



## Meeting Minutes

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Tuesday January 16, 2023,

2:00pm

Ketchum City Hall

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### CALL TO ORDER:

Board Chair Susan Scovell called the meeting to order at 2:00pm. *(00:00:45 in video)*

### ROLL CALL:

#### Present:

Board Chair—Susan Scovell

Board Member—Gary Lipton

Board Member—Amanda Breen

Board Member—Courtney Hamilton

Board Member—Mason Frederickson

Board Member—Tyler Davis-Jeffers

Board Member—Casey Burke

#### Other attendees:

Suzanne Frick, KURA Executive Director

Trent Donat, City Clerk and KURA Secretary

Abbey Germain, KURA Counsel *(via teleconference)*

Ryan Armbruster, KURA Counsel *(via teleconference)*

Mark Edlen, Development Team *(via teleconference)*

Frank Lee, Development Team *(via teleconference)*

Tim Wolff, Development Team *(via teleconference)*

Mary Wilson, Development Team *(via teleconference)*

Steve Shafran, Wood River Community Housing Trust *(via teleconference)*

### COMMUNICATION FROM THE BOARD MEMBERS:

- Amanda Breen welcomed Mason and Courtney to the KURA and thanked them for serving and went on to thank all the board members for their service on the board. She reminded everyone that when having an issue with any council members or staff to bring the issues up respectfully to each other, to the mayor, to Jade and to council. *(00:01:22 in video)*
- Gary Lipton responded that he had spoken to the mayor directly prior to the last meeting; wasn't satisfied with how his concerns were addressed, therefore brought it back up during the meeting. He added that he was excited about the progress being made on the 1<sup>st</sup> and Washington project. He thanked the lawyers, Suzanne Frick, and Wood River Trust for their work. *(00:3:09 in video)*



**NEW BUSINESS:** *(00:04:06 in video)*

**1. Election of Officers:**

**Motion to nominate Susan Scovell as Chairperson.** *(00:04:09 in video)*

Motion made by Gary Lipton; seconded by Amanda Breen

**Ayes:** Gary Lipton, Courtney Hamilton, Mason Frederickson, Amanda Breen, Casey Burke, Tyler Davis-Jeffers

**Nays:** None

**Motion to nominate Tyler Davis-Jeffers as Vice-chair.** *(00:04:33 in video)*

Motion made by Susan Scovell; seconded by Casey Burke

**Ayes:** Gary Lipton, Courtney Hamilton, Mason Frederickson, Amanda Breen, Casey Burke, Tyler Davis-Jeffers, Susan Scovell

**Nays:** None

**Motion to nominate current secretary Trent Donate and Treasurer Shellie Gallagher as Secretary and Treasurer for the KURA.** *(00:04:48 in video)*

Motion made by Amanda Breen; seconded by Casey Burke

**Ayes:** Gary Lipton, Courtney Hamilton, Mason Frederickson, Amanda Breen, Casey Burke, Tyler Davis-Jeffers, Susan Scovell

**Nays:** None

**CONSENT CALLENDAR:** *(00:05:13 in video) (All action items)*

- Tyler Davis-Jeffers asked about the community library bills, Gary had a follow up question. Suzanne Frick responded. *(00:05:28 in video)*
- Courtney Hamilton and Mason Frederickson recused themselves from item #3. *(00:06:20 in video)*

**2. Motion to approve consent agenda items #2 and #4.**

*(00:06:34 in video)*

Motion made by Amanda Breen; seconded by Courtney Hamilton

**Ayes:** Gary Lipton, Mason Frederickson, Amanda Breen, Susan Scovell, Courtney Hamilton, Casey Burke, Tyler David-Jeffers

**Nays:** None

**3. Motion to approve consent agenda item #3.** *(0:06:51 in video)*

Motion made by Amanda Breen; seconded by Susan Scovell

**Ayes:** Gary Lipton, Tyler Davis-Jeffers, Casey Burke, Amanda Breen, Susan Scovell

**Recused:** Mason Frederickson, Courtney Hamilton

**Nays:** None



4. Consent item #4 was included in the Motion with item #2.

**ACTION ITEMS:**

5. Recommendation to approve FY23 Financial Statement  
Presented by: Suzanne Frick *(00:07:04 in video)*

**Motion to approve the FY23 Financial Statement and direct the executive director to file the FY23 financial statement with the appropriate entities including the state controller and the trustee's for the agency bonds.** *(00:08:07 in video)*

Motion made by Courtney Hamilton; seconded by Gary Lipton

**Ayes:** Gary Lipton, Mason Frederickson, Tyler Davis-Jeffers, Amanda Breen, Susan Scovell, Courtney Hamilton, Casey Burke

**Nays:** None

6. Review, Discussion and Direction on Draft Development and Disposition Agreement, Ground Leas, Project Preference Policy, and KURA Funding Contribution for First and Washington.  
Presented by: Suzanne Frick *(00:08:43 in video)*  
Joined by Abbey Germaine *(00:11:29 in video)*

**Comments, questions, and discussion by Board Members, and Development Team.**  
*(00:17:02 in video)*

7. Recommendation to Approve Resolution 24-URA01 Extending the First and Washington ANE. *(01:18:50 in video)*

Presented by: Suzanne Frick

**Motion to approve the 4<sup>th</sup> amendment to ANE 50082 and adopt Resolution 24-URA01.** *(01:19:22 in video)*

Motion made by Tyler Davis-Jeffers; seconded by Courtney Hamilton

**Ayes:** Gary Lipton, Mason Frederickson, Tyler Davis-Jeffers, Susan Scovell, Courtney Hamilton, Casey Burke

**Recused:** Amanda Breen

**Nays:** None



**ADJOURNMENT:**

**Motion to adjourn 3:21pm.** *(01:19:57 in video)*

Motion made by Susan Scovell; seconded by Gary Lipton

**Ayes:** Gary Lipton, Mason Frederickson, Tyler Davis-Jeffers, Amanda Breen, Susan Scovell, Courtney Hamilton, Casey Burke

**Nays:** None

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Susan Scovell, Board Chair

**ATTEST:**

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Trent Donat, KURA Secretary