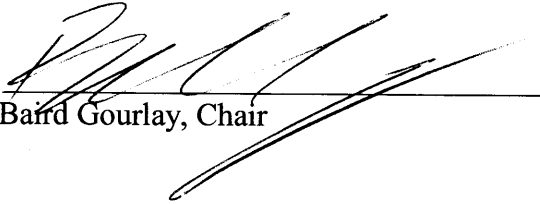
### **D. Funding of Residential Projects:**

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 C**  
**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.	<b>Compliance</b>	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.	<b>Compliance</b>	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.	<b>Compliance</b>	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.	<b>Compliance</b>	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.	<b>Compliance</b>	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.	<b>Non-compliance</b>	The project is currently under construction. The building permit was submitted on 10/30/19 and issued on 12/30/19
	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.	<b>NA</b>	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 four residential units, two of which are community housing units and ground floor commercial uses. The applicant is requesting \$190,000 in funding to off-set the cost of public infrastructure around the project