

Cyndy King

From: JULIE WILSON <wilsonbay@mac.com>
Sent: Tuesday, August 20, 2024 11:07 AM
To: Participate
Cc: decision.makers@change.org
Subject: Did you hear us?

Dear Ketchum City Council,

I am supporting a petition called "Pause Washington Street Lot Development in Ketchum, Idaho" started by Ketchum Business Advisory Coalition:

https://www.change.org/p/pause-washington-street-lot-development-in-ketchum-idaho?utm_source=campaign_actions_voice_supporter_emails_dm

Here is why I care about this petition:

"Parking is critical!"

You have been identified as a decision maker on this petition so I am reaching out to you for a response. What is your opinion about this petition? You can respond by replying to this email.

Thanks for reading,

P.S. Check out services for decision makers such as yourself: https://www.change.org/decision-makers?utm_source=campaign_actions_voice_supporter_emails_dm

Sent from Julie's iPhone

Cyndy King

From: Lolo D <larissaddehaas@gmail.com>
Sent: Friday, August 23, 2024 1:57 PM
To: Participate
Subject: proposed lodging lot increase

Hi,

I think that an increase on the LOT tax through lodging is a great idea. I think that if you highlighted that we are following in McCall's footsteps in an effort to help our local businesses keep housing for our workers, that the public would be more for it.

The precedent has been set already, we aren't making anything new happen, just copying our fellow tourist cities throughout the state and region.

745,000\$ in the first year is a lot of money for Ketchum when we only have about 290 people who live and work in Ketchum. We are already decades behind similar mountain towns with housing. We need to be doing everything to secure housing in our emergency status.

The only people who do not see this an emergency within the city council seem to be those who have not had to search for housing this past decade.

I am about to lose another two friends who were born and raised here. Who work here, and own a small business. They are getting kicked out of their long term rental so the son of the owner can move in. They are tired of fighting so hard for over a year to secure new housing that isn't 3 to 4x more expensive. They will be moving away.

Any money that we are able to get to help for housing is needed.

How many more friends am I forced to lose to moving away due to the dramatic increase in rent since 2021?

Ketchum continues to lose more of the working class that would have voted in favor of this while the council ponders.

I understand the hesitation and want to ensure that the public understands, however this increase is pretty basic as it mostly affects the tourists who are visiting. I know the tourists want to be able to go out, get coffee, dinner, etc., in a town that has enough of a workforce to assist them in their time here. I think the small tax increase on their lodging is reasonable to ensure that our economy has enough local people living here to support a vibrant tourist economy.

Thank you,

--

Larissa DeHaas

larissaddehaas@gmail.com

208.890.3685

Cyndy King

From: HP Boyle <boylehp@yahoo.com>
Sent: Friday, August 23, 2024 11:55 AM
To: Participate
Cc: Tripp Hutchinson; Spencer Cordovano; Andrew Guckes
Subject: PUBLIC COMMENT for 8/27/24 P&Z Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Commissioners,

This meeting agenda puts you in the position of wearing your development hats. But as Tim Mott so eloquently mentioned at your last meeting, you are mandated as our planners, with the staff reporting to you.

Put this agenda in context. It is part of the process that makes Ketchum less of a family town and more of a town for tourists.

In Item 3, you will be permanently eliminating one family home in a residential district to replace it with what will become two short-term rental homes (businesses) in a residential district. This is how we hollow out our residential zones. On paper, it looks like we are creating more housing by subdividing lots. That would be true if you would push our Council to have the courage to regulate short-term rentals to “preserve neighborhood integrity” as permitted under Idaho state law. But that is not what you will be doing.

In Item 4, you will approve replacing a doctor’s office with a luxury rental office. How sad is that?

I'm not sure if you have been reading TheKetchumSun.substack.com, where I explain how you have become complicit in the Troika’s “locals replacement” program.

This agenda certainly furthers that agenda.

Perry Boyle
Ketchum

Cyndy King

From: Pat Higgins <pathiggins@cox.net>
Sent: Thursday, August 22, 2024 6:34 AM
To: Participate
Cc: decision.makers@change.org
Subject: Ketchum City Council, did you hear us?

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ketchum City Council,

I am supporting a petition called "Pause Washington Street Lot Development in Ketchum, Idaho" started by Ketchum Business Advisory Coalition:
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You have been identified as a decision maker on this petition so I am reaching out to you for a response. What is your opinion about this petition? You can respond by replying to this email.

Thanks for reading,

P.S. Check out services for decision makers: https://www.change.org/decision-makers?utm_source=supporter_emails_dm

Sent from my iPad

Cyndy King

From: Amy Baruch <abaruch1361@gmail.com>
Sent: Wednesday, August 21, 2024 7:06 AM
To: Participate
Subject: Re: Lodging tax increase- additional info

Please reference this article regarding restrictions on short term rentals and the lack of impact on housing prices. I neglected to note previously, if units are left unoccupied (versus rented), there are fewer guests to spend money on consumer goods, activities, and entertainment in Ketchum, and a further decrease in cash flow to the city.

<https://medium.com/chamber-of-progress/new-nyc-data-shows-that-airbnb-restrictions-arent-solving-housing-crunch-b835803d0040>

Sent from Gmail Mobile

On Mon, Aug 19, 2024 at 12:09 PM Amy Baruch <abaruch1361@gmail.com> wrote:
Thank you! I so appreciate your timely response.

Sent from Gmail Mobile

On Mon, Aug 19, 2024 at 12:05 PM Participate <participate@ketchumidaho.org> wrote:

I think the numbers you have stated should be enough information.

Many thanks,

CYNDY KING | CITY OF KETCHUM

Community Engagement Specialist

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

o: 208.726.3841 | f: 208.726.8234

cking@ketchumidaho.org | www.ketchumidaho.org

From: Amy Baruch <abaruch1361@gmail.com>
Sent: Monday, August 19, 2024 12:02 PM
To: Participate <participate@ketchumidaho.org>
Subject: Re: Lodging tax increase- additional info

Thank you! If you need hard copies I could always screen shot them and send.

Sent from Gmail Mobile

On Mon, Aug 19, 2024 at 10:34 AM Participate <participate@ketchumidaho.org> wrote:

Thanks, Amy. The emails from Airbnb cannot be opened without the proper permissions. However, your comments below will be a part of public record for today's City Council meeting.

Best,

CITY OF KETCHUM COMMUNITY ENGAGEMENT TEAM

P.O. Box 2315 | [191 Fifth St. W. | Ketchum, ID 83340](#)

o: 208.726.3841 | f: 208.726.7812

participate@ketchumidaho.org | ketchumidaho.org

From: Amy Baruch <abaruch1361@gmail.com>
Sent: Monday, August 19, 2024 9:13 AM
To: Participate <participate@ketchumidaho.org>
Subject: Re: Lodging tax increase- additional info

I thought it would be helpful to see taxes generated from my Airbnb rental. 2023 (occupancy taxes \$3,613.88) and YTD 2024 (occupancy taxes \$4,174.12) sent as email forwards from Airbnb. If we lose rentals due to increasingly restrictive short term rental policies, Ketchum stands to lose a substantial income stream.

Please include in presented arguments.

Thank you, Amy Baruch 208-484-1248

Sent from Gmail Mobile

On Fri, Aug 16, 2024 at 12:16 PM Participate <participate@ketchumidaho.org> wrote:

Thank you, Amy, for submitting your comments. They will be a part of public record for the City Council meeting on Monday, Aug. 19.

CITY OF KETCHUM COMMUNITY ENGAGEMENT TEAM

P.O. Box 2315 | [191 Fifth St. W. | Ketchum, ID 83340](#)

o: 208.726.3841 | f: 208.726.7812

participate@ketchumidaho.org | ketchumidaho.org

-----Original Message-----

From: Amy Baruch <abaruch1361@gmail.com>

Sent: Friday, August 16, 2024 6:41 AM

To: Participate <participate@ketchumidaho.org>

Subject: Lodging tax increase

I currently pay local taxes and contribute a large sum to the city generated by taxes paid by each renter (through Airbnb). They spend a lot of money once in Ketchum. Lastly, I am compliant with my renters permit and pay that fee as well. Why are you punishing the hand that feeds? Amy Baruch 208-484-1248

191 W . 6th Ketchum

Sent from my iPhone

Mallory Walker

140 River Rock Road
Ketchum, ID 83340-1206
202-255-1374 (Mobile)
mallwalk@mac.com

August 19, 2024

Members of the Ketchum City Council
Mayor of the City of Ketchum
P.O. Box 2315
Ketchum, ID 83340

Dear Members of the City Council & Mr. Mayor,

I ask you to reject Ordinance 1256 which is intended to place on the November Ballot an increase in the LOT tax on short-term lodging. My reasoning follows:

- 1) Ketchum is asking for a new tax before the public has been adequately informed about the precise uses of the existing LOT tax for affordable housing.
- 2) The packet supporting the motion is inconsistent. The resolution says "Collected funds will be dedicated solely for the long-term preservation of existing housing units, ensuring occupancy by local residents with legal restrictions. These funds will not be used for new construction of units". The "Agenda Memo" says the money is to support "The Housing Action Plan" and the Memo later describes The Housing Action Plan as building new housing.
- 3) The comparison of Ketchum's lodging tax to other jurisdictions is misleading. Other jurisdictions both have different tax structures outside of lodging taxes and provide different services for the taxes collected. To suggest that Sun Valley and Ketchum should be equal ignores the many benefits offered by Sun Valley that are not offered by Ketchum.

Ordinance 1256 should not be passed until the community is adequately informed about the use of the present tax. I supported the 0.5% LOT tax because I thought it was to fund workforce housing. Ketchum seems to believe that the tax should be used for anyone who wants to live here but cannot afford to do so. I reject that premise. We need to provide housing for those that work here, not those who wish not to work but enjoy Ketchum's benefits.

I am happy to support new taxes when it is narrowly focused on workforce housing. That is NOT what this government is doing.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Mallory Walker". The signature is written in black ink and is positioned above the printed name.

Mallory Walker

Cyndy King

From: Neil Bradshaw
Sent: Monday, August 19, 2024 3:55 PM
To: Jade Riley; Trent Donat; Participate
Subject: Fwd: Opposition to Ordinance 1256
Attachments: Ordinance 1256.pdf

Follow Up Flag: Follow up
Flag Status: Completed

NEIL BRADSHAW | CITY OF KETCHUM

Mayor

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

o: 208.727.5087 | m: 208.721.2162

nbradshaw@ketchumidaho.org | www.ketchumidaho.org

Begin forwarded message:

From: Mallory Walker <mallwalk@mac.com>
Date: August 19, 2024 at 1:36:09 PM MDT
To: Neil Bradshaw <NBradshaw@ketchumidaho.org>
Subject: Opposition to Ordinance 1256

Dear Neil,

Please share my letter with members of the City Council and place my letter in the minutes of today's meeting.

Mallory Walker

140 River Rock Road
Ketchum, ID 83340-1206
(Mail Address: Box 1206)

or

Apartment 3-D
3150 South Street, NW
Washington, DC 20007-4455

202-255-1374 (Mobile)

Cyndy King

From: Perry Boyle <Boylehp@yahoo.com>
Sent: Monday, August 19, 2024 4:05 PM
To: Participate; Andrew Guckes
Subject: Public comment for KURA and Council

Has anyone notified the KURA bondholders about the Washington Lot project and its negative credit implications? And, if the bonds are rated, the ratings agency?

This development could be perceived as a “material adverse change” by KURAs ‘S creditors.

KURA’s financing is based on property tax increment (see attached from KURA website). Yet because WRCHT is tax exempt, this project will generate no property tax increment during the life of the bonds. If the 53 business owners in the URA who say this project will hurt their business are correct, the project could potentially reduce taxes in the URA area.

Would KURA be knowingly weakening the credit quality of the bonds? Most bond indentures contain language prohibiting the issuer from doing that.

Here is the math as I see it from publicly-disclosed information. KURA currently owns the property at \$1.5mm on its balance sheet (what it paid to the City). The property generates zero property taxes plus whatever the City pays in rent. I think that is \$50k per year, which is well below market. (Does it cover the interest cost on the \$1.5mm?)

Developed as proposed, KURA will have on its balance sheet the \$1.5mm asset, but will have donated \$7mm cash to the project, depleting its equity base by \$7mm. This is a decline in its creditworthiness. Could KURA could use the “event” to mark up the property value to current market? That would require an appraisal.

A URA would typically see a tax increase in a project that would provide at least the bond yield on that cash expenditure, for no negative credit problem. But in this case, KURA will have likely worsened its equity position with zero offsetting increase in tax revenue. Or maybe even a decline.

At what point does KURA need to disclose that to the bondholders? What are the rights of the bondholders?

None of this seems to have discussed in recent KURA meetings. Is it irrelevant?

Thank you,

Perry Boyle

<https://www.ketchumura.org/kura/page/financew>

Cyndy King

From: Susan Neaman <susancneaman@gmail.com>
Sent: Friday, August 23, 2024 3:41 PM
To: Participate
Subject: Proposed Affordable Housing at First and Washington

Follow Up Flag: Follow up
Flag Status: Flagged

To whom this may concern,

I am writing to voice my opposition on the proposed Affordable / retail/ ETC. building on First and Washington where the now "public parking" exist.

Yes there is a need for affordable housing and I support affordable housing as a matter of fact I own one and deal with the lack of parking on a regular basis!!!!

To disregard the importance of an efficient amount of parking is just disastrous and will never work! The assumption that the occupants will figure it out (as far as finding parking is just idiotic, short sighted and selfish on the part of the builder and city!!!

I am not sure if there has been enough parking for each bedroom in a proposed apt or condominium complex ever in this town but there wasn't this amount of building or pressure of parking needed for residence, visitors, workers or local customers.

I could continue but the main reason for this letter is to voice my opposition for this Project!!!

Thank you for your time,

Susan Neaman