

Dawn Hofheimer

From: Amanda Breen <amandabreensv@gmail.com>
Sent: Wednesday, February 18, 2026 10:44 AM
To: Participate
Subject: Feb. 12 council meeting and open meetings law

Good morning. During the Feb. 12 council meeting, and deliberations on the Knob Hill residence application, Councilmember Cordovano asked for a 10 minute recess to consult with the City Attorney and department heads, and Mayor Prekeges granted the recess. This was a public meeting and deliberations are required to be public. Did the rest of the city council participate in the private discussion outside of the public meeting? it is unknown based on the recording.

Idaho Code 74-206 specifically sets out the procedure for entering into executive session to discuss legal matters. If the council participated in this legal discussion, then the procedure of a 2/3 vote by roll call, noting the specific purpose of the executive session, was not followed in this case.

If the discussion was solely between Councilmember Cordovano, the City Attorney, and department heads, then the City Attorney and Councilmember Cordovano should have stated on the record whether such an exceptional recess from a public hearing was permitted under Idaho Code, and what the purpose of this discussion was. Councilmember Cordovano requested the private discussion immediately after Councilmember Hall stated that he was ready to make a motion. Was this meeting "for the purpose of taking any final action or making any final decision?" Idaho Code 74-206(3). That would be a clear violation of the law. Yet we in the public don't know, because neither the City Attorney, the Councilmember, nor the Mayor stated on the record what this meeting was for, why the meeting needed to occur in private, and why it needed to occur immediately before a vote was meant to be called.

Please clarify to the full public at the next city council meeting the legal basis of this meeting, the purpose, and whether this private discussion outside of the public process could affect the legal position of the City in any future actions taken by the Applicant. Ketchum residents are entitled to know that our elected officials are conducting all deliberations in public and in conformance with the law.

Respectfully,
Amanda Breen
Ketchum, Idaho



Ketchum Business Advisory Coalition - Public Comment On Housing And Parking February 19th, 2026

Housing:

Among KBAC's top priorities are collaborating with community partners to explore and support site locations for Workforce Housing, addressing infrastructure challenges, and discussing what real-world affordability could look like, not only in Ketchum, but in the wider Wood River Valley community.

Affordable Housing is financed with credits provided by the Federal Government. In exchange for the credits, there are strict guidelines as to who can live in the housing, including a cap on incomes. The maximum income allowed is 80% of the AMI (area median income) and the average is usually closer to 60%. Currently, that 80% cap for a single person is \$56,250 which calculates out to someone working full time at \$27/hour. The 60% level is equal to \$42,100 annually, or full-time work at about \$20 per hour. To put this in context, KBAC Board members, most of whom own local businesses, don't currently have any full-time employees who would qualify to live in this type of Affordable Housing, as they all earn too much.

Alternatively, **Workforce Housing** (also called essential worker housing) serves tenants with incomes in the 80-140% of AMI range, or incomes from \$56,250 to \$98,500 for a single person. The majority of KBAC member employees fall into this category and these are the people who are struggling so mightily to find housing in our community. KBAC supports the creation of Workforce Housing and is excited to support projects that serve this critical group of our community. KBAC also supports the creation and continuity of programs that work to keep and/or move individuals into existing homes through emergency rental assistance, HOA cost assistance, first/last/deposit assistance, downpayment assistance, and/or housing repairs and maintenance.

We believe it's time to revisit the conversation about affordable housing from a broader, county-wide perspective. BCHA needs to evolve from managing scattered housing units into a more professional housing authority operating at scale with broad fiscal oversight, systems, proactive enforcement, and transparent accountability. The presentation for the February 19th strategic session does not include a BCHA budget, and we were unable to find a budget on the BCHA website, making it difficult to comment in more detail.

Parking:

We are interested in learning more about Mayor Prekeges' parking pilot plan, and we support efforts to best meet the seasonal needs of businesses and residents. Before any changes are implemented, we strongly encourage elected officials and City staff to actively engage with local businesses to better understand how proposed parking adjustments may affect employee access, customer convenience, and service provider operations. Meaningful input from actual stakeholders is essential to avoid unintended economic consequences.

Parking availability is a foundational component of a healthy business environment. We continue to emphasize the following needs:

- **Prevent the removal of any existing parking.** The current supply is already closely tied to the viability of our businesses. Reducing available parking risks limiting customer access and discouraging commerce.
- **Promote the creation of additional parking and/or parking structures** that can meet both current demand and future growth. Planning should account for the long-term needs of residents, visitors, businesses, customers, and employees.
- **Require adequate parking in all new developments.** All new residential buildings should include sufficient on-site parking for residents, with a minimum of at least one parking space per unit. Likewise, all new commercial buildings must provide adequate parking to support tenants, customers, and staff.

Overall, we support thoughtful planning that balances growth with accessibility. However, changes to parking policy must carefully consider the operational realities of local businesses and the economic vitality of our community. We look forward to continued dialogue and collaboration on this important issue.

Thank you,
KBAC Board of Directors