



KETCHUM URBAN RENEWAL AGENCY

**Monday, July 18, 2022 at 2:00 PM
191 5th Street West, Ketchum, Idaho 83340**

AGENDA

PUBLIC PARTICIPATION INFORMATION

Public information on this meeting is posted outside City Hall.

We welcome you to watch Council Meetings via live stream.

You will find this option on our website at <https://www.ketchumura.org/kura/meetings>.

If you would like to comment on a public hearing agenda item, please select the best option for your participation:

1. Join us via Zoom (*please mute your device until called upon*).
Join the Webinar: <https://ketchumidaho-org.zoom.us/j/88654925185>
Webinar ID: 886 5492 5185
2. Join us at City Hall.
3. Submit your comments in writing at info@ketchumura.org (*by noon the day of the meeting*).

This agenda is subject to revisions. All revisions will be underlined.

CALL TO ORDER:

ROLL CALL:

COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS:

CONSENT CALENDAR: (ALL ACTION ITEMS)

1. ACTION: Approval of June 27, 2022 Meeting Minutes.
2. ACTION ITEM: Approval of KURA Bills

ACTION ITEMS:

3. ACTION ITEM: Public Hearing on FY 22-23 Proposed KURA Budget and Recommendation to Adopt Resolution 22-URA07, the FY 22-23 Annual Appropriation Resolution
4. ACTION ITEM: Direction and Action on Amendment to Reimbursement Agreement 50076 for Demolition of Old City Hall at 480 East Avenue

ADJOURNMENT:



Meeting Minutes

Monday, June 27, 2022

2:00 PM

Ketchum City Hall

CALL TO ORDER:

Chair, Susan Scovell called the meeting to order at 2:02 p.m. (*Video 00:07:00*).

ROLL CALL:

Present

Chair, Susan Scovell

Vice-Chair, Casey Dove

Board Member, Gary Lipton

Board Member, Jim Slanetz

Board Member, Casey Burke

Board Member, Amanda Breen

Other Attendees:

Executive Director, Suzanne Frick

Treasurer, Shellie Gallagher

KURA Counsel, Ryan Armbruster (via Zoom)

KURA Counsel, Abbey Germaine (via Zoom)

Secretary, Tara Fenwick

BOARD COMMUNICATIONS:

- Gary Lipton asked for confirmation that a funding letter was sent to the City Council. Executive Director, Suzanne Frick confirmed it.

COMMUNICATIONS FROM THE PUBLIC:

- None

CONSENT CALENDAR: (*Video 00:08:18*).

Motion to approve the bills. Board Member, Gary Lipton, presented the motion, Board Member, Casey Dove, seconded the motion. The motion passed. All in favor.

Motion to approve minutes of May 16, 2021. Board Member, Jim Slanetz, presented the motion, Board Member, Gary Lipton, seconded the motion. The motion passed. All in favor.



DISCUSSION ITEMS: *(Video 00:10:42)*

Executive Director, Suzanne Frick addressed the Board, explaining the RFP review process for the 1st and Washington project.

Counsel, Ryan Armbruster advised the Board on Open Meeting Law requirements, per their engagement choice.

The Board discussed options and provided staff direction by which to proceed.

ACTION ITEMS: *(Video 00:23:00)*

1. ACTION ITEM: Review and discussion of proposed FY23 budget, and direction to staff schedule a public hearing on the proposed budget.

Executive Director, Suzanne Frick addressed the Board, providing an overview of the DRAFT budget.

Counsel, Ryan Armbruster advised the Board on what action is allowed.

The Board discussed options and provided staff direction by which to proceed.

Motion to approve the draft budget, with the changes discussed, and publish it for a Public Hearing to be held on July 18, 2022. Vice-Chair, Casey Dove, moved the motion to a vote. The motion passed. All in favor.

2. ACTION ITEM: Review and adoption of Resolution 22 reimbursement policy as recommended by the KURURA09 to amend the KURA A Subcommittee.

Chair, Susan Scovell, recommended the Board prioritize attention and funding solely on the development of 1st and Washington.

The Board discussed options and provided staff direction by which to proceed.

Motion to adopt Resolution 22, with the changes discussed. Board member, Amanda Breen, presented the motion, Board Member, Gary Lipton, seconded the motion. The motion passed. All in favor.



3. ACTION ITEM: Review and approval of amended Agreement 50074 with Agnew Beck for financial review of RFP and responses.

Executive Director, Suzanne Frick addressed the Board, providing an overview of the amended Agreement.

Motion to approve amended Agreement 50074 with Agnew Beck. Chair, Susan Scovell, presented the motion, Vice-Chair, Casey Dove, seconded the motion. The motion passed. All in favor.

4. ACTION ITEM: Review and approval of Resolution 22 Agreement 50078 between the KURA and URA08 approving Reimbursement of the Bluebird Housing Partners, LLC, for infrastructure improvements related to the Bluebird Housing Project.

Board Member, Gary Lipton, asked for Counsel on the Action Item.

Executive Director, Suzanne Frick clarified for the Board, that the developer requires this funding to progress on the project.

Counsel, Abbey Germaine advised the Board on changes to the agreement.

Motion to approve Resolution 22 Agreement 50078 between the KURA and URA08 approving Reimbursement of the Bluebird Housing Partners, LLC, for infrastructure improvements related to the Bluebird Housing Project. Board Member, Amanda Breen, presented the motion, Vice-Chair, Casey Dove, seconded the motion. The motion passed. All in favor.

EXECUTIVE SESSION:

Motion to go into Executive Session pursuant to Idaho Code Section 74206(1)(f) to communicate with legal counsel for the Agency to discuss legal ramifications for pending litigation or controversies not yet being litigate but imminently likely to be litigate and Idaho Code Section 74 consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code. Board Member, Jim Slanetz, presented the motion, Board Member, Casey Dove seconded the motion. The motion passed. All in favor.

ADJOURNMENT:

Motion to adjourn. Board Member, Jim Slanetz, presented the motion, Board Member, Casey Dove seconded the motion. The motion passed. All in favor.



Susan Scovell, Chair

ATTEST:

Tara Fenwick, Secretary

Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

[Report].GL Account Number = "9610000000"- "9848009999"

| Vendor Name | Invoice Number | Description | Net Invoice Amount |
|---|----------------|--|--------------------|
| URBAN RENEWAL AGENCY | | | |
| URBAN RENEWAL EXPENDITURES | | | |
| 98-4410-4200 PROFESSIONAL SERVICES | | | |
| ELAM & BURKE | 196874 | General Representation | 4,903.60 |
| 98-4410-5000 ADMINISTRATIVE EXPNS-CITY GEN | | | |
| CITY OF KETCHUM | 5825 | REIMBURSE CITY ADMINISTRATION | 5,594.39 |
| 98-4410-7100 INFRASTRUCTURE PROJECTS | | | |
| CITY OF KETCHUM | 5820 | REIMBURSE CITY DEMO 480 EAST AVE CITY HALL | 201,061.40 |
| EXPRESS PUBLISHING, INC. | 10002196 0531 | 12648462 | 46.92 |
| Total URBAN RENEWAL EXPENDITURES: | | | 211,606.31 |
| Total URBAN RENEWAL AGENCY: | | | 211,606.31 |
| Grand Totals: | | | 211,606.31 |

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Tax Id No. 82-0451327

Ketchum Urban Renewal Agency
Attn: Treasurer
City of Ketchum
480 East Avenue North
Ketchum, ID 83340

June 30, 2022

Invoice # 196874

Billing Atty - RPA

FOR PROFESSIONAL SERVICES RENDERED

From June 3, 2022 Through June 30, 2022

RE: General Representation

CLIENT/MATTER: 08962-00001

HOURS

| | | | |
|---------|-----|------|---|
| 6/03/22 | ARG | .20 | Review email correspondence from Developer regarding proposed changes to reimbursement agreement. |
| 6/03/22 | RPA | .30 | Review update of the Bluebird project financing and status of reimbursement agreement. |
| 6/06/22 | ARG | .50 | Review amendments to participation policy. Review revisions provided by developer on Bluebird reimbursement agreement. Respond to same. |
| 6/06/22 | RPA | .30 | Review email concerning amendment to the participation policy. Review status of Bluebird agreement. |
| 6/07/22 | RPA | .20 | Address changes to the Bluebird agreement and next steps for approval. |
| 6/08/22 | RPA | .40 | Provide comments on the changes to the Bluebird project, how best to address financing and progress payments. Follow up on RFP status and potential ground lease content. Address agenda items. |
| 6/09/22 | ARG | 1.70 | Telephone call with Greg Dunfield. Review reimbursement agreement based on proposed revisions by Greg Dunfield. Draft email correspondence to Suzanne Frick regarding updates to reimbursement agreement. |
| 6/09/22 | RPA | .70 | Coordinate revisions to the Bluebird agreement and outstanding issues. Review changes to the participation policy. Review proposed agenda |

PAGE 1

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Tax Id No. 82-0451327

RE: General Representation

CLIENT/MATTER: 08962-00001
June 30, 2022
Invoice # 196874

| | | | |
|---------|-----|------|---|
| | | | items for board meeting. |
| 6/10/22 | ARG | 1.00 | Revise reimbursement agreement by drafting requested revisions of developer for funding purposes. Draft email correspondence to Suzanne Frick and Greg Dunfield regarding same. |
| 6/10/22 | RPA | .50 | Review additional changes to the Bluebird agreement. Review how housing credits will finance the project. Consider progress payments during construction. Review agenda items. |
| 6/13/22 | ARG | 1.80 | Review and respond to email correspondence from Suzanne Frick regarding form DDA for publication with RFP. Draft template DDA for purposes of 1st and Washington RFP. |
| 6/14/22 | ARG | 1.70 | Continue drafting template DDA for purposes of inclusion with RFP. Review provisions of RFP for applicability of certain standard terms in DDA. Begin drafting template agreement to negotiate exclusively for purposes of RFP. |
| 6/14/22 | RPA | .20 | Follow up on forms of agreement to negotiate exclusively and DDA. Address how to explain for the interested entities responding to RFP. Consider Bluebird OPA and impact of city lease. |
| 6/15/22 | ARG | 1.00 | Continue drafting template ANE for purposes of inclusion with RFP and developer inquiries. Review RFP for necessary provisions in ANE. |
| 6/20/22 | RPA | .20 | Review proposed agenda for the board meeting. |
| 6/21/22 | ARG | 1.20 | Telephone call with Greg Dunfield to discuss reimbursement agreement. Revise reimbursement agreement based on discussion with Developer. Send same to developer and agency. Review and respond to email correspondence from Greg Dunfield regarding same. |
| 6/21/22 | RPA | .50 | Review emails concerning the Bluebird reimbursement agreement. Review amendments to the participation policy. Review draft agenda. Address budget material for FY 2023. |
| 6/23/22 | ARG | .30 | Draft revised resolution for Board approval of reimbursement agreement, reflecting updated changes to reimbursement agreement. |

PAGE 2

ELAM & BURKE
ATTORNEYS AT LAW

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Tax Id No. 82-0451327

RE: General Representation

CLIENT/MATTER: 08962-00001
June 30, 2022
Invoice # 196874

| | | | |
|---------|-----|------|--|
| 6/23/22 | RPA | .30 | Follow up on Fair Housing issues for the Bluebird project and 1st and Washington. Review agenda items and approval of reimbursement agreement. Consider how to address the Harriman hotel project and impact of city settlement agreement. |
| 6/24/22 | ARG | 1.00 | Review and respond to email correspondence from Suzanne Frick regarding executive session. Review agenda and Board packet for upcoming Board meeting. Send template DDA and ANE to Suzanne Frick. |
| 6/24/22 | RPA | .60 | Follow up on DDA form for 1st and Washington site. Address impact of city agreement on Harriman hotel project on Agency reimbursement agreement. Review email on agenda and packet. |
| 6/27/22 | ARG | 2.50 | Review OPA with Trail Creek and associated development agreement with City and developer for purposes of executive session discussion. Review prior correspondence from Ed Lawson for purposes of executive session. Attend KURA Board meeting via Zoom. |
| 6/27/22 | RPA | 2.00 | Review board packet. Prepare for and attend board meeting via Zoom. Outline follow up activities. |
| 6/28/22 | RPA | .30 | Telephone conference with Ed Lawson re: board action and impact on Harriman Hotel project. Outline Agency options. Coordinate next steps. |
| 6/29/22 | ARG | .20 | Review email correspondence from legal counsel for Harriman Hotel regarding KURA participation and Trail Creek OPA. |
| 6/30/22 | ARG | 1.80 | Review questions from developers related to the RFP and proposed responses. Provide revisions to draft responses to Morgan Landers and Suzanne Frick. |
| 6/30/22 | RPA | 1.00 | Review and provide comment on long list of questions from developers on response to the RFP. Review proposed changes to send to KURA staff. |

PROFESSIONAL FEES

4,891.00

PAGE 3

UNLESS OTHERWISE AGREED, ALL ACCOUNTS ARE DUE WITHIN 30 DAYS OF THIS STATEMENT.
We also accept Visa, MasterCard, Discover and American Express.

ELAM & BURKE
ATTORNEYS AT LAW

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Tax Id No. 82-0451327

RE: General Representation

CLIENT/MATTER: 08962-00001
June 30, 2022
Invoice # 196874

| Timekeeper | Staff | Rate | Hours | Amount | Non-Chargeable Hours | Amount |
|---------------------|------------|--------|-------|----------|-------------------------|--------|
| Germaine, Abbey R. | Of Counsel | 215.00 | 14.90 | 3,203.50 | .00 | .00 |
| Armbruster, Ryan P. | Of Counsel | 225.00 | 7.50 | 1,687.50 | .00 | .00 |
| | | | 22.40 | 4,891.00 | .00 | .00 |

| | QTY | RATE | AMOUNT |
|----------------------|-------|------|--------|
| COSTS ADVANCED | | | |
| Color Copies | 84.00 | .15 | 12.60 |
| TOTAL COSTS ADVANCED | | | 12.60 |

INVOICE TOTAL

4,903.60

PAGE 4

UNLESS OTHERWISE AGREED, ALL ACCOUNTS ARE DUE WITHIN 30 DAYS OF THIS STATEMENT.
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STATEMENT

KETCHUM, CITY OF
PO Box 2315
Ketchum ID 83340

ACCT. NO.
10002196

DATE:
5/31/2022

| DATE | TYPE | ORDER # | PUBLICATION | AD TYPE | SIZE | DESCRIPTION | AMOUNT |
|----------|------|----------|------------------------|---------------|----------|---|----------|
| 04/30/22 | BBF | | | | | Balance Brought Forward | 6,726.34 |
| 05/04/22 | INV | 12647044 | Idaho Mountain Express | Display | 3 X 6 | WARM SPRINGS ROAD | 426.22 ✓ |
| 05/04/22 | INV | 12647344 | Idaho Mountain Express | Class Display | 1 X 11 | Legal-1st & Sun Valley Office Bldg | 80.96 ✓ |
| 05/04/22 | INV | 12647345 | Idaho Mountain Express | Class Display | 1 X 11 | Legal-Mountain Land Design | 80.96 ✓ |
| 05/04/22 | INV | 12647346 | Idaho Mountain Express | Class Display | 1 X 11 | Legal-Martin CUP & Design Review | 77.28 ✓ |
| 05/18/22 | INV | 12647918 | Idaho Mountain Express | Classified | 2.38 In. | Ketchum Fire Dept Office Manager The posi | 62.31 ✓ |
| 05/20/22 | INV | 12647918 | Idaho Mountain Express | Classified | 2.38 In. | Ketchum Fire Dept Office Manager The posi | 55.81 ✓ |
| 05/25/22 | INV | 12648457 | Idaho Mountain Express | Class Display | 1 X 10 | Legal-Saddle Light Condos | 71.76 ✓ |
| 05/25/22 | INV | 12648458 | Idaho Mountain Express | Class Display | 1 X 11 | Legal-1st & 4th Mixed Use Project | 78.20 ✓ |
| 05/25/22 | INV | 12648459 | Idaho Mountain Express | Class Display | 1 X 9 | Legal-671 N. 3rd Lot Line | 66.24 ✓ |
| 05/25/22 | INV | 12648460 | Idaho Mountain Express | Class Display | 1 X 9 | Legal-McDermott Residence | 64.40 ✓ |
| 05/25/22 | INV | 12648461 | Idaho Mountain Express | Class Display | 1 X 12 | Legal-Ketchum Boutique Hotel | 89.24 ✓ |
| 05/25/22 | INV | 12648462 | Idaho Mountain Express | Class Display | 1 X 6 | Legal-URA RFP 211 E. 1st St. | 46.92 ✓ |

\$ 426.22

03-4193-7100

UTCA

98.4410-7100

\$ 118.12

01-4230-4200

FL609.04

01.4170-4400

| CURRENT | 30 DAYS | 60 DAYS | 90 DAYS | AMOUNT DUE |
|----------|----------|---------|---------|------------|
| 1,200.30 | 6,726.34 | 0.00 | 0.00 | 7,926.64 |

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU

Express Publishing, Inc. P.O. Box 1013, Ketchum, ID 83340
(208) 726-8060

ACCT. NO.
10002196

DATE:
5/31/2022

AMOUNT DUE: \$7,926.64

KETCHUM, CITY OF
PO Box 2315
Ketchum ID 83340

AMOUNT ENCLOSED \$ _____

PAYMENT DUE BY: 6/15/2022

HOUSING

Activists advocate for housing LOT

Continued from previous page

estimated that visitors pay about 72% of the local-option taxes in Ketchum.

The percentages include a 1% LOT in the same sales sectors collected through a voter-approved initiative to support commercial air service in the Wood River Valley. Those tax funds are set aside and transferred monthly to the Sun Valley Air Service Board, which allocates the funding to subsidize and market commercial flights into Friedman Memorial Airport in Hailey.

The May 17 ballot proposes changing the city's LOT law to allow the city to use LOT funds on affordable-housing initiatives and to fund the initiatives through percentage-point tax increases of .75% on retail sales, 2% on lodging, 2% on by-the-drink liquor and 1% on building materials.

Per state law, changing the city's LOT will need approval of at least 60% of Ketchum voters.

If approved, the amendment to the law would raise the city's LOT percentages to 2.75% on retail sales, 3% on building materials, and 5% on lodging and liquor. When added to the state sales tax of 6% (and other lodging taxes), Ketchum would have an 8.75% tax on retail sales, 9% tax on building materials, 11% tax on by-the-drink liquor and 13% tax on lodging and short-term rentals.

The current approval of the city's general LOT lasts until the end of 2027. The so-called "1% for Air" tax is approved until the end of 2023. Voters must renew the taxes for them to continue to be collected beyond those dates.

Activists advocate for housing LOT

Gilarowski strongly encouraged Ketchum residents to vote in favor of the changes to the LOT and to encourage others to do the same. It is worth paying an extra 20 cents on a \$10 cocktail or an extra 75 cents on a \$100 retail purchase, he said, to help keep people housed and the community vibrant.

Bold action is needed, Gilarowski said. Services could be limited at the community pool

he takes his family to because there is a shortage of lifeguards, he said, while condominiums in Ketchum are selling for \$4.5 million—a price of entry only an elite few can afford.

"We are slowly selling out our community for \$4.5 million condos," he said.

However, Gilarowski suggested, real estate prices would likely go down if the area continues to lose teachers, service workers and volunteers, negatively changing the character of the community.

Bartender and graphic designer Matt Gorby, a 27-year resident, said he would rather pay a little extra on an evening out "knowing that my waiter doesn't have to drive [50 miles] to Shoshone at 10:30 at night."

"If [the LOT] doesn't pass," he said, "I don't know what's going to happen."

Spencer Cordovano, a Ketchum filmmaker and property manager who serves on the city's


Planning and Zoning Commission, said the goal of having tourists pay the majority of the proposed new taxes is appropriate but locals also need to contribute a share to solve the problem.

"We all need to pay into our community," he said.

Ketchum City Councilwoman Amanda Breen said she is worried that her 10-year-old son and his colleagues face an uncertain future in the city unless leaders take "really bold" action.

"Workers of Ketchum, unite," she said.

Mayor Neil Bradshaw praised organizers of the Occupy Town Square movement for bringing public attention to the housing crisis and garnering support for the 51-unit Bluebird Village affordable-housing project on East Avenue, one block away from the gathering. The city approved the Bluebird Village project last year and construction is scheduled to begin later this spring.

"Let's say yes for housing," Bradshaw said. 

In Part 2 of the series: An examination of what caused the Blaine County housing crisis, how serious it is and what the impacts have been.

"The time to act is now, before our community disappears."

Krzysztof Gilarowski
Affordable-housing activist



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Warm Springs Road Alternatives Analysis

Open House

Thursday, May 5, 11:30 - 1:30

1000 Warm Springs Road
(old Anderson Lumber lot)

Rain Location: Ketchum Fire Station

Join us and give us your opinion on short- and long-term options for the Warm Springs corridor from Main Street to Saddle Road. See intersection configurations, pedestrian improvements and traffic calming scenarios.

Register to receive updates on the city's high priority projects at ProjectKetchum.org

Questions/Comments? Email: participate@ketchumidaho.org



Vote for Gretchen Stinnett BLAINE COUNTY CLERK May 17th

- ✓ Positive Force for Change, I will be Your Local Voice.
- ✓ Real Solutions with Real Experience for Election Integrity, Auditing and Budgeting.
- ✓ Supporting Community Infrastructure which is Key to Our Success.
- ✓ Promoting Fair and Equal Treatment Always.



www.gretchenstinnett.com @ElectGretchenStinnett

Paid for by the Committee to Elect Gretchen Stinnett Karla Wicks, Treasurer

WANT TO MAKE A DIFFERENCE IN OUR COMMUNITY?

Join Spur's team.

OPERATIONS ASSOCIATE

WE'RE LOOKING FOR SOMEONE WITH...

- High attention to detail, with excellent written and verbal skills
- Robust computer skills, including familiarity with Microsoft Office Suite
- Ability to work collaboratively with staff, contractors and volunteers
- A sincere interest in nonprofits and the wellbeing of our community

PAY: Hourly wage equates to \$50k+ per year, with paid vacation and holidays

TO APPLY:

Email cover letter, resume, and references to tw@successmgmtsv.com



Spur
Community Foundation

**CITY OF KETCHUM**

P.O. Box 2315
Ketchum ID 83340
Phone: (208) 726-7801
Fax: (208) 726-7812

INVOICE

| Date | Number | Page |
|------------|--------|------|
| 07/01/2022 | 5825 | 1 |

Bill To: KETCHUM URBAL RENEWAL AGENCY

KETCHUM ID 83340

Customer No. 410**Project:** BOX 2315**Terms:** Due Upon Receipt**Invoice Due Date:** 07/11/2022

| Quantity | Description | Unit Price | Net Amount | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--------------------------|--------------------|-----------------|--|--|-------|--|----------|------|-----------------|--|----------------|-------|----|----------|-----------------|-------|----|----------|----------------|-------|---|-------|---------------|-------|---|--------|----------------|-------|---|--------|-------|--|--|----------|
| 1 | REFUNDS & REIMBURSEMENTS | 5,594.39 | 5,594.39 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table><tr><th colspan="2"></th><th colspan="2">Hours</th></tr><tr><th>Employee</th><th>Rate</th><th colspan="2">MAY & JUNE 2022</th></tr><tr><td>Frick, Suzanne</td><td>85.44</td><td>27</td><td>2,306.88</td></tr><tr><td>Landers, Morgan</td><td>70.83</td><td>34</td><td>2,408.22</td></tr><tr><td>Crutcher, Adam</td><td>44.87</td><td>1</td><td>44.87</td></tr><tr><td>Fenwick, Tara</td><td>58.99</td><td>6</td><td>353.94</td></tr><tr><td>Rubel, Shellie</td><td>60.06</td><td>8</td><td>480.48</td></tr><tr><td colspan="2">Total</td><td></td><td>5,594.39</td></tr></table> | | | | | | Hours | | Employee | Rate | MAY & JUNE 2022 | | Frick, Suzanne | 85.44 | 27 | 2,306.88 | Landers, Morgan | 70.83 | 34 | 2,408.22 | Crutcher, Adam | 44.87 | 1 | 44.87 | Fenwick, Tara | 58.99 | 6 | 353.94 | Rubel, Shellie | 60.06 | 8 | 480.48 | Total | | | 5,594.39 |
| | | Hours | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Employee | Rate | MAY & JUNE 2022 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Frick, Suzanne | 85.44 | 27 | 2,306.88 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Landers, Morgan | 70.83 | 34 | 2,408.22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Crutcher, Adam | 44.87 | 1 | 44.87 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fenwick, Tara | 58.99 | 6 | 353.94 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Rubel, Shellie | 60.06 | 8 | 480.48 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | | | 5,594.39 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Please remit payment to: City of Ketchum Post Office Box 2315 Ketchum, Idaho 83340 | | Amount | 5,594.39 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Balance Due | <u>5,594.39</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Employee | Rate | Hours | |
|-----------------|-------|-----------------|----------|
| | | MAY & JUNE 2022 | |
| Frick, Suzanne | 85.44 | 27 | 2,306.88 |
| Landers, Morgan | 70.83 | 34 | 2,408.22 |
| Crutcher, Adam | 44.87 | 1 | 44.87 |
| Fenwick, Tara | 58.99 | 6 | 353.94 |
| Rubel, Shellie | 60.06 | 8 | 480.48 |
| | Total | | 5,594.39 |

Report Dates: 4/30/2022 - 6/24/2022

Jul 01, 2022 01:24PM

Report Criteria:

Activity Activity code = 415003,417002

| Employee Number | Name | Date | Reference Number | Task Number | Activity Code | Activity Description | Hours | Pay Code | Comments |
|--------------------------|-------------------|------------|------------------|-------------|---------------|----------------------|-------|----------|-------------------------------|
| CRUTCHER, ADAM | | | | | | | | | |
| 2606 | CRUTCHER, ADAM | 05/11/2022 | 3 | 6 | 417002 | URA ADMINISTRATION | 1.00 | | KURA Website |
| Total CRUTCHER, ADAM: | | | | | | | 1.00 | | |
| FENWICK, TARA | | | | | | | | | |
| 1400 | FENWICK, TARA | 05/11/2022 | 2 | 1 | 415003 | URA ADMINISTRATION | 2.00 | | |
| 1400 | FENWICK, TARA | 05/16/2022 | 2 | 1 | 415003 | URA ADMINISTRATION | 4.00 | | |
| Total FENWICK, TARA: | | | | | | | 6.00 | | |
| FRICK, SUZANNE | | | | | | | | | |
| 2600 | FRICK, SUZANNE | 05/04/2022 | 2 | 6 | 417002 | URA ADMINISTRATION | 3.00 | | |
| 2600 | FRICK, SUZANNE | 05/06/2022 | 2 | 6 | 417002 | URA ADMINISTRATION | 2.00 | | |
| 2600 | FRICK, SUZANNE | 05/16/2022 | 2 | 6 | 417002 | URA ADMINISTRATION | 8.00 | | |
| 2600 | FRICK, SUZANNE | 05/26/2022 | 2 | 6 | 417002 | URA ADMINISTRATION | 3.00 | | |
| 2600 | FRICK, SUZANNE | 06/03/2022 | 2 | 6 | 417002 | URA ADMINISTRATION | 3.00 | | |
| 2600 | FRICK, SUZANNE | 06/06/2022 | 2 | 6 | 417002 | URA ADMINISTRATION | 2.00 | | |
| 2600 | FRICK, SUZANNE | 06/08/2022 | 2 | 6 | 417002 | URA ADMINISTRATION | 2.00 | | |
| 2600 | FRICK, SUZANNE | 06/13/2022 | 2 | 6 | 417002 | URA ADMINISTRATION | 2.00 | | |
| 2600 | FRICK, SUZANNE | 06/14/2022 | 2 | 6 | 417002 | URA ADMINISTRATION | 2.00 | | |
| Total FRICK, SUZANNE: | | | | | | | 27.00 | | |
| LANDERS, MORGAN R | | | | | | | | | |
| 2602 | LANDERS, MORGAN R | 05/09/2022 | 1 | 6 | 417002 | URA ADMINISTRATION | 4.00 | | RFP Drafting |
| 2602 | LANDERS, MORGAN R | 05/11/2022 | 1 | 6 | 417002 | URA ADMINISTRATION | 5.00 | | RFP Drafting |
| 2602 | LANDERS, MORGAN R | 05/12/2022 | 1 | 6 | 417002 | URA ADMINISTRATION | 5.00 | | RFP Drafting |
| 2602 | LANDERS, MORGAN R | 05/13/2022 | 1 | 6 | 417002 | URA ADMINISTRATION | 1.00 | | RFP Discussion with AB |
| 2602 | LANDERS, MORGAN R | 05/16/2022 | 1 | 6 | 417002 | URA ADMINISTRATION | 2.50 | | KURA Board meeting |
| 2602 | LANDERS, MORGAN R | 05/18/2022 | 2 | 6 | 417002 | URA ADMINISTRATION | 1.00 | | |
| 2602 | LANDERS, MORGAN R | 05/19/2022 | 1 | 6 | 417002 | URA ADMINISTRATION | 1.00 | | RFP distribution coordination |
| 2602 | LANDERS, MORGAN R | 05/20/2022 | 2 | 6 | 417002 | URA ADMINISTRATION | 1.00 | | RFP distribution coordination |
| 2602 | LANDERS, MORGAN R | 05/23/2022 | 1 | 6 | 417002 | URA ADMINISTRATION | 4.00 | | RFP preparation |
| 2602 | LANDERS, MORGAN R | 05/24/2022 | 2 | 6 | 417002 | URA ADMINISTRATION | 2.00 | | RFP preparation |
| 2602 | LANDERS, MORGAN R | 05/25/2022 | 1 | 6 | 417002 | URA ADMINISTRATION | 4.50 | | RFP preparation |
| 2602 | LANDERS, MORGAN R | 05/26/2022 | 1 | 6 | 417002 | URA ADMINISTRATION | 2.00 | | RFP Distribution |

| Employee Number | Name | Date | Reference Number | Task Number | Activity Code | Activity Description | Hours | Pay Code | Comments |
|--|--------------------|------------|------------------|-------------|---------------|----------------------|-------|----------|------------------|
| 2602 | LANDERS, MORGAN R | 05/31/2022 | 3 | 6 | 417002 | URA ADMINISTRATION | 1.00 | | RFP distribution |
| Total LANDERS, MORGAN R: GALLAGHER, SHELLIE | | | | | | | 34.00 | | |
| 1500 | GALLAGHER, SHELLIE | | | 1 | 415003 | URA ADMINISTRATION | 4.00 | | |
| 1500 | GALLAGHER, SHELLIE | 05/16/2022 | | 1 | 415003 | URA ADMINISTRATION | 4.00 | | |
| | | | | | | | 8.00 | | |
| Grand Totals: | | | | | | | 76.00 | | |

Report Criteria:

Activity Activity code = 415003,417002

**CITY OF KETCHUM**

P.O. Box 2315
Ketchum ID 83340
Phone: (208) 726-7801
Fax: (208) 726-7812

INVOICE

| Date | Number | Page |
|------------|--------|------|
| 07/01/2022 | 5820 | 1 |

Bill To: KETCHUM URBAL RENEWAL AGENCY

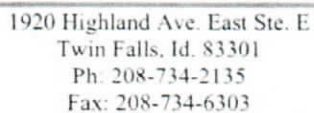
KETCHUM ID 83340

Customer No. 410**Project:** BOX 2315**Terms:** Due Upon Receipt**Invoice Due Date:** 07/01/2022

| Quantity | Description | Unit Price | Net Amount |
|----------|--------------------|------------|------------|
| 1 | OLD CITY HALL DEMO | 201,061.40 | 201,061.40 |

Please remit payment to:
City of Ketchum
Post Office Box 2315
Ketchum, Idaho 83340

Amount 201,061.40**Balance Due** 201,061.40



| | |
|----------|-----------|
| Date | Invoice # |
| 2/9/2022 | 10141 |

City of Ketchum
PO Box 2315
Ketchum, ID 83340
USA

| | | |
|----------------|-----|-----------|
| Terms | Rep | Account # |
| Due on receipt | TMJ | SV21-411 |

| Item Code | Description | Amount |
|---------------|----------------------------------|-----------|
| 01-MITIGATION | 25% Deposit - Old City Hall Demo | 50,265.35 |

Payment Terms: Invoice due upon completion of work. A finance charge of 2.5% per month will be applied to any unpaid balance after thirty (30) days.

| | |
|--------------|-------------|
| Total | \$50,265.35 |
|--------------|-------------|

18

Tara Fenwick

From: Participate
Sent: Wednesday, February 9, 2022 10:18 AM
To: Tara Fenwick
Cc: Genoa Beiser
Subject: FW: SV21-411-EM: City of Ketchum/ Down Payment Invoice 10141 from Elite Restoration, Inc.
Attachments: Inv_10141_from_Elite_Restoration_Inc._21684.pdf
Importance: High

FYI and coding.

LISA ENOURATO | CITY OF KETCHUM

Public Affairs & Administrative Services Manager
P.O. Box 2315 | 191 Fifth St. W | Ketchum, ID 83340
o: 208.726.7803 | f: 208.726.7812
lenourato@ketchumidaho.org | www.ketchumidaho.org

From: Natalie Free <natalie@elite-restoration.com>
Sent: Wednesday, February 09, 2022 8:54 AM
To: Participate <participate@ketchumidaho.org>
Cc: Tanner Marks <tanner@elite-restoration.com>; SV OFFICE <abi@elite-restoration.com>; Jaryn McKnight <jaryn@elite-restoration.com>
Subject: SV21-411-EM: City of Ketchum/ Down Payment Invoice 10141 from Elite Restoration, Inc.
Importance: High

Elite Restoration, Inc.

Invoice Due 02/09/2022
10141

Amount Due: **\$50,265.35**


Dear Customer:

Your invoice-10141 for 50,265.35 is attached. Payments are due on receipt.

Thank you for your business - we appreciate it very much.

Sincerely,
Elite Restoration

208-734-2135

PA# 22035
52-446-7115


Adrian

01 4150 6500

D



1920 Highland Ave. East Ste. E
Twin Falls, Id. 83301
Ph: 208-734-2135
Fax: 208-734-6303

Invoice

| Date | Invoice # |
|----------|-----------|
| 5/3/2022 | 10584 |

Bill To

City of Ketchum
PO Box 2315
Ketchum, ID 83340
USA

*Lumen
Feltwor 051 ES*

Terms

Rep

Account #

Due on receipt

TMJ

SV21-411

| Item Code | Description | Amount |
|------------------------------------|--|-----------|
| 01-MITIGATION | Progressive billing - Project delays out of Elites Control. Product salvaging (100%) - \$2600.00 Site Protection & Project Management (75%) \$7406.25 Asbestos Abatement (100%) \$94,200.00 Building Demolition (25%) \$23,596.60 Total - \$127,802.85 (-) Prior Deposit of \$50,265.35 Progressive total to date - \$77,537.50 (63.56% Of Contract Amount.) | 77,537.50 |
| <i>Approved to pay</i> <i>B</i> | | |

Payment Terms: Invoice due upon completion of work. A finance charge of 2.5% per month will be applied to any unpaid balance after thirty (30) days.

Total

\$77,537.50

P.O. # 22035
52.4410.7115

PROGRESSIVE BILLING - THIS IS
NOT A FINAL BILL



1920 Highland Ave. East Ste. E
Twin Falls, Id. 83301
Ph: 208-734-2135
Fax: 208-734-6303

Invoice

| Date | Invoice # |
|-----------|-----------|
| 6/20/2022 | 10814 |

| |
|--|
| Bill To |
| City of Ketchum PO Box 2315 Ketchum, ID 83340 USA |

| Terms | Rep | Account # |
|----------------|-----|-----------|
| Due on receipt | TMJ | SV21-411 |

| Item Code | Description | Amount |
|---------------|---|-------------|
| 01-MITIGATION | Final billing - City Hall Demolition 100% Completion - Original Contract | 201,061.14 |
| 01-MITIGATION | Credit for payments received | -127,802.85 |
| 01-MITIGATION | ADD ON - April 13th, 2022 - Added large Equipment mobilization fee due to utilities not being properly disconnected from the structure, equipment remobilize back to main yard until utilities were disconnected. 2 Large Excavators + Tractor Trailers (2), 1 Skid steer & water truck + tractor Trailer (1) 3 Side dump tractor trailers (3) - TOTAL COST | 5,250.00 |
| 01-MITIGATION | ADD ON - Luman assist - Fiber optic disconnect. Mobilization Fee = \$250.00, Equipment and operator per hour - 7.25 Hours @ \$198.00 per hour = \$1,435.50, Excavation spotter / Helper per hour - 7.25 Hours @ \$65.00 Per hour = \$471.25 - TOTAL COST | 2,156.75 |
| 01-MITIGATION | ADD ON - Oil Tank removal - Hidden under front office area concrete slab. Tank required Testing, Pumping, Oil disposal, and Tank removal. Testing = \$125.00, Pumping & Disposal = \$687.91, Tank removal and disposal = \$850.00 TOTAL COST | 1,662.81 |
| 01-MITIGATION | ADD ON - Septic Tank removal - Hidden under police station area concrete slab. Tank required Testing, Pumping, disposal, and Tank removal. Testing = \$125.00, Pumping & Disposal = \$385.50, Tank removal and disposal = \$850.00 TOTAL COST | 1,360.50 |
| 01-MITIGATION | ADD ON - Additional drywall protection and sealing per Environmentalists requirements, after demolition had already commenced. 2 Laborers @ \$65.00 per hour @ 6 Hours each, digging debris off the drywall walls, and installing plugs and plastic sealed with silicone under man lid covers. Materials - \$85.67 TOTAL | 865.67 |
| 01-MITIGATION | ADD ON - Added waste disposal cost due to inflation, road construction, fuel prices etc. - Footings were thought to be standard footings/ foundation at roughly 10" wide x 3-4' deep and turned out to be 24" x 5'6 tall. Concrete slabs were thought to be standard thickness of 6" thick and turned out to be multiple layers 14" thick through most the building. TOTAL COST | 11,284.55 |

Payment Terms: Invoice due upon completion of work. A finance charge of 2.5% per month will be applied to any unpaid balance after thirty (30) days.

Total \$95,838.57

P.O.
22035

Approved
Code per Gullu!
52-4410-7115

DUE UPON RECEIPT

PAID @ 73258.51

Jade is meeting with Contractor about overage



Ketchum Urban Renewal Agency

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

July 18, 2022

Chair and Commissioners
Ketchum Urban Renewal Agency
Ketchum, Idaho

Recommendation to Hold Public Hearing and Approve FY 2022-23 Budget and Adopt Resolution No. 22-URA07 The FY 2022-23 Annual Appropriation Resolution

Introduction/History

Per Idaho Code 50-2006 the Urban Renewal Agency (URA) is required to pass an annual appropriation resolution and submit the resolution to the City Clerk of the City of Ketchum.

On June 27, 2022, the Board reviewed the proposed budget for Fiscal Year Beginning October 1, 2022, and ending September 30, 2023, containing the proposed revenues and expenditures necessary for all purposes for said fiscal year to be raised and appropriated within Ketchum, Idaho. Notice of the public hearing on the proposed budget was published in the Idaho Mountain Express on July 6, 2022 and July 13, 2022.

Analysis

The Board will hold a Public Hearing on July 18, 2022, at 2:00 PM for the purpose of considering and adopting a final budget and making appropriations to each fund for the forthcoming fiscal year 2022-23 at which time the public may appear and be heard upon any part or parts of said budget.

The Board will consider adopting Resolution Number 22-URA07, entitled the Annual Appropriation Resolution for the Fiscal Year beginning October 1, 2022, appropriating sums of money authorized by law and deemed necessary to defray all expenses and liabilities of the Urban Renewal Agency and providing an effective date.

One written public comment has been received and is attached.

Financial Requirement/Impact

The Fiscal Year 2022-2023 Urban Renewal Agency Budget provides budget authority for the services and projects the Agency anticipates providing during the new fiscal year.

Recommendation and Motions

1. I move to approve the proposed 2022-23 FY Ketchum Urban Renewal Budget
2. I MOVE TO ADOPT RESOLUTION NO. 22-URA07, The Annual Appropriation Resolution appropriating sums of money authorized by law and deemed necessary to defray all expenses and liabilities of the Urban Renewal Agency, for the Fiscal Year commencing October 1, 2022, and ending September 30, 2023, for all general, special and corporate purposes; directing the Executive Director to submit said budget; and providing an effective date.

Attachments:

Proposed FY22-23 Budget
Resolution 22-URA07
Public Comment



Fiscal Year 2022-23 Proposed Budget

Chair: *Susan Scovell*

Vice-Chair: Casey Dove

Commissioners: *Amanda Breen, Casey Burke,
Gary Lipton, Jim Slanetz*

Executive Director: *Suzanne Frick*

Treasurer: *Shellie Gallagher*

Secretary: *Tara Fenwick*



Ketchum Urban Renewal Agency Fund

The purpose of the Ketchum Urban Renewal Agency Fund is to provide the financial authority to facilitate urban renewal activities within the boundaries of the Ketchum Urban Renewal District. Resolution 06-33, establishing the Ketchum Urban Renewal Agency, was adopted by the City Council on April 3, 2006. Resolution 06-34, establishing the revenue allocation area wherein urban renewal activities may occur, was subsequently adopted by the City Council on April 3, 2006. Finally, the Ketchum Urban Renewal Plan was adopted by the City Council with passage of Ordinance 992 on November 15, 2006. The Urban Renewal Plan was amended in 2010 with passage of Ordinance 1077.

FY 2022-23 Highlights

Summary: The objective of the Ketchum Urban Renewal Agency Fund is to support the projects to be undertaken during the fiscal year and to provide budget authority to make required principal and interest payments on the 2010 Urban Renewal Bonds.

For Fiscal Year 2022-23, the KURA will focus efforts on development of the First Street and Washington Avenue for deed restricted workforce housing and city infrastructure as funds permit.



Ketchum Urban Renewal Agency Fund

FY 2022-23 Highlights

| | |
|--------------------------------|--------------|
| Capital: | \$ 2,000,000 |
| Owner Participation Agreements | \$ 215,000 |
| Economic Development | \$ 25,000 |

FY 22/23 Proposed Revenue and Expenditures

| | | 2019 | 9/30/2019 | 2020 | 9/30/2020 | 2021 | 9/30/2021 | 2022 | 9/30/2022 | 2023 |
|----------------|--------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| | | Budget | Actuals | Budget | Actuals | Budget | Actuals | Budget | Projected | Budget Proposed |
| | Revenue | | | | | | | | | |
| 98-3100-1000 | TAX INCREMENT REVENUE | \$ 1,437,890 | \$ 1,639,850 | \$ 1,481,027 | \$ 1,746,178 | \$ 1,650,000 | \$ 2,205,533 | \$ 1,750,000 | \$ 1,982,000 | \$ 2,101,905 |
| 98-3100-1050 | PROPERTY TAX REPLACEMENT | \$ - | \$ 13,627 | \$ - | \$ 13,627 | \$ - | \$ 6,813 | \$ - | \$ 6,813 | \$ 6,813 |
| 98-3100-9000 | PENALTY & INTEREST ON TAXES | \$ 1,000 | \$ 2,899 | \$ 2,500 | \$ 2,693 | \$ 2,500 | \$ 3,342 | \$ 2,500 | \$ 3,836 | \$ 3,800 |
| 98-3700-_____ | OTHER REVENUE (Rent) | \$ 50,000 | \$ 59,864 | \$ 38,500 | \$ 54,022 | \$ 38,500 | \$ 116,390 | \$ 36,000 | \$ 21,698 | \$ 36,000 |
| 98-3800-9_____ | FUND BALANCE | \$ - | \$ - | \$ - | \$ - | \$ 520,000 | \$ - | \$ 1,078,883 | \$ - | \$ 896,501 |
| | Total | \$ 1,488,890 | \$ 1,716,239 | \$ 1,522,027 | \$ 1,816,520 | \$ 2,211,000 | \$ 2,332,078 | \$ 2,867,383 | \$ 2,014,347 | \$ 3,045,019 |
| | Expenditure | | | | | | | | | |
| 98-4410-3100 | OFFICE SUPPLIES & POSTAGE | \$ 500 | \$ 128 | \$ 500 | \$ 53 | \$ 500 | \$ 88 | \$ 500 | \$ 500 | \$ 500 |
| 98-4410-4200 | PROFESSIONAL SERVICES | \$ 56,000 | \$ 62,804 | \$ 56,000 | \$ 58,241 | \$ 56,000 | \$ 94,589 | \$ 66,000 | \$ 66,000 | \$ 70,000 |
| 98-4410-4400 | ADVERTISING & LEGAL PUBLICATIO | \$ 1,000 | \$ 398 | \$ 1,000 | \$ 456 | \$ 1,000 | \$ 339 | \$ 1,000 | \$ 1,000 | \$ 1,000 |
| 98-4410-4600 | LIABILITY INSURANCE | \$ 2,740 | \$ 2,734 | \$ 2,740 | \$ 2,789 | \$ 2,928 | \$ 5,756 | \$ 3,074 | \$ 3,074 | \$ 3,074 |
| 98-4410-4800 | DUES, SUBSCRIPTIONS, & MEMBERS | \$ - | \$ 1,402 | \$ - | \$ 1,550 | \$ 1,500 | \$ 2,600 | \$ 2,600 | \$ 2,600 | \$ 2,600 |
| 98-4410-4900 | PERSONNEL TRAINING/TRAVEL/MTG | \$ 2,000 | \$ - | \$ 2,000 | \$ - | \$ 2,000 | \$ - | \$ 2,000 | \$ 1,000 | \$ 2,000 |
| 98-4410-5000 | ADMINISTRATIVE EXPNS-CITY GEN | \$ 31,911 | \$ 31,911 | \$ 32,868 | \$ 32,868 | \$ 32,869 | \$ 32,869 | \$ 34,547 | \$ 34,547 | \$ 43,790 |
| 98-4410-6100 | REPAIR & MAINT-MACHINERY & EQ | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 509 | \$ 500 | \$ - | \$ 500 |
| 98-4410-8801 | REIMBURSE CITY GENERAL FUND | \$ 105,394 | \$ 105,394 | \$ 108,556 | \$ 87,048 | \$ 84,001 | \$ 75,000 | \$ 75,184 | \$ 70,000 | \$ 100,000 |
| 98-4410-8852 | REIMBURSE IN-LIEU HOUSING FUND | \$ 90,000 | \$ - | \$ 100,000 | \$ - | \$ 90,000 | \$ - | \$ - | \$ - | \$ - |
| 98-4410-9930 | URA FUND OP. CONTINGENCY | \$ 124,290 | \$ - | \$ 25,000 | \$ - | \$ 25,000 | \$ - | \$ 15,000 | \$ 7,500 | \$ 55,000 |
| | Sub Total | \$ 413,835 | \$ 204,771 | \$ 328,664 | \$ 183,005 | \$ 295,798 | \$ 211,749 | \$ 200,405 | \$ 186,221 | \$ 278,464 |
| | Capital Improvements | | | | | | | | | |
| 98-4410-7100 | INFRASTRUCTURE PROJECTS | \$ 400,000 | \$ 296,773 | \$ 485,758 | \$ 13,545 | \$ 1,196,147 | \$ 187,833 | \$ 2,000,000 | \$ 500,000 | \$ 2,000,000 |
| 98-4410-7101 | LIMELIGHT OPA | \$ 150,000 | \$ 134,924 | \$ 150,000 | \$ 140,670 | \$ 150,000 | \$ - | \$ 150,000 | \$ - | \$ 130,000 |
| 98-4410-7103 | MISCELLANEOUS OPA | \$ 40,000 | \$ - | \$ 10,000 | \$ 14,052 | \$ 10,000 | \$ - | \$ 14,000 | \$ 22,126 | \$ 35,000 |
| 98-4410-7104 | COMMUNITY LIBRARY OPA | \$ - | \$ 263,180 | \$ 50,000 | \$ 50,000 | \$ 50,000 | \$ 50,000 | \$ 50,000 | \$ 50,000 | \$ 50,000 |
| 98-4410-7110 | ECONOMIC DEVELOPMENT PROJECTS | \$ 25,000 | \$ 7,500 | \$ 25,000 | \$ 32,500 | \$ 25,000 | \$ 14,000 | \$ 35,000 | \$ 25,000 | \$ 25,000 |
| 98-4410-7112 | 311 FIRST (WILSON) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 12,000 | \$ - | \$ - |
| 98-4410-7900 | DEPRECIATION EXPENSE | \$ - | \$ 5,855 | \$ - | \$ 15,885 | \$ - | \$ 15,885 | \$ 16,000 | \$ - | \$ - |
| 98-4410-7950 | AMORTIZATION COSTS | \$ - | \$ 10,188 | \$ - | \$ 10,188 | \$ - | \$ 108,146 | \$ 11,000 | \$ - | \$ - |
| | Sub Total | \$ 615,000 | \$ 718,420 | \$ 720,758 | \$ 276,840 | \$ 1,431,147 | \$ 375,865 | \$ 2,288,000 | \$ 597,126 | \$ 2,240,000 |
| | Debt Service | | | | | | | | | |
| 98-4800-4200 | PROF.SERVICES-PAYING AGENT | \$ 1,600 | \$ 1,750 | \$ 1,600 | \$ 1,750 | \$ 1,600 | \$ 1,750 | \$ - | \$ - | \$ - |
| 98-4800-8100 | DEBT SERVICE ACCT PRIN-2010 | \$ 160,000 | \$ 160,000 | \$ 180,000 | \$ 180,000 | \$ 200,000 | \$ - | \$ - | \$ - | \$ - |
| 98-4800-8200 | BOND DEBT SRVCE RESRV-INT EXP | \$ - | \$ (3,117) | \$ - | \$ (3,712) | \$ - | \$ - | \$ - | \$ - | \$ - |
| 98-4800-8300 | DEBT SRVC ACCT INTRST-2010 | \$ 298,455 | \$ 297,739 | \$ 291,005 | \$ 281,081 | \$ 282,455 | \$ 282,412 | \$ - | \$ - | \$ - |
| 98-4800-8400 | DEBT SERVICE ACCT PRIN-2021 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 240,000 | \$ 240,000 | \$ 393,278 |
| 98-4800-8450 | DEBT SRVC ACCT INTRST-2021 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 138,978 | \$ 138,978 | \$ 133,278 |
| | Sub Total | \$ 460,055 | \$ 456,372 | \$ 472,605 | \$ 459,120 | \$ 484,055 | \$ 284,162 | \$ 378,978 | \$ 378,978 | \$ 526,555 |
| | Total Expenditures | \$ 1,488,890 | \$ 1,379,563 | \$ 1,522,027 | \$ 918,964 | \$ 2,211,000 | \$ 871,777 | \$ 2,867,383 | \$ 1,162,325 | \$ 3,045,019 |
| | Net Income | \$ - | \$ 336,677 | \$ (0) | \$ 897,556 | \$ - | \$ 1,460,301 | \$ - | \$ 852,023 | \$ - |

Materials and Services Detail FY 22/23



| Description | | FY 20/21 Actuals | FY 21/22 Projected | FY 22/23 Budget |
|--|------------------------------------|---------------------|-----------------------|--------------------|
| Professional Services | | \$ 94,589 | \$ 66,000 | \$ 66,000 |
| | Attorney | \$ 45,000 | | |
| | Auditor | \$ 2,000 | | |
| | SVED | \$ 15,000 | | |
| | Misc. Services | \$ 4,000 | | |
| Dues, Subscriptions, Memberships | | \$ 1,500 | \$ 1,500 | \$ 2,600 |
| | Redevelopment Association of Idaho | \$ 2,600 | | |
| Personnel Training / Travel / Meetings | | \$ 2,000 | \$ 2,000 | \$ 2,000 |
| | Meetings | \$ 2,000 | | |

Capital Outlay FY 22/23



| Description | FY 20/21 Actual | FY 21/22 Projected | FY 21/22 Budget |
|---------------------------------------|--------------------|-----------------------|--------------------|
| Infrastructure Projects: | \$ 13,545 | \$ 500,000 | \$ 2,000,000 |
| Economic Development Projects: | \$25,000 | \$ 25,000 | \$ 25,000 |

Staffing Analysis FY 22/23



| Position | FY 20/21 Actual | FY 21/22 Projected | FY 22/23 Budget |
|--------------------|--------------------|-----------------------|--------------------|
| Chairman | 1 | 1 | 1 |
| Vice-Chair | 1 | 1 | 1 |
| Commissioners | 5 | 5 | 5 |
| Executive Director | 0.10 | 0.10 | 0.25 |
| Treasurer | 0.10 | 0.10 | 0.10 |
| Secretary | 0.10 | 0.10 | 0.10 |
| AP & Payroll | 0.05 | 0.05 | 0.05 |
| TOTAL | 7.6 | 7.6 | 7.5 |

RESOLUTION NO. 22-URA07

BY THE BOARD OF COMMISSIONERS OF THE KETCHUM URBAN RENEWAL AGENCY OF KETCHUM, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE KETCHUM URBAN RENEWAL AGENCY OF KETCHUM, IDAHO, TO BE TERMED “THE ANNUAL APPROPRIATION RESOLUTION”, APPROPRIATING SUMS OF MONEY AUTHORIZED BY LAW AND DEEMED NECESSARY TO DEFRAID ALL EXPENSES AND LIABILITIES OF THE URBAN RENEWAL AGENCY, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023, FOR ALL GENERAL, SPECIAL AND CORPORATE PURPOSES; DIRECTING THE EXECUTIVE DIRECTOR TO SUBMIT SAID BUDGET; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Ketchum Urban Renewal Agency of Ketchum, Idaho, 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 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, as amended and supplemented;

WHEREAS, the City Council of the City of Ketchum, Idaho (the City), on October 30, 2006, after notice duly published, conducted a public hearing on the Ketchum Urban Renewal Plan (the Urban Renewal Plan);

WHEREAS, following said public hearing the City adopted its Ordinance No. 992 on November 15, 2006, approving the Urban Renewal Plan and making certain findings;

WHEREAS, the City Council of the City of Ketchum, Idaho (the City), on November 15, 2010, after notice duly published, conducted a public hearing and adopted its Ordinance No. 1077, approving a revised Urban Renewal Area Plan with a revised revenue allocation area;

WHEREAS, pursuant to Idaho Code Sections 50-2006, 50-2903(5) and 50-1002, Agency staff has prepared a budget and the Agency has tentatively approved estimated revenues and expenditures for the fiscal year commencing October 1, 2022, and ending September 30, 2023, by virtue of its action at the Agency’s Board meeting of June 27, 2022;

WHEREAS, Agency has previously published notice on July 6, 2022 and July 13, 2022, of a public hearing to be conducted on July 18, 2022 at 2:00 p.m., at the Ketchum City Council Chambers, located at 191 5th Street, Ketchum, Idaho;

WHEREAS, on July 18, 2022, pursuant to Section 50-1002, Idaho Code, the Agency held a public hearing at the Ketchum City Council Chambers, located at 191 5th Street, Ketchum, Idaho, on the proposed budget and considered public comment on services, expenditures, and revenues planned for Fiscal Year 2023;

WHEREAS, the Board at its July 18, 2022, meeting did acknowledge receipt of written comment concerning the proposed FY 2023 budget and noted its inclusion in the record concerning consideration of the FY 2023 budget;

WHEREAS, the Board also allowed any public testimony to be taken at the July 18, 2022, board meeting;

WHEREAS, pursuant to Section 50-2006, Idaho Code, the Agency is required to pass an annual appropriation resolution and submit the resolution to the City Clerk of the City of Ketchum.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE KETCHUM URBAN RENEWAL AGENCY OF KETCHUM, IDAHO, AS FOLLOWS:

Section 1: That the sums of money, or as much thereof as may be authorized by law, needed, or deemed necessary to defray all expenses and liabilities of the Agency, as set forth in Exhibit A, which is annexed hereto and by reference made a part of this Resolution, are hereby appropriated for the general, special and corporate purposes and objectives of the Agency for the fiscal year commencing October 1, 2022, and ending September 30, 2023.

Section 2: That the Chairman shall submit said budget to the City of Ketchum upon adoption of this Resolution.

Section 3: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Ketchum Urban Renewal Agency of the City of Ketchum, Idaho, on July 18, 2022. Signed by the Chairwoman of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners, on this ____ day of July 2022.

Susan Scovell
Chair

ATTEST:

Lisa Enourato

EXHIBIT A

URBAN RENEWAL AGENCY FUND

| | Actual FY 20-21 | Budgeted FY 21-22 | Proposed FY 22-23 |
|---|--------------------|----------------------|----------------------|
| <u>EXPENDITURES:</u> | | | |
| URA Expenditures | 512,614 | 2,488,405 | 2,518,464 |
| URA Debt Service Expenditures | 292,987 | 378,978 | 526,555 |
| TOTAL URBAN RENEWAL AGENCY EXPENDITURES | 805,602 | 2,867,383 | 3,005,019 |
| <u>REVENUE:</u> | | | |
| Tax Increment Revenue | 1,860,533 | 1,750,000 | 2,101,905 |
| Other Revenue | 126,544 | 38,500 | 46,613 |
| Fund Balance | 0 | 1,078,883 | 896,501 |
| TOTAL URBAN RENEWAL AGENCY REVENUE | 1,987,077 | 2,867,383 | 3,045,019 |

From: [Participate](#)
To: [Suzanne Frick](#)
Subject: FW: For public comment and distribution to KURA Commissioners
Date: Thursday, June 30, 2022 3:58:50 PM

Public comment for KURA commissioners.

LISA ENOURATO | CITY OF KETCHUM

Public Affairs & Administrative Services Manager

P.O. Box 2315 | 191 Fifth St. W. | Ketchum, ID 83340

o: 208.726.7803 | f: 208.726.7812

lenourato@ketchumidaho.org | www.ketchumidaho.org

From: H Boyle <boylehp@yahoo.com>
Sent: Monday, June 27, 2022 3:35 PM
To: Participate <participate@ketchumidaho.org>
Cc: Andrew Guckes <aguckes@mtexpress.com>; Mark Dee <mdee@mtexpress.com>; Greg Foley <gfoley@mtexpress.com>
Subject: For public comment and distribution to KURA Commissioners

In listening to the 6/22/27 meeting, a couple of things stood out to me:

At a prior KURA meeting, Commissioner Scofield took me to task for stating that KURA is indeed independent of the City of Ketchum. Today's meeting really makes me question her position. KURA is clearly a tool of the City, especially the City Planning department.

One commissioner seemed confused by where the funds for SVED are in the budget. Based on a statement by the ED, he seems to think they are in 7110 - Economic Development. Per the documents provided by the staff, that money is in 4200, Professional Fees. KURA should only be funding consultants in highly limited circumstances on specific KURA projects (e.g. Agnew::Beck to help evaluation proposals).

The ED did not inform you that the City was likely to approve \$15k for SVED and that Mr Griffith's ask was a total of \$25k from City/KURA. Do you feel you are getting the whole story when funding requests are presented to you? KURA should not be paying anything to SVED. **KURA should not be a piggy bank for the City Council to fund its consultants.**

Also in the budget, it slid through, without comment, that **the City is planning to raise its charge to KURA for the ED by almost 3x.** How that was not discussed seems due to the inherent and unresolvable conflict of having a City employee as the ED of KURA. The budget increased her apportionment from .10 to .25, which is 2.5x the existing allocation. On top of that, her compensation is likely to go up 9% under the current City budget thinking. **For a cost like that, with such a material conflict of interest, to pass undiscussed, seems like a dereliction on part of KURA.**

This is made more egregious since that at the City budget meeting this morning, the Planning Department plans to raise its fees to recover 70% of its costs. That would include 70% of the City'

Planner's compensation. **This seems like double dipping by the City into KURA's piggy bank**, and if blessed by KURA, seems like a lack of independence.

The adoption of RESOLUTION 22-URA09 seems inconsistent with the budget you approved today, That budget has funding for many things other than Washington (to the exclusion of funding sidewalks per Chair Scoville). What is the point of the policy? To deny KURA funds to the two new hotels?

As for Bluebird, no questions were asked about the status of the project other than the intended start date. To wit:

- why has no building permit been issued despite the original March start time.
- what is the likelihood of litigation that could delay or stop the project?
- what is the likelihood of the developer asking for more KURA money?
- what is the outside date for which the tax credits are valid and what could delay construction past that date.
- what is the status of the local resident preference and why a draft of it has never been circulated.

If Bluebird gets built with KURA funds and turns into housing for the Marriott and retirees, KURA is going to look...well you can imagine. The City seems to use KURA as a source of dumb money for Bluebird.

You have gotten no information on the novel low-income housing proposal from a local Ketchum resident that could provide housing restricted to working people, at as low as 1/3 of market rates, which will make Bluebird look like a colossal misuse of taxpayer funds. Why not?

Having an ED from the City and two City Councillors as commissioners seems to put KURA in an awkward position. They only tell you what they want you to know (they were all at the City budget meeting this morning), so unless you ask the hard questions, you aren't making decisions on a fully-informed basis.

Respectfully,

Perry Boyle
Ketchum

From: [Participate](#)
To: [H Boyle](#); [Participate](#)
Cc: [Andrew Guckes](#); [Mark Dee](#); [Greg Foley](#); [Suzanne Frick](#)
Subject: RE: For public comment and distribution to KURA Commissioners
Date: Wednesday, July 13, 2022 6:16:44 PM

Perry—

In response to your comments to the KURA, please note the following information:

- No KURA funding has been allocated for SVED. The KURA budget includes the ability to provide funding if the KURA agrees to enter into a contract for services. SVED would first need to formally request funding from the KURA in FY 23 and KURA would decide if they wanted to enter into a contract with SVED for a specific scope of work.
- Funding provided by the City is through a separate contract and scope of work with SVED. The City and KURA on occasion have separate contracts with the same consultants (Agnew Beck for example) however, the scope of work for the city and KURA differ and are unrelated.
- You are incorrect that the increase in KURA staffing costs is for the Executive Director. A variety of staff support the KURA, including the City Clerk, City Treasurer, Senior Planner, Assistant Planner and the Planning and Building Director. The proposed increased staffing cost is to support the additional staff resources necessary to support the KURA in the development of the 1st and Washington property and other initiatives. This increase is not targeted for the Executive Director.
- During the Council budget presentation, a breakdown was provided illustrating the percent of time the Planning and Building Department staff spend on the different functions. P&B staff spend 77% of their time processing development applications and building permits, 6% on long range planning and code updates and 7% on KURA staffing. To provide additional staffing capacity for KURA and long-range planning initiatives, such as updating the zoning ordinance, without impacting the development permitting timeframes, additional staff resources are necessary. The additional staff would be funded by increased planning permit fees and KURA funding. The increase in fees is NOT to recover 70% of the department costs, it is to fund an additional staff position.
- Similar to the Community Library, the Limelight Hotel, and other development projects in Ketchum, the KURA has agreed to fund public improvements related to Bluebird. The concerns and issues you raise are best directed to the City Council since these issues are not within the jurisdiction of the KURA.
- No information has been provided from anyone on a new novel low-income housing proposal you mentioned. If there is information, I would be happy to share it with the Board.
- When the KURA was first formed, the entire City Council served as the KURA Board. That changed in 2011 and the Board consisted of 3 Councilmembers and 4 at large

members. That changed again in 2015 to the present configuration of 2 Councilmembers and 5 at large members. In establishing the make-up of the Board 2015, it was important to the Council and KURA Board that the majority of members were not Councilmembers and that at least 2 Councilmembers were on the Board for continuity and collaboration.

Should you have any further questions, please let me know.

Suzanne

SUZANNE FRICK | CITY OF KETCHUM

PLANNING AND BUILDING | KURA DIRECTOR

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

o: 208.727.5086 | m: 208.721.2765

sfrick@ketchumidaho.org | www.ketchumidaho.org

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Sent: Monday, June 27, 2022 3:35 PM

To: Participate <participate@ketchumidaho.org>

Cc: Andrew Guckes <aguckes@mtexpress.com>; Mark Dee <mdee@mtexpress.com>; Greg Foley <gfoley@mtexpress.com>

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Respectfully,

Perry Boyle
Ketchum



Ketchum Urban Renewal Agency

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

July 18, 2022

Chair and Commissioners
Ketchum Urban Renewal Agency
Ketchum, Idaho

REQUEST TO PROVIDE DIRECTION ON ADDITIONAL FUNDING FOR DEMOLITION OF OLD CITY HALL 480 EAST AVENUE

Introduction/History

The City and KURA entered into a reimbursement agreement for KURA funding for the demolition of old City Hall. The agreement established the reimbursement cost for demolition at \$201,061.40.

Analysis

The demolition of the structure is complete. The cost for the demolition exceeded the amount in the agreement by \$16,937.75. The additional cost was due to unforeseen conditions such as removal of an unknown oil tank, removal of an unknown septic tank, and increased debris disposal costs due to removal and disposal of larger than anticipated building footings.

Staff is asking direction from the Board if there is support to amend the reimbursement agreement and increase the amount by \$16,937.75. If there is support, staff recommends the Board adopt the following motion:

“I move to approve an amendment to KURA Reimbursement Agreement 50076 to increase the reimbursement amount by \$16,937.75 and authorize the Chair to sign the amended agreement.”

Financial Requirement/Impact

The KURA has sufficient funds to support the funding request.