



KETCHUM URBAN RENEWAL AGENCY

**Monday, May 16, 2022 at 12:00 PM
191 5th Street West, Ketchum, Idaho 83340**

AMENDED 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/89025552419>
Webinar ID: 890 2555 2419
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.

THE MEETING WILL BEGIN AT NOON.

CALL TO ORDER:

ROLL CALL:

COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS:

COMMUNICATIONS FROM THE PUBLIC:

1. Public comment submitted at info@ketchumura.org.

CONSENT CALENDAR: (ALL ACTION ITEMS)

2. ACTION: Approval of Bills.
3. ACTION: Approval of Meeting Minutes.

DISCUSSION ITEMS:

4. Quarterly report from Sun Valley Economic Development.
5. Review of Community Outreach Summary for 1st and Washington Site.



ACTION ITEMS:

6. ACTION ITEM: Discussion and action on requesting a contribution of \$1.5 million from the City of Ketchum for 1st and Washington Project.
- [7.](#) ACTION ITEM: Request from Dave Wilson for KURA funding for infrastructure associated with new development at 460 North Main Street, 5th Street and Main Street.
- [8.](#) ACTION ITEM: Review and direction to staff on Request for Proposal for 1st Street and Washington Avenue and review of information on land ownership structure.
9. ACTION ITEM: Discussion and action requesting partnership with Blaine County Housing Authority on Lift Tower Lodge.
- [10.](#) ACTION ITEM: Discussion, consideration, and direction on KURA funding to replace pavers on 4th Street

REPORTS FROM STAFF:

ADJOURNMENT:

Memo

To: Suzanne Frick ED Ketchum URA; Ketchum URA board members
From: Don Schuster, Sr. Vice President-Hospitality
Semi-Retired
CC: John Curnow, Alinio Azevedo
Date: April 22, 2022
Re: KURA First and Washington

First and foremost, the Aspen Ski Company would like to thank KURA for your assistance in providing community infrastructure as part of the development of the hotel. Additionally, we thank you for allowing this site to be used for staging of materials during the hotel's construction.

We are very interested in the 1st and Washington Ave. Redevelopment and have reviewed the information provided as well as meeting with Suzanne and Ellen with Agnew Beck.

Although we are not planning on providing a proposal for the entire project we would like to participate in the development at some level in the hopes of providing some much-needed employee housing for our employees. The Aspen Skiing Company has developed and purchased multiple employee housing complex's over the past 20 years. Our real need is to provide housing for seasonal employees during both the winter and summer seasons. Over the years we have perfected a unit type that works well for seasonal employees. I have attached a file showing the design of our most recent project, The Hub, which was completed last year in Basalt, Co. The basic unit design is 4 bedrooms with 2 compartmentalized bathrooms with a common living/kitchen/dining space of approximately 1000 s.f. each. Rental Rates are about \$600/month/employee utilities included. Although the project is located some 20 miles from most of our facilities it is serviced by our local transportation provider, RFTA, and we subsidize the transportation cost for employees. This is important as most of our seasonal employees will be here on a seasonal or year-round Visa and will not have a vehicle which reduces the required parking for the project. We can stipulate and control that via our leasing.

The Limelight is currently leasing several units in town and is in the process of moving 4 Tiny Homes from one of our developments in Basalt. The location of First and Washington would be ideal for us due to the adjacency to the hotel.

Our initial needs would be for approximately 30 seasonal beds plus several 1- and 2-bedroom apartments/condominiums for supervisory personnel or about 12,000 s.f. including circulation and tenant toy storage. However, we are open to consider other options with the selected developer. The day to day management of these units would be handled by the Limelight Hotel.

From a financial perspective we are open to purchasing the housing from the developer or entering into a long-term lease providing an assured cash flow for return and financing purposes. Although not preferable we would be in a position to consider a full floor of the new development some of which could be made available to employees of other local businesses.

From a design perspective for the overall project I think the cost to provide 2 levels of below grade parking will be cost prohibitive and somewhat ineffective as the access ramp will require substantial reductions in available parking spaces not to mention the cost for excavation, shoring and export of soils. We found this to be the case when developing the Limelight. Open parking on the ground level would be more cost effective. Perhaps consider one level below grade and partial parking deck towards the alley at grade with retail/restaurant on Washington.

We are supportive of a four-story building on the site and suggest larger penthouse type units on the fourth floor to help support the economics of the development. I know there are several Penthouse unit owners in the Limelight which would object to a 5-story building as it would impact their long-range views. The Limelight would consider managing these units providing services and access to some of our amenities. The Limelight Hotel in Aspen manages the condo complex adjacent to it.

We are happy to engage in any way we can help facilitate some of these ideas.

Willits Block 9 - EAST



Willits Block 9 - NORTH



Willits Block 9 - SOUTH



Willits Block 9 - WEST



Building Size: 53,000sf
Levels: 4
Ground Floor: 12,800sf
Units: 43 Units
of Bedrooms: 150
ASC Beds: 138
Deed Restricted Beds: 12

Total Beds: 24

- Entry Lobby
- Lounge
- Mail
- Laundry
- Storage Units
- Bathrooms
- Elevator

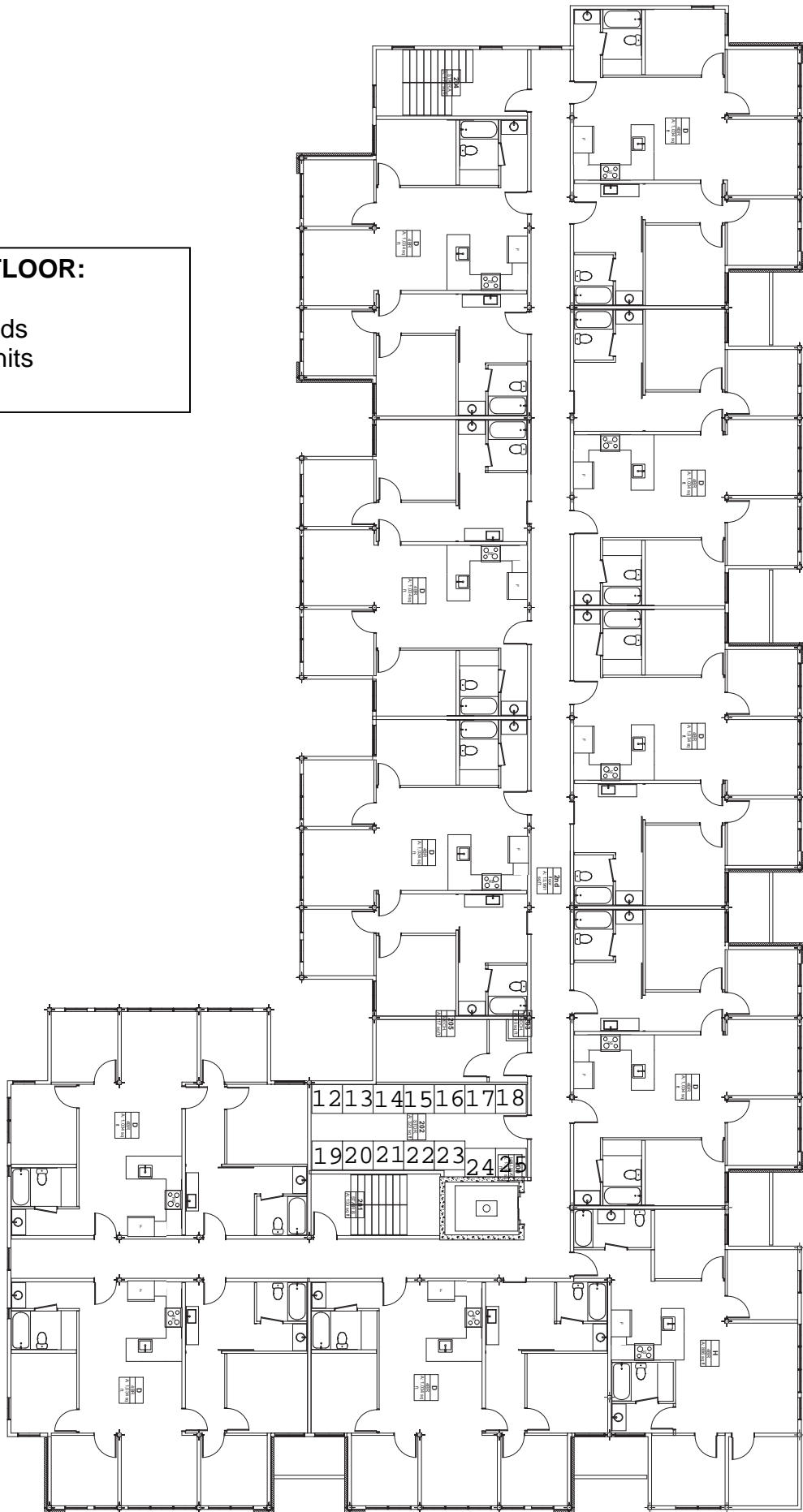
*HATCH DENOTES AREA CONVERTIBLE TO COMMERCIAL



1 SECOND FLOOR
SCALE 3/8" = 1'-0"

SECOND FLOOR:

ASC: 44 beds
11 - 4bdr units



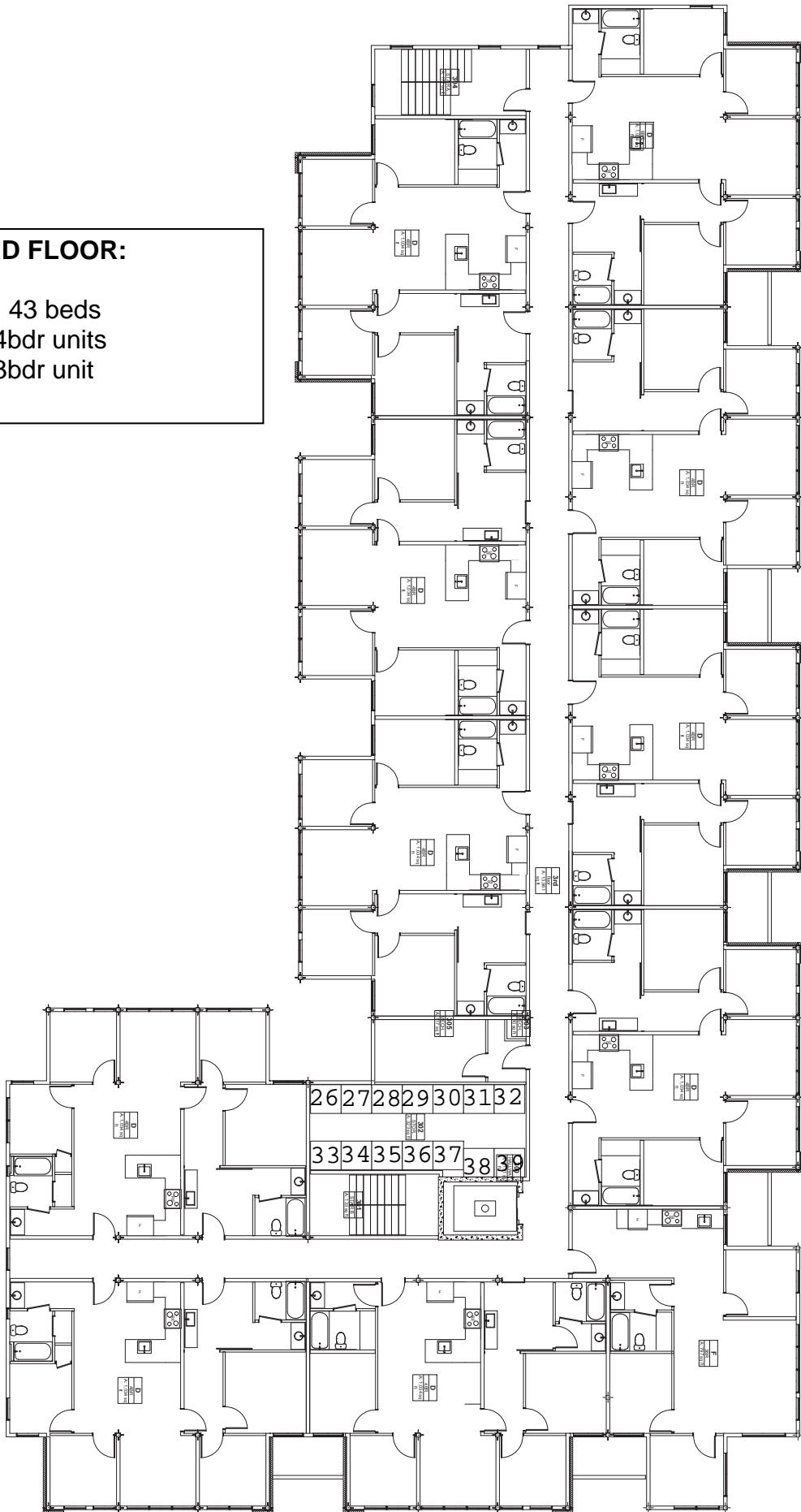
WILLITS BLOCK 9

BASALT, CO. 81621

L W
D P
LIPKIN WARNER DESIGN & PL
701 EAST VALLEY
800 SUITE 201
BASALT, CO 81621
P: 970.227.4467
W: lipkinwarner.com

THIRD FLOOR:

ASC: 43 beds
 10 - 4bdr units
 1 - 3bdr unit



A-103

THIRD FLOOR

| DATE | DESCRIPTION | REVISION |
|----------|-------------|----------|
| 10/10/19 | | |

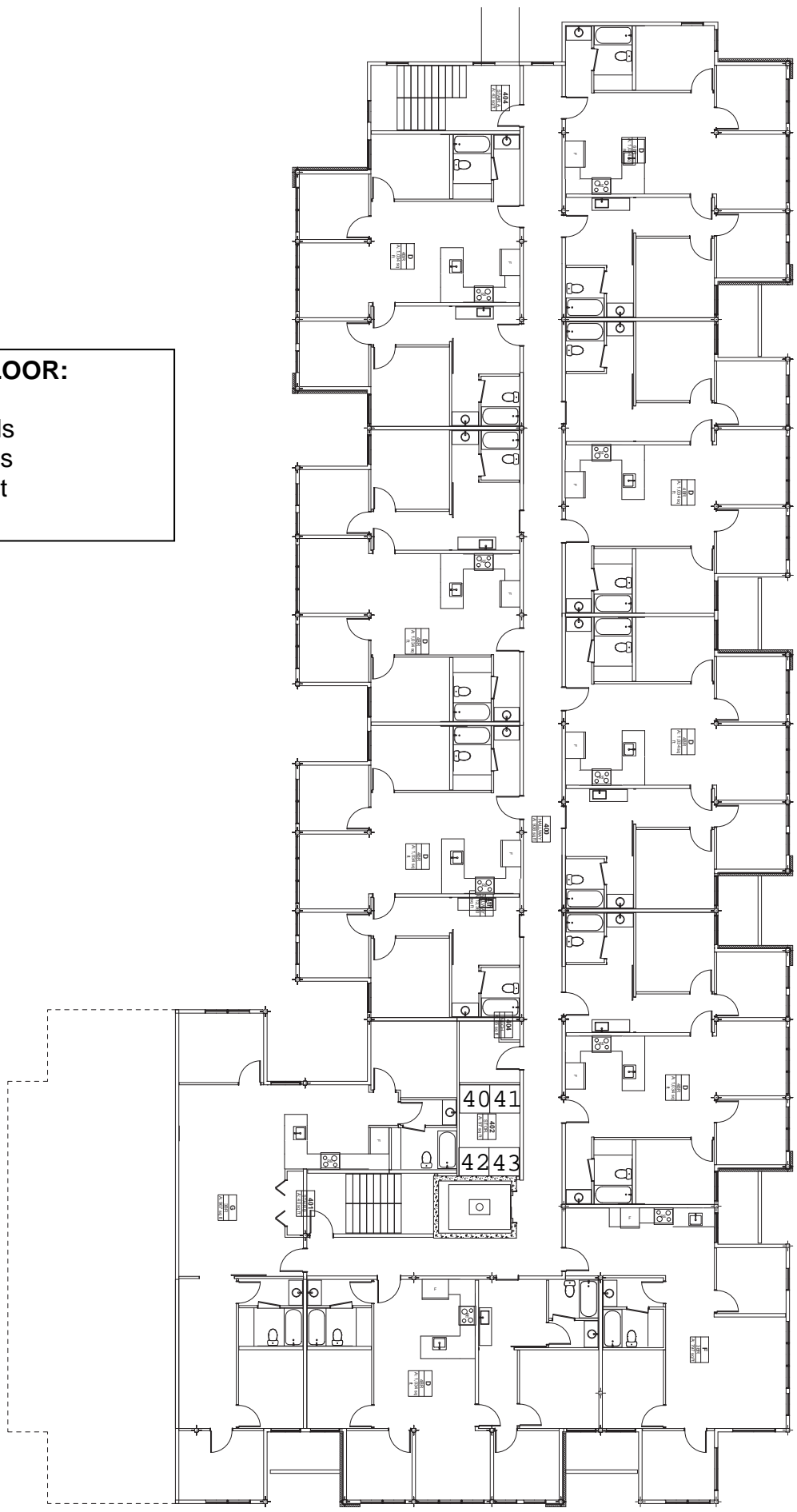
WILLITS BLOCK 9
 BASALT, CO. 81621

| | |
|--------------------------------------|--------------------------|
| L | W |
| D | P |
| LIPKIN WARNER DESIGN & PLANNING, LLC | |
| 701 EAST VALLEY | |
| 800 SUITE 201 | |
| BASALT, CO 81621 | |
| T: 970.227.4407 | F: 970.227.4407 |
| M: 970.227.4407 | E: info@lipkinwarner.com |



① **FOURTH FLOOR:**
SCALE: 1/8" = 1'-0"

FOURTH FLOOR:
ASC: 39 beds
9 - 4bdr units
1 - 3bdr unit



From: [Participate](#)
To: [Suzanne Frick](#)
Subject: FW: Development of Washington St. Site
Date: Thursday, April 28, 2022 1:43:03 PM

FYI

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: Jay Emmer <jay.r.emmer.1@gmail.com>
Sent: Monday, April 18, 2022 1:58 PM
To: Participate <participate@ketchumidaho.org>
Subject: Development of Washington St. Site

KURA,

I am happy to see that this site is actually being considered for the development of workforce housing since it has been my opinion for years now that this was the perfect site for workforce housing development in the City of Ketchum, and more recently (i.e. since its proposal), that this is where the lie-that-is-Bluebird should have been. That being said, I find that unrestricted units are being considered for the Fourth floor to be interesting and to some degree questionable for a variety of reasons. I would like a more in-depth explanation of the sudden reversal of the City's position on this lot and the potential development of it.

Respectfully,

Jay

Jay R. Emmer
502 Broadway Blvd., Ketchum

Washington Street Transit Center Concept



Conceptual Design of Eau Claire, WI Transit Center

Mountain Rides would like to bring forth the idea of a mixed-use development on the Washington Street lot that would include a ground level transit center. The Washington Street lot is well located and right sized for a transit center due to several factors:

- Located within one block of two existing hotels and two blocks of two planned/proposed hotels.
- Proximity to all MRTA's currently operating fixed route bus routes. A transit center in this location would require few if any route adjustments.
- Future benefit of a central drop-off/pickup location to service any users of a satellite or park and ride lots designed to take away or move the parking burden from the downtown core.
- Proximity to Main Street traffic signal, limiting or eliminating traffic conflicts with buses.
- Current street design accommodates MRTA's current and future fleets.
- Existing pedestrian infrastructure and easy connectivity to all destinations within the downtown core from this location.
- Charging opportunities during bus layovers at Transit Center, helping MRTA become even more efficient.

A transit center would not only benefit Mountain Rides users, but all Ketchum residents and visitors. A well-functioning central location for all transit users eliminates the need for some residents to even own

a vehicle, allowing the city to make further allowances on the number of parking spaces required with new developments.

A transit center would benefit transit users by providing one central point for all MRTA system transfers, something that today requires a somewhat intimate knowledge of how the bus system works. A central transfer location allows one single point for any user with any destination to get to any location in the Mountain Rides system from Bellevue to Warm Springs and all points in-between. Looking into the not-so-distant future, a transit center could serve traditional bus users, on-demand (micro-mobility) transit users, bike share program users and travelers of all types.

A huge benefit of a transit center for the tourism industry and those employed in the industry would be that employees could simply tell guests and visitors “head to the bus center” rather than being burdened by needing an intricate understanding of which bus or route pick up when and where. A Mountain Rides customer service kiosk at the transit center would provide a one-stop answer to the famous “how do I get to...” that we all get from time-to-time.

Creative funding opportunities would be gained by a “public-private” partnership. The Federal Transit Administration has a program in which “Transit-Oriented-Development (TOD)” is eligible for funds to help put a beneficial project together. A similar project was completed several years ago in downtown Boise.

Mountain Rides would simply like the opportunity to be a small piece of a much larger project in this location. Due to the size of the space, there is even an opportunity to have some commercial space on the first floor, with the transit center operating behind said space. High density residential would be ideal on the floors above. With a transit center, very little parking would be required in a mixed-use development such as this.

From: [Suzanne Frick](#)
To: [Tara Fenwick](#)
Subject: Fwd: PUBLIC COMMENT/ KURA MEETING May 16 2022
Date: Monday, May 16, 2022 8:08:41 AM

Tara—will you please post this on the agenda and get to KURA before their noon meeting.

Thank you

Begin forwarded message:

From: James Hungelmann <jim.hungelmann@gmail.com>
Date: May 15, 2022 at 11:20:58 PM MDT
To: Participate <participate@ketchumidaho.org>, Amanda Breen <ABreen@ketchumidaho.org>, Suzanne Frick <sfrick@ketchumidaho.org>, Jim Slanetz <jslanetz@ketchumidaho.org>, Neil Bradshaw <NBradshaw@ketchumidaho.org>, Courtney Hamilton <CHamilton@ketchumidaho.org>, Michael David <mdavid@ketchumidaho.org>, Participate <participate@ketchumidaho.org>
Cc: rpa@elamburke.com, "Matthew A. Johnson" <mjohnson@whitepeterson.com>
Subject: PUBLIC COMMENT/ KURA MEETING May 16 2022

Date May 16, 2022

To Ketchum Urban Renewal Agency Board (Susan Scovell, Chair)

CC Ketchum Mayor and City Council

Re **Public Comment/** KURA Meeting May 16, 2022

NOTIFICATION OF ILLEGALITY AND DEMAND TO COLLAPSE KURA

KURA agenda items –

5 - Review of Community Outreach Summary for 1st and Washington Site

6 - Discussion and action on requesting a contribution of \$1.5 million from the City of Ketchum for 1st and Washington Project

8 -Review and direction to staff on Request for Proposal for 1st Street and Washington Avenue and review of information on land ownership structure.

Dear Madam Chairperson and Board:

The purpose of this is to alert to the illegality of Ketchum Urban Renewal Agency and all its projects, certainly including “1st and Washington”, and to demand that city officials reverse course, collapse KURA, and return to the rule of law for Ketchum governance.

1

The Idaho Constitution absolutely prohibits cities (and counties, boards of education, school districts, and other subdivisions of the State of Idaho) from incurring indebtedness or liabilities without (i) a vote of two-thirds of the qualified electors, and (ii) an annual tax sufficient to pay principal and interest on such debt as it becomes due. Article VIII, Section 3.

2

The Idaho Urban Renewal Law, Idaho Code Section 50-2001 et seq., (“the Law”) provides a means by which municipalities may legally “end-run” this limitation, provided that qualifying conditions of “deteriorated” or “deteriorating” are in place that are sought to be remedied or alleviated by a municipality taking on ‘urban renewal’.

A qualifying "Urban renewal project" may include undertakings and activities of a municipality in an urban renewal area **for the elimination of deteriorated or deteriorating areas and for the prevention of the development or spread of slums and blight and may involve slum clearance and redevelopment** in an urban renewal area, or rehabilitation or conservation in an urban renewal area, or any combination or part thereof in accordance with an urban renewal plan.

If such deteriorated or deteriorating, blight-ridden conditions are not in place, Urban Renewal may not be used.

3

“Deteriorated” or “deteriorating” are terms that are thoroughly, precisely and unambiguously defined in the Law (Idaho Code Section 50-2018) to describe conditions broken down and dangerous that constitute a bona fide threaten to public health, safety and morals:

(8) "Deteriorated area" shall mean an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare. . . .

(9) "Deteriorating area" shall mean an area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use; . ..

4

Idaho law requires that the language of a statute be given its plain, usual and ordinary meaning. Where a statute such as the Idaho Urban Renewal Law is clear and unambiguous, the expressed intent of the legislature shall be given effect without engaging in statutory construction. The literal words of a statute are the best guide to determining legislative intent. Idaho Code Section 73-113.

5

So, to be considered “deteriorated” under the Law, each of these four preconditions **must** exist:

i) **Predominance** of buildings or improvements in the urban renewal area **that**

ii) **By reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors;**

iii) **Is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime,**

and

iv) **is detrimental to the public health, safety, morals or welfare in its present condition and use.**

Idaho Code Section 50-2018 (8).

6

To be considered “deteriorating” under the Law, the level of dilapidation must constitute a **menace to the public health, safety, morals or welfare in its**

present condition and use.

7

It is factually indisputable that from the inception of KURA in 2007 through the present date, never has there existed anywhere with the City of Ketchum any conditions even remotely constituting dire danger and a menace or threat to public health, safety, morals or welfare, as the Law requires for the existence of an urban renewal agency.

8

Ketchum's Urban Renewal plan adopted in 2006 and reaffirmed in 2010, in City Council Resolution 10-026, is fatally flawed. It cites as its *raison d'être* the following factual assertions that are hotly disputed by many if not most in this community and, most importantly, are legally irrelevant under the Law:

- "Substantial amount of deteriorated or deteriorating structures" to include
- "A lack of affordable workforce housing"
- "A lack of affordable downtown retail space"
- "Stalled population growth at 3000"
- "Weekday traffic congestion and parking difficulty"
- "A preponderance of defective and inadequate street layouts"
- "Leading to an unsafe pedestrian environment and difficulty way finding"
- "Unsafe conditions"
- "Substantial economic underdevelopment"

Even if true, none of these conditions qualifies as "deteriorated" or "deteriorating" under the Law. Whether such alleged conditions constitute "an economic and social liability" as the Council asserts in the Resolution is legally irrelevant. Moreover, the Resolution's assertion that these conditions constitute "a *menace* to public health, safety, morals and welfare" is an outrageous deception that must be exposed and set aside.

9

Therefore, as a matter of law, Idaho Urban Renewal may not be used in Ketchum. The City may pursue a capital project involving indebtedness such as envisioned at 1st and Washington only if it first secures a vote of two-thirds of the qualified electors with an annual tax sufficient to pay principal and interest on such debt as it becomes due. Idaho Constitution Article VIII, Section 3.

10

This proposed 1st and Washington affordable housing project has been sought by KURA to further the Master Goals of the Ketchum Urban Renewal Plan as revised, dated November 15, 2010, and specifically,

“c. The revitalization, redesign and development **of undeveloped areas which are stagnant or improperly utilized** especially through the creation of affordable workforce housing, a central town plaza and parking lots and structure” (Plan, p2)

However, it is a wild concoction to suggest, considering its history, that 1st and Washington can be deemed “stagnant” or “improperly utilized”. **More importantly, the fact that a property may be considered by some to be stagnant or improperly utilized, with a “higher and better use” than current conditions, is legally irrelevant.** As a matter of law, the URA vehicle is not available for perceived do-gooder projects or social engineering of any type. Again, the conditions must be *deteriorated or deteriorating* as those terms are precisely defined in the Law, in order to empower an urban renewal agency to become involved in the first place.

11

Ketchum City Council and KURA itself have grand plans to involve themselves in solutions to what they consider to be societal problems including a perceived affordable housing crisis. For example, its Plan states that the development of the 1st and Washington site aims to meet the following goals:

- Goal 1. Provide local, affordable workforce housing downtown, particularly for professionals and those essential to a strong, diverse downtown economy.
- Goal 2. Provide structured public parking in anticipation of long-term downtown growth and development.
- Goal 3. Provide active ground floor opportunities to maintain the vibrancy of downtown

These Goals are not legally compelling in any way. Again, unless conditions are dire and dangerous, blighted and slum ridden, URA may not be used as a vehicle. Close inspection of the subject property at 1st and Washington fails to find a shred of evidence supporting a claim of deteriorating or deterioration. In 2017 this property was procured and converted by KURA into a paved parking lot, something that KURA insisted at the time was essential to undertake. It is safe, easily accessible, centrally located and well used – and not deteriorating in any way.

12

The only serious “deteriorating conditions” constituting a grave Menace to public health, safety and morals in Ketchum, Idaho, is the mere existence of KURA and the modus operandi of officials in City Government to cut corners, cheat at the rules, hide from public view, and shamelessly misuse and abuse the law as they see fit, for their own political benefit and to the detriment of ethical governance and the public treasury. Witness also two of its most notable “undertakings” – “The Grand Hole (Hotel)” at the south entrance to town, now going on a decade of eyesore and “economic underdevelopment”, and the highly controversial “BB” Bluebird project intending to wastefully dedicate premium location, highest value

city property for affordable housing. And now, per KURA Meeting Agenda item 6, the City Council plans to divert \$1.5 million of taxpayer money to help finance a wildly illegal KURA project.

Accordingly, I respectfully insist that the City of Ketchum cease and desist from its pattern of deceptive maneuvering in Violation of law. It is the legal and ethical duty on the part of agencies and officials of city government to model for the citizenry a respectful compliance with the law. at all times.

KURA has absolutely no legal justification in Ketchum, Idaho. It is time to drag KURA and its books and records out into the spotlight, stop all projects/cut the damage, and roll up its tent. And then the City must hit the Reset - Pay as we go within operating budgets free of indebtedness, and for any major capital project deemed especially important, float it for a 2/3 vote of the citizenry, in full compliance with a reinstated rule of law.

Thank you.

Jim Hungelmann

Ketchum

Report Criteria:

Invoices with totals above \$0 included.

Only 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 | 195849 | General Representation | 9,310.25 |
| AGNEW BECK CONSULTING INC | 10354 | COMMUNITY STAKEHOLDERS | 11,703.75 |
| 98-4410-4900 PERSONNEL TRAINING/TRAVEL/MTG | | | |
| ATKINSONS' MARKET | 02536061 | MISC DE | 84.75 |
| ATKINSONS' MARKET | 06583790 | CHINET 70 CT | 9.02 |
| CITY OF KETCHUM | 5628 | URA-GF REIMB US BANK JAVA WORKSHOP | 143.43 |
| 98-4410-5000 ADMINISTRATIVE EXPNS-CITY GEN | | | |
| CITY OF KETCHUM | 5634 | REFUNDS & REIMBURSEMENTS | 4,189.27 |
| 98-4410-7100 INFRASTRUCTURE PROJECTS | | | |
| S & C ASSOCIATES LLC | 2370 | 2370 | 901.00 |
| F11 FILMS | 2093 | CANON & DRONE FILMING/EDITING | 750.00 |
| Total URBAN RENEWAL EXPENDITURES: | | | 27,091.47 |
| Total URBAN RENEWAL AGENCY: | | | 27,091.47 |
| Grand Totals: | | | 27,091.47 |

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

April 30, 2022

Invoice # 195849

Billing Atty - RPA

FOR PROFESSIONAL SERVICES RENDERED

From April 4, 2022 Through April 30, 2022

RE: General Representation

CLIENT/MATTER: 08962-00001

HOURS

| | | | |
|---------|-----|------|--|
| 4/04/22 | ARG | 2.00 | Review Board packet materials for Agency Board meeting. Attend Agency Board meeting. Review funding details related to Bluebird development contributions. |
| 4/04/22 | RPA | 2.00 | Review information from the city of Ketchum housing project RFP. Prepare for and attend the work session on the RFP with the Board for the 1st and Washington site. Outline next steps and content of the funding agreement for Bluebird. Review letter concerning reinstatement of funding for the Trail Creek hotel project. |
| 4/05/22 | RPA | .60 | Review and respond to emails on annual report process and approval. Address scheduling executive session for the Trail Creek project. Outline issues for 1st and Washington RFP. |
| 4/06/22 | ARG | 1.50 | Email correspondence to Suzanne Frick regarding needed information for drafting reimbursement agreement. Review Bluebird lease agreement for purposes of structuring reimbursement agreement. |
| 4/06/22 | KSK | .30 | Draft resolution approving the annual report. |
| 4/06/22 | RPA | 1.00 | Prepare for and attend work session on the RFP with KURA staff and consultant. Address the approval process of the annual report. Outline issues for RFP drafting. |
| 4/07/22 | ARG | 1.30 | Email correspondence to and from Suzanne Frick regarding reimbursement agreement. Begin drafting |

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

April 30, 2022

Invoice # 195849

| | | | |
|---------|-----|------|--|
| | | | ownership option pro/con outline regarding 1st and Washington. |
| 4/07/22 | RPA | 1.00 | Review annual report information for approval. Review issues for the Bluebird agreement and schedule for approval. Review information on the 1st and Washington RFP. Consider objectives for the Agency's goals on housing issues. |
| 4/08/22 | ARG | 2.00 | Review Bluebird lease for purposes of structuring reimbursement agreement with KCDC and Agency. Begin drafting KCDC reimbursement agreement. |
| 4/08/22 | RPA | .60 | Review lease structure for potential disposition of 1st and Washington. Consider RFP content for the 1st and Washington site. Outline issues for Bluebird project reimbursement agreement. |
| 4/10/22 | RPA | .30 | Outline issues for the 1st and Washington site for the RFP. Address reimbursement agreement content for the Bluebird reimbursement agreement. |
| 4/11/22 | ARG | 4.70 | Analyze potential use of ground lease for 1st and Washington development project. Draft reimbursement agreement. Review cost estimate for purposes of drafting reimbursement agreement. Analyze potential structure of reimbursement agreement. |
| 4/11/22 | MSC | 1.00 | Consider request for proposal terms including a ground lease option as an alternative to a conveyance of the property to support local housing goals. |
| 4/11/22 | RPA | .60 | Follow up on Bluebird reimbursement agreement, role of KCDC, how funding issues will work through IHFA program. Consider lease structure for the 1st and Washington site and benefits over outright sale. |
| 4/12/22 | ARG | 1.00 | Revise CIR modifying parties for purposes of making the Developer a party to the agreement. Revise pros/cons outline on ground lease vs disposition. Review and revise agenda for board meeting. Send same to Suzanne Frick with explanation of revisions. |
| 4/12/22 | RPA | 1.00 | Review information obtained during the open house |

PAGE 2

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
April 30, 2022
Invoice # 195849

| | | | |
|---------|-----|------|--|
| | | | on the RFP content for the 1st and Washington site. Consider items for the board agenda. Consider breakout of pros/cons of ground lease versus outright disposition. |
| 4/13/22 | RPA | 1.00 | Review information for the 1st and Washington site for the RFP. Review and comment on draft agenda. Review draft of the Bluebird reimbursement agreement. Consider role of KCDC and need to be a party to the agreement. |
| 4/14/22 | AKS | .40 | Review list regarding disposition compared to ground lease of property for project. Provide notes to list. Email regarding notes. |
| 4/14/22 | ARG | 2.50 | Revise capital improvement reimbursement. Draft resolution approving capital improvement reimbursement agreement. Review and respond to email correspondence from Suzanne Frick regarding letter of commitment from Agency to developer. Provide revisions to commitment letter. Draft executive session attorney/client memo. |
| 4/14/22 | RPA | 1.50 | Follow up on status of approval of the annual report, need for process and consideration of the filing of the report. Address the content of the Bluebird project letter of support in lieu of an agreement at this point. Further work on the RFP for the 1st and Washington site. |
| 4/15/22 | ARG | .60 | Revise executive session memo. Provide additional comments on pro/con ownership list. Send executive session memo and pro/con list to Suzanne Frick. |
| 4/15/22 | RPA | .60 | Review and comment on legal memo for executive session. Review meeting documents. Address housing issues and role of ground lease for the 1st and Washington site. Consider funding issues through IHFA. |
| 4/16/22 | ARG | 2.00 | Begin drafting request for proposals on 1st and Washington site. Review legal requirements for submission and necessary disclaimers. Analyze project outline. |
| 4/18/22 | ARG | 2.50 | Continue drafting RFP for 1st and Washington. |

PAGE 3

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

April 30, 2022

Invoice # 195849

| | | | |
|---------|-----|------|--|
| | | | Review Board packet. Attend via Zoom, Agency Board meeting. Review statutory tax implications for public entity versus private ownership. |
| 4/18/22 | RPA | 1.50 | Attend the executive session on the Trail Creek project and options for the Agency. Consider new application. Follow up on 1st and Washington RFP and Bluebird project. Further analysis of ground lease versus sale. |
| 4/18/22 | RPA | 1.00 | (NO CHARGE) Prepare for and attend via zoom the regular board meeting. |
| 4/19/22 | ARG | 1.60 | Continue drafting RFP for 1st and Washington. Draft acknowledgment and release for purposes of RFP. |
| 4/19/22 | RPA | .40 | Follow up on content of the RFP for discussion purposes for the 1st and Washington site. |
| 4/20/22 | ARG | .60 | Draft revisions to RFP on 1st and Washington property. Provide draft RFP to KURA staff and City. Provide acknowledge and release to KURA staff and City. |
| 4/20/22 | RPA | .60 | Review the distributed version of the RFP for 1st and Washington. Outline remaining issues for discussion and completion by the consultant. |
| 4/21/22 | ARG | .60 | Review of Ketchum Housing Action Plan for purposes of development of KURA 1st and Washington site. |
| 4/21/22 | RPA | .30 | Review emails concerning Housing Plan and impact on the 1st and Washington RFP. |
| 4/25/22 | ARG | 2.00 | Draft letter to legal counsel in response to letter regarding Trail Creek LLC OPC. Send same to Suzanne Frick for review. Prepare analysis of value and revenue sources for each potential disposition of property, as requested by Commissioner Lipton. |
| 4/25/22 | RPA | .40 | Review and comment on draft letter to Ed Lawson re: the Trail Creek project. Address next steps. |
| 4/26/22 | RPA | .80 | Address details of the Bluebird financing through IHFA and tax credit program. Meet with IHFA counsel on details. Consider how might be part of the 1st and Washington RFP. |

PAGE 4

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
April 30, 2022
Invoice # 195849

| | | | |
|---------|-----|-----|--|
| 4/27/22 | ARG | .50 | Revise analysis to Commissioner Lipton and Board regarding revenue sources. Send same to Suzanne Frick for review and distribution. |
| 4/27/22 | RPA | .50 | Follow up on IHFA financing issues and options. Address questions on best funding source for Agency concerning the 1st and Washington site. |
| 4/28/22 | ARG | .40 | Draft revisions to analysis for Commission Lipton. Provide same to Suzanne Frick. Send correspondence to Ed Lawson regarding Trail Creek OPA. |
| 4/28/22 | RPA | .60 | Review final draft of the response letter to Ed Lawson. Review outline of questions concerning funding and best revenue choices for the Agency as it relates to the 1st and Washington site. |

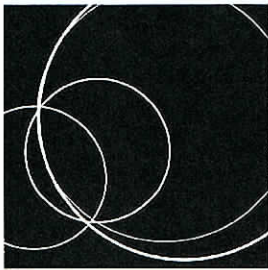
PROFESSIONAL FEES

9,330.50

| Timekeeper | Staff | Rate | Hours | Amount | Non-Chargeable | |
|---------------------|-------------|--------|-------|----------|----------------|--------|
| | | | | | Hours | Amount |
| Schaus, Amanda K. | Of Counsel | 215.00 | .40 | 86.00 | .00 | .00 |
| Germaine, Abbey R. | Of Counsel | 215.00 | 25.80 | 5,547.00 | .00 | .00 |
| Armbruster, Ryan P. | Of Counsel | .00 | .00 | .00 | 1.00 | 275.00 |
| Armbruster, Ryan P. | Of Counsel | 225.00 | 15.30 | 3,442.50 | .00 | .00 |
| Conrad, Meghan S. | Shareholder | 225.00 | 1.00 | 225.00 | .00 | .00 |
| Kline, Kim S. | Paralegal | 100.00 | .30 | 30.00 | .00 | .00 |
| | | | 42.80 | 9,330.50 | 1.00 | 275.00 |

PAGE 5

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



**AGNEW
::BECK**

Agnew::Beck Consulting, Inc.
PO Box 410
Palmer, AK 99645

Invoice

| Date | Invoice # |
|-----------|-----------|
| 4/14/2022 | 10354 |

| Bill To |
|--|
| Ketchum Urban Renewal Agency P.O. Box 2315 Ketchum, ID 83340 |

| Terms | Project |
|--------|-----------------------|
| Net 30 | Community Stakehol... |

| Description | Contract Amt | Prior Amt | Total % | Amount |
|---|--------------|------------|---------|----------|
| Task 1. Project Initiation | 3,980.00 | 3,306.25 | 86.28% | 127.50 |
| Task 2. Project Research and Preliminary Findings | 10,440.00 | 1,711.25 | 102.10% | 8,947.50 |
| Task 3. Conduct Additional Community Outreach | 8,700.00 | 420.00 | 35.04% | 2,628.75 |
| Task 4. Summarize and Synthesize Community Preferences | 4,180.00 | | 0.00% | 0.00 |
| Expenses | 1,750.00 | | 0.00% | 0.00 |
| Contract Dates: 11/15/2021 - 6/15/2022 | | | | |
| For work completed 3/1/2022 - 3/31/2022 | | | | |
| Budget amount remaining after this invoice: \$11,908.75 | | | | |
| | \$29,050.00 | \$5,437.50 | | |

| | | |
|-------------------------|--|-------------|
| Total | | \$11,703.75 |
| Payments/Credits | | \$0.00 |
| Balance Due | | \$11,703.75 |

Engage, Plan, Implement.

98-4410-4200

Shellie Rubel

From: Suzanne Frick
Sent: Monday, April 18, 2022 2:34 PM
To: Shellie Rubel
Subject: FW: Agnew::Beck March Invoice
Attachments: KURA Stakeholder Engagement Invoice 3. Mar2022.pdf

Shellie—can you please process for the next KURA meeting-and charge to 98-4410-4200

Thanks

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

From: Emma Harris <emma@agnewbeck.com>
Sent: Friday, April 15, 2022 4:19 PM
To: Suzanne Frick <sfrick@ketchumidaho.org>
Cc: Aaron Mondada <aaron@agnewbeck.com>; Lucy Mason <Lucy@agnewbeck.com>; Laura Bunnell <Laura@agnewbeck.com>
Subject: Agnew::Beck March Invoice

Hello Suzanne,

I have attached an invoice for work completed in the month of March on KURA Community Stakeholder Engagement.

Please let us know if you have any questions.

Thank you!

Emma Harris

Senior Finance Associate
907.222.5424 Office | 907.632.3024 Cell | www.agnewbeck.com | Engage. Plan. Implement.
Dena'inaq e'nen'aq' gheshtnu ch'q'u yeshdu. (Dena'ina) *I live and work on the land of the Dena'ina. (English)*
Translation by J. Isaak and S. Shaginoff-Stuart

98-4410-4900



THANK YOU FOR SHOPPING!
HAVE A GREAT DAY!

0001 06 06583790 04/13/22 3:22pm 112 SANDY
**** DUPLICATE RECEIPT ****
CHINET 70 CT BO \$9.49 T

SUBTOTAL \$9.49
5% BUSINESS-GOV 5% \$0.47-

SUBTOTAL \$9.02
TOTAL \$9.02

ATKINSON CHG \$9.02

MID # 519728

CHANGE \$0.00

OF ITEMS: 1

Thanks CITY OF KETCHUM

Frequent Deli Program
You have purchased
6 of 10 deli specials towards a
Free Deli Special



THANK YOU FOR SHOPPING!
HAVE A GREAT DAY!

0001 02 02536061 04/13/22 3:13pm 108 MARISSA
**** DUPLICATE RECEIPT ****
MISCELLANEOUS DE \$79.95 TF

SUBTOTAL \$79.95
IDAHO TAX \$4.80
TOTAL \$84.75

ATKINSON CHG \$84.75

MID # 519728

CHANGE \$0.00

OF ITEMS: 1

**CITY OF KETCHUM**

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

INVOICE

| Date | Number | Page |
|------------|--------|------|
| 05/02/2022 | 5628 | 1 |

Bill To: KETCHUM URBAL RENEWAL AGENCY

KETCHUM ID 83340

Customer No. 410**Project:** BOX 2315**Terms:** Due Upon Receipt**Invoice Due Date:** 05/02/2022

| Quantity | Description | Unit Price | Net Amount |
|----------|------------------------------------|------------|------------|
| 1 | URA-GF REIMB US BANK JAVA WORKSHOP | 143.43 | 143.43 |

98-4410-4900

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

Amount 143.43**Balance Due** 143.43



U.S. BANK
P. O. Box 6343
Fargo, ND 58125-6343



ACCOUNT NUMBER 4485-5910-0131-0568

AMOUNT DUE \$0.00

000001135 01 SP 0.530 106481493508637 P
SUZANNE FRICK
CITY OF KETCHUM
PO BOX 2315
KETCHUM ID 83340-2315

"MEMO STATEMENT ONLY"
DO NOT REMIT PAYMENT

1209

MESSAGES:

| TRAN DATE | POST DATE | MCC CODE | TRANSACTION DESCRIPTION | REFERENCE # | AMOUNT |
|-----------|-----------|----------|---|-------------------------|-------------------|
| 04-13 | 04-15 | 5812 | JAVA KETCHUM KETCHUM ID | 24013392104001475622923 | 143.43 |
| 04-18 | 04-20 | 3000 | UNITED 0162407028498 800-932-2732 TX CRUTCHER/ADAM DEPARTURE: 06-26-22 SUN UA H ORD UA U BWI | 24692162109100108044073 | 727.10 |
| 04-18 | 04-20 | 3058 | DELTA AIR 0062311613173 DELTA.COM CA CRUTCHER/ADAM DEPARTURE: 07-01-22 BWI DL H DTW DL H SLC DL H SUN | 24717052109871091283860 | 528.60 |

city will pay

| CUSTOMER SERVICE CALL 800-344-5696 | ACCOUNT NUMBER | ACCOUNT SUMMARY | |
|---|---------------------|----------------------------------|-------------------|
| | STATEMENT DATE | | |
| MANAGING ACCOUNT NUMBER 4485-5945-5551-7646 CONTACT AND ADDRESS CITY OF KETCHUM SANDRA CADY PO BOX 2315 KETCHUM, ID 83340 | 4485-5910-0131-0568 | PURCHASES, FEES & ADJUSTMENTS | \$1,399.13 |
| | 04/25/22 | CHECKS/CASH ADVANCES | \$0.00 |
| | | DISPUTE AMOUNT | \$0.00 |
| | | CREDITS | \$0.00 |
| | | STATEMENT TOTAL | \$1,399.13 |

Welc

Suzanne

4/13/22, 2:45 A50
Server: Cash
Takeout

Invoice: 22041, anne

Credit Sale
Status:

Card Type:
Card Number: X6
Card Owner: FI
Entry Method: CH
Auth Code: 05
APPLAB: /IS
AID: 90
TC:

1 SM Cambro
1 SM Mexican Hot C
Cambro 80.00
2 Milk
20oz

45.00

7.80

Subtotal
City Tax
Tax

132.80
2.66
7.97

Total

143.43

VISA - xxxx0568

143.43

AMOUNT

143.43

TIP

TOTAL



CITY OF KETCHUM

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

INVOICE

| Date | Number | Page |
|------------|--------|------|
| 05/04/2022 | 5636 | 1 |

Bill To: KETCHUM URBAL RENEWAL AGENCY

KETCHUM ID 83340

Customer No. 410

Project: BOX 2315

Terms: Due Upon Receipt

Invoice Due Date: 05/14/2022

| Quantity | Description | Unit Price | Net Amount | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--------------------------|--------------------|-----------------|--|--|-------|--|----------|------|------------|--|----------------|-------|----|----------|-----------------|-------|-------|--------|----------------|-------|----|--------|---------------|-------|---|--------|----------------|-------|---|--------|-------|--|--|----------|
| 1 | REFUNDS & REIMBURSEMENTS | 4,189.27 | 4,189.27 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table> <tr> <th colspan="2"></th><th colspan="2">Hours</th></tr> <tr> <th>Employee</th><th>Rate</th><th colspan="2">April 2022</th></tr> <tr> <td>Frick, Suzanne</td><td>85.44</td><td>22</td><td>1,879.68</td></tr> <tr> <td>Landers, Morgan</td><td>70.83</td><td>13.25</td><td>938.50</td></tr> <tr> <td>Crutcher, Adam</td><td>44.87</td><td>16</td><td>717.92</td></tr> <tr> <td>Fenwick, Tara</td><td>58.99</td><td>7</td><td>412.93</td></tr> <tr> <td>Rubel, Shellie</td><td>60.06</td><td>4</td><td>240.24</td></tr> <tr> <td colspan="2">Total</td><td></td><td>4,189.27</td></tr> </table> | | | | | | Hours | | Employee | Rate | April 2022 | | Frick, Suzanne | 85.44 | 22 | 1,879.68 | Landers, Morgan | 70.83 | 13.25 | 938.50 | Crutcher, Adam | 44.87 | 16 | 717.92 | Fenwick, Tara | 58.99 | 7 | 412.93 | Rubel, Shellie | 60.06 | 4 | 240.24 | Total | | | 4,189.27 |
| | | Hours | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Employee | Rate | April 2022 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Frick, Suzanne | 85.44 | 22 | 1,879.68 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Landers, Morgan | 70.83 | 13.25 | 938.50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Crutcher, Adam | 44.87 | 16 | 717.92 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fenwick, Tara | 58.99 | 7 | 412.93 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Rubel, Shellie | 60.06 | 4 | 240.24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | | | 4,189.27 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p><i>98-4410-5000</i></p> <p>Please remit payment to: City of Ketchum Post Office Box 2315 Ketchum, Idaho 83340</p> | | Amount | 4,189.27 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Balance Due | <u>4,189.27</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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 | 04/12/2022 | 1 | 6 | 417002 | URA ADMINISTRATION | 7.00 | | Staff meeting, emails, POD |
| 2606 | CRUTCHER, ADAM | 04/13/2022 | 1 | 6 | 417002 | URA ADMINISTRATION | 5.00 | | Meetings, emails, phone calls |
| 2606 | CRUTCHER, ADAM | 04/14/2022 | 1 | 6 | 417002 | URA ADMINISTRATION | 2.00 | | Meetings, POD, emails |
| 2606 | CRUTCHER, ADAM | 04/15/2022 | 2 | 6 | 417002 | URA ADMINISTRATION | 2.00 | | Meeting, Emails, Phone calls |
| Total CRUTCHER, ADAM: | | | | | | | 16.00 | | |
| FENWICK, TARA | | | | | | | | | |
| 1400 | FENWICK, TARA | 04/04/2022 | 2 | 1 | 415003 | URA ADMINISTRATION | 2.00 | | |
| 1400 | FENWICK, TARA | 04/05/2022 | 2 | 1 | 415003 | URA ADMINISTRATION | 1.00 | | |
| 1400 | FENWICK, TARA | 04/14/2022 | 2 | 1 | 415003 | URA ADMINISTRATION | 2.00 | | |
| 1400 | FENWICK, TARA | 04/18/2022 | 2 | 1 | 415003 | URA ADMINISTRATION | 2.00 | | |
| Total FENWICK, TARA: | | | | | | | 7.00 | | |
| FRICK, SUZANNE | | | | | | | | | |
| 2600 | FRICK, SUZANNE | 04/04/2022 | 2 | 6 | 417002 | URA ADMINISTRATION | 3.00 | | |
| 2600 | FRICK, SUZANNE | 04/05/2022 | 2 | 6 | 417002 | URA ADMINISTRATION | 1.00 | | |
| 2600 | FRICK, SUZANNE | 04/06/2022 | 2 | 6 | 417002 | URA ADMINISTRATION | 3.00 | | |
| 2600 | FRICK, SUZANNE | 04/07/2022 | 2 | 6 | 417002 | URA ADMINISTRATION | 2.00 | | |
| 2600 | FRICK, SUZANNE | 04/08/2022 | 2 | 6 | 417002 | URA ADMINISTRATION | 1.00 | | |
| 2600 | FRICK, SUZANNE | 04/11/2022 | 2 | 6 | 417002 | URA ADMINISTRATION | 3.00 | | |
| 2600 | FRICK, SUZANNE | 04/13/2022 | 2 | 6 | 417002 | URA ADMINISTRATION | 2.00 | | |
| 2600 | FRICK, SUZANNE | 04/14/2022 | 2 | 6 | 417002 | URA ADMINISTRATION | 2.00 | | |
| 2600 | FRICK, SUZANNE | 04/18/2022 | 2 | 6 | 417002 | URA ADMINISTRATION | 3.00 | | |
| 2600 | FRICK, SUZANNE | 04/20/2022 | 2 | 6 | 417002 | URA ADMINISTRATION | 2.00 | | |
| Total FRICK, SUZANNE: | | | | | | | 22.00 | | |
| LANDERS, MORGAN R | | | | | | | | | |
| 2602 | LANDERS, MORGAN R | 04/03/2022 | 1 | 6 | 417002 | URA ADMINISTRATION | 2.00 | | |
| 2602 | LANDERS, MORGAN R | 04/04/2022 | 3 | 6 | 417002 | URA ADMINISTRATION | 2.00 | | |
| 2602 | LANDERS, MORGAN R | 04/05/2022 | 1 | 6 | 417002 | URA ADMINISTRATION | 1.00 | | |
| 2602 | LANDERS, MORGAN R | 04/06/2022 | 1 | 6 | 417002 | URA ADMINISTRATION | 1.00 | | |
| 2602 | LANDERS, MORGAN R | 04/07/2022 | 2 | 6 | 417002 | URA ADMINISTRATION | 1.00 | | |
| 2602 | LANDERS, MORGAN R | 04/13/2022 | 2 | 6 | 417002 | URA ADMINISTRATION | 3.00 | | 1st and Wash open house |

| Employee Number | Name | Date | Reference Number | Task Number | Activity Code | Activity Description | Hours | Pay Code | Comments |
|--------------------------|-------------------|------------|------------------|-------------|---------------|----------------------|-------|----------|----------|
| 2602 | LANDERS, MORGAN R | 04/18/2022 | 1 | 6 | 417002 | URA ADMINISTRATION | 2.25 | | |
| 2602 | LANDERS, MORGAN R | 04/19/2022 | 2 | 6 | 417002 | URA ADMINISTRATION | 1.00 | | |
| Total LANDERS, MORGAN R: | | | | | | | 13.25 | | |
| RUBEL, SHELLIE L | | | | | | | | | |
| 1500 | RUBEL, SHELLIE L | 04/13/2022 | 1 | 1 | 415003 | URA ADMINISTRATION | 4.00 | | |
| Total RUBEL, SHELLIE L: | | | | | | | 4.00 | | |
| Grand Totals: | | | | | | | 62.25 | | |

Report Criteria:
Activity code = 415003,417002

**S&C Associates**

PO Box 2647 • Ketchum, ID 83340
Phone (208) 861-7593

Invoice

| Date | Invoice # |
|----------|-----------|
| 4/8/2022 | 2370 |

| Bill To |
|--|
| Jade Riley - City Administrator City of Ketchum PO Box 2315 Ketchum, ID 83340 |

| Client Project No. |
|-------------------------|
| |
| Project Name |
| 22-1010 Sidewalk Infill |

| Date | Description | Hours | Rate | Amount |
|-----------|--|-------|--------|--------|
| 3/14/2022 | PROFESSIONAL CONSULTING SERVICES FROM MARCH 1, 2022 THROUGH MARCH 31, 2022 SHERRI M. NEWLAND, PE - Schedule, coordination with Galena, drawing review and comment | 1 | 118.00 | 118.00 |
| 3/15/2022 | SHERRI M. NEWLAND, PE - Schedule, coordination with Galena, drawing review and comment | 1 | 118.00 | 118.00 |
| 3/16/2022 | SHERRI M. NEWLAND, PE - Public notice and advertising coordination with IME, schedule updates | 0.5 | 118.00 | 59.00 |
| 3/18/2022 | SHERRI M. NEWLAND, PE - Public notice and advertising coordination with IME, schedule updates | 1 | 118.00 | 118.00 |
| 3/19/2022 | SHERRI M. NEWLAND, PE - Public notice and advertising coordination with IME, schedule updates | 0.5 | 118.00 | 59.00 |
| 3/20/2022 | SHERRI M. NEWLAND, PE - Advertising follow up, AGC plan room posting coordination, contractor outreach | 1 | 118.00 | 118.00 |
| 3/22/2022 | SHERRI M. NEWLAND, PE - Advertising follow up, AGC plan room posting coordination, contractor outreach | 1 | 118.00 | 118.00 |
| 3/23/2022 | SHERRI M. NEWLAND, PE - Advertising follow up, AGC plan room posting coordination, contractor outreach | 1 | 118.00 | 118.00 |
| 3/10/2022 | SHELLY M. SCOTT - Project Billings | 1 | 75.00 | 75.00 |

Thank you for your business.

Invoice Total

\$901.00

98-4410-7100

Invoice

F11 Films
PO Box 10011 - Mailing
110 - 5th Street West - Physical
Ketchum, ID 83340

Bill To

City of Ketchum
ATTN: Suzanne Frick
191 5th Street West
Ketchum, ID
83340



F11 FILMS

| Date | Invoice No. | P.O. Number | Terms | Project |
|----------|-------------|-------------|--------|----------|
| 03/31/22 | 2093 | | Net 30 | KURA lot |

| Item | Description | Quantity | Rate | Amount |
|----------------------|--|----------|--------|--------|
| Local Film Day Rate | KURA Lot - Canon & Drone | 0.5 | 500.00 | 250.00 |
| Local Film Day Rate | KURA Lot - Canon & Drone | 0.5 | 500.00 | 250.00 |
| Project Rate Editing | KURA Lot - Deliverables Edit Web and Print | 0.5 | 500.00 | 250.00 |
| | COI attached w-9 attached | | | |
| 98-4410-7100 | | | | |

Thank you for your business

Subtotal \$750.00

Sales Tax (0.0%) \$0.00

Total \$750.00



Regular Meeting Minutes

Monday, April 18, 2022

2:00 PM

Ketchum City Hall

CALL TO ORDER:

Chair, Susan Scovell called the meeting to order at 2:02 p.m. *(Video 00:04:30)*

ROLL CALL:

Present

Chair, Susan Scovell

Vice-Chair, Casey Dove

Board Member, Gary Lipton

Board Member, Amanda Breen

Board Member, Jim Slanetz

Board Member, Casey Burke

Other Attendees:

Executive Director, Suzanne Frick

Senior Planner, Morgan Landers

KURA Counsel, Ryan Armbruster (via Zoom)

KURA Counsel, Abbey Germaine (via Zoom)

Secretary, Tara Fenwick

Agnew-Beck, Ellen Campfield-Nelson (via Zoom)

Agnew-Beck, Shanna Zuspan (via Zoom)

Agnew-Beck, Aaron Mondada (via Zoom)

BOARD COMMUNICATIONS:

- None

PUBLIC COMMENT:

- Gary Lipton shared appreciation for Agnew-Beck and staff.

ACTION ITEMS: *(Video 00:06:00)*

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

Motion to approve minutes of April 4, 2021. Board Member, Amanda Breen, presented the motion, Board Member, Gary Lipton seconded the motion. The motion passed. All in favor.



DISCUSSION ITEMS: (*Video 00:07:00*)

1. The Agnew-Beck team shared program status and a presentation on developing the 1st and Washington parking lot.

Chair, Susan Scovell opened public comment.

| | |
|-------------|----------------|
| Perry Boyle | Video 01:01:50 |
|-------------|----------------|

Chair, Susan Scovell closed public comment.

The Board members discussed the item and received answers to questions from staff.

ACTION ITEMS: (*Video 01:06:30*)

2. ACTION ITEM: Receive public comment on the 2021 KURA Annual report and recommendation to adopt Resolution 22-URA06 approving the 2021 KURA Annual Report.

Chair, Susan Scovell opened public comment.

| | |
|-------------|----------------|
| Perry Boyle | Video 01:08:40 |
|-------------|----------------|

Chair, Susan Scovell closed public comment.

Motion to approve the 2021 KURA Annual report and adopt Resolution 22-URA06. Board Member, Amanda Breen, presented the motion, Board Member, Casey Dove seconded the motion. The motion passed. All in favor.

3. ACTION ITEM: Recommendation to authorize the Chair to sign the April 18, 2022, KURA funding commitment letter for the Bluebird Housing project.

The Board members discussed the item with counsel and staff.

Motion to authorize Chair to sign the April 18, 2022, funding commitment letter for the Bluebird Housing project. Board Member, Amanda Breen, presented the motion, Board Member, Casey Dove seconded the motion. The motion passed. All in favor.



EXECUTIVE SESSION – ACTION ITEM:

4. Pursuant to Idaho Code Section 74-206(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 74-206(1)(d) to consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code.

Motion to move into Executive Session. Chair, Susan Scovell took roll call on the vote: Breen, Burke, Dove, Lipton, Scovell, Slanetz. The motion passed. All in favor.

ADJOURNMENT:

Motion to adjourn. Vice-Chair, Casey Dove presented the motion, Board Member, Amanda Breen seconded the motion. The motion passed. All in favor.

Susan Scovell, Chair

ATTEST:

Tara Fenwick, Secretary

Sun Valley Economic Development
March 2022

Describe any activities taken this month to advance your industry targeting objectives

(Objective A)- additional meetings of Ketchum workforce housing taskforce with focus on storyline for public input; support and analysis for Ketchum LOT for Housing ballot initiative; assessment of total Blaine Co multi-family project pipeline shows 668+ units planned for '23+; assessment also shows c400,000 sf of commercial development planned for Ketchum; awarded \$3k ARPA recovery grant from Blaine Co on behalf of SV Culinary Institute for reimbursement based on installation of air quality improvement system; executed IDWC Industry grant to SV Culinary for \$150k; evaluating ESOP options as transfer/succession planning mechanism for older local business owners.

Describe any activities taken this month to advance your business outreach objectives

(Objective B) –direct outreach to 54 local business organizations; main topics remain lack of local talent and workforce housing options; presentation to 150 executives from Berkadia (Berkshire Hathaway subsidiary) on local economy and real estate market dynamics; continued advocacy in support of affordable housing projects, and streamlining design policy guidelines; feedback to Ketchum P&Z on new Emergency Ordinance 1234 ; continued gathering economic data for production of 4Q '21 dashboard issue; follow-up on lapsed membership roster; discussion with BC School District and local NFP's on establishing improved high school vocational program focused on placed business internships.

Describe any activities taken this month to advance your main street and entrepreneurship activities (Objective C)

–monthly meeting of Blaine Recovery Committee Business Working Group; continued stress on local restaurants with closure of Bigwood Grill and substitution with operations at Apples Warm Springs starting this summer; evaluation of options for cost effective disposal of surplus wood product from Baldy Forest Health project.

Describe any activities taken this month to advance your placemaking objectives (Objective D)

– continued dialogue with potential movie producers about Sunrise film production.

Describe any activities taken this month to advance your professional development objectives (Objective E)

–2022 individual performance criteria approved by Board

Describe any other activities taken this month that fall outside of your workplan objectives-

Finalized local details for IEAD Spring conference.



KURA 1st and Washington

Stakeholder Engagement Summary Report



Project Overview

The Ketchum Urban Renewal Agency (KURA) is beginning the process to redevelop their property located at 1st St. E. and Washington Ave. The intent of the proposed development is to provide housing that supports people who are living and working in Ketchum, Idaho.

The process to date has included a robust stakeholder engagement initiative led by Agnew::Beck Consulting and the development of an RFP that will solicit proposals and bids from developers to help KURA achieve their goals on the site.

The development of the 1st and Washington site aims to meet the following goals:

- **Goal 1.** Provide local, affordable workforce housing downtown, particularly for professionals and those essential to a strong, diverse downtown economy.
- **Goal 2.** Provide structured public parking in anticipation of long-term downtown growth and development.
- **Goal 3.** Provide active ground floor opportunities to maintain the vibrancy of downtown.

These goals were established through a KURA Board-driven process with the intent to provide affordable housing in Downtown Ketchum while also maximizing the public benefit of the land. Additionally, a robust stakeholder and public engagement process was conducted that affirmed and informed these primary project goals.

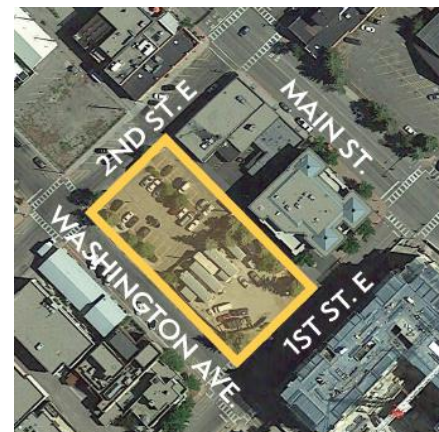
Site Context

The 1st and Washington property is half a downtown city block located one block west of Ketchum's Main Street along N Washington Ave., between 1st and 2nd Streets. The property is in a prime downtown location within a block or two of the newly constructed Limelight Hotel (an Aspen Ski Company property), Argyros Performing Arts Center, various shops and restaurants, a grocery store, and the historic Forest Service Park. This area of downtown is bustling year-round with weekly summer concerts/events in the park, patio events and music at the Limelight, Wagon Days, Trailing of the Sheep, and other events.

The property is four Ketchum Townsite Lots with a total of 22,000 square feet (.505 acres). The KURA purchased Lots 5 and 6 from the City of Ketchum in 2018 and has owned Lots 7 and 8 since 2006. The property is currently a public pay-to-park surface parking lot leased to the City of Ketchum.

The property is located within the City's Urban Renewal District and is zoned Community Core Subdistrict 2, which is intended for mixed-use development with a focus on promoting compact walkable commerce and aims to serve as a cultural center for Ketchum. In this zoning district, underground parking is encouraged.

The site has a development potential of a four- or five-story building depending on final use. A five-story development could be built if it was 100% allocated to provide community housing (See appendix C for definitions).



Project Concept

Residential Component

The heart of the proposed 1st and Washington development is to provide housing that meets the needs of individuals living and working in the City of Ketchum. A development that meets this important community need will be able to meet or exceed the deed-restricted rental unit split outlined below in either scenario A or Scenario B. While there is no specific requirement for unit sizes, the KURA Board and the involved stakeholders have indicated a preference for a split of units between studios, 1-bedroom and 2-bedroom apartments.

Additionally, ground floor housing units were generally not supported by area stakeholders, who indicated a desire for the first floor to contribute to the commercial use profile in downtown Ketchum.

Scenario A

| Unit Type | Required Percent |
|---|--------------------|
| Deed restricted rental units serving households earning 80% to 100% Area Median Income | 30% or more |
| Deed restricted rental units serving households earning 100% to 120% Area Median Income | 30% or more |
| Deed restricted rental units serving households earning 120% to 210% Area Median Income | 10% or more |

Scenario B

| Unit Type | Required Percent |
|---|--------------------|
| Deed restricted rental units serving households earning 60% to 100% Area Median Income | 30% or more |
| Deed restricted rental units serving households earning 100% to 120% Area Median Income | 30% or more |
| Deed restricted rental units serving households earning 120% to 210% Area Median Income | 20% or more |

Commercial Component

Feedback from the KURA Board and the community at large has indicated a desire for this project to provide ground floor commercial spaces that serve the interests of the community. Retail, restaurant and community focused event spaces were identified as desired contributing uses to Ketchum's downtown.

Parking Component

The project at 1st and Washington should provide adequate parking to meet the needs of building tenants as well as provide paid public parking to serve downtown users throughout the year. One or two floors of subgrade parking were identified by the KURA Board and many area stakeholders as the preferred parking strategy for this development.

Elements of Design

In addition to providing the City of Ketchum with housing units, commercial spaces and adequate parking, the development at the 1st and Washington site should be designed to match the character of Downtown Ketchum. The KURA Board and the public have indicated that the final design for this project should go

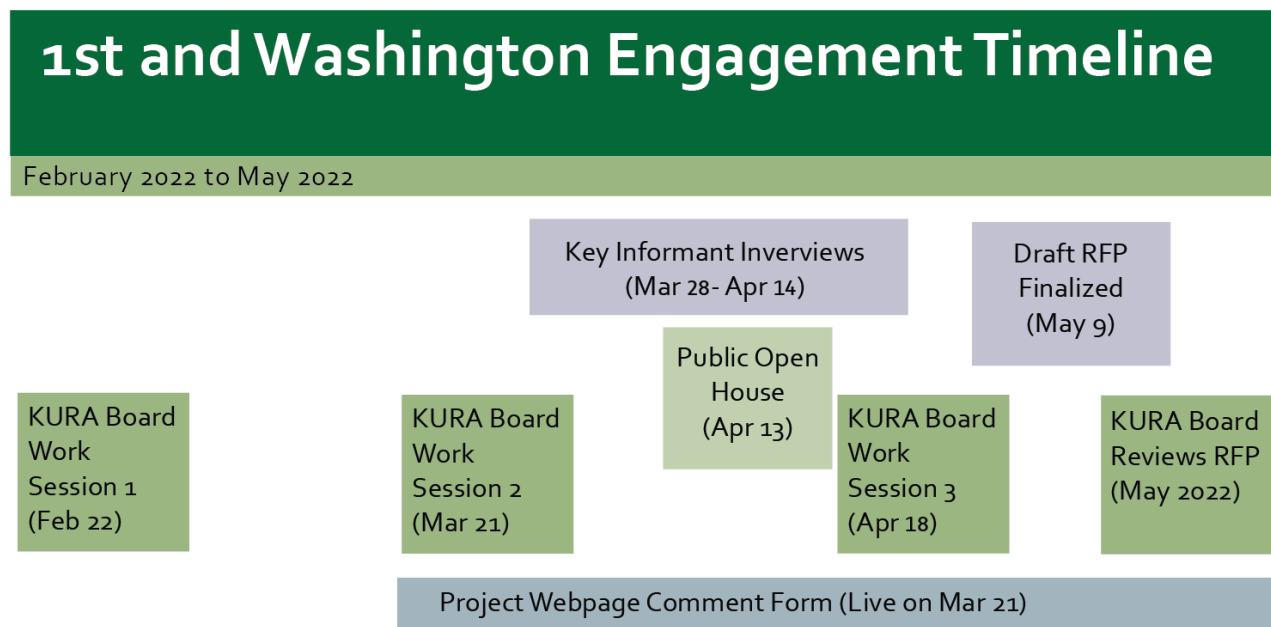
beyond a 4-story box style development and should provide texture and reliefs that help mask the large scale of the project. Whenever possible, the final project design should consider the importance of protecting the viewsheds in Ketchum.

Stakeholder Engagement Overview and Findings

Process Overview

A robust stakeholder engagement process informed the development of the RFP that will go live for bids in May of 2022. The process featured key informant interviews from nearby property owners and businesses, a community open house, a project webpage, and a series of work sessions with the KURA Board. The following timeline details the major milestones in the engagement process.

Project Schedule



Engagement Key Findings

Conversations with key stakeholder groups as well as the public identified that it was desired for the proposed development at 1st and Washington to at a minimum:

- 1. Provide housing that is available and affordable to individuals living and working in Ketchum.** Providing deed-restricted housing units that are only available to individuals who can show qualifying income and employment restrictions within certain geographic boundaries was supported by the public and key stakeholders. The exact split of unit types and affordability ranges would need to be feasible to a developer, but should have at least 30% of units supporting households earning 60-100% AMI, 30% of units supporting 100-120% AMI and at least 10% of units supporting households earning 120-210% AMI.
- 2. Be designed in a way that complements the feel and function of downtown Ketchum.** Stakeholder engagement revealed that the design and integration of the proposed building was an important consideration for development. The building would ideally be four stories in height to provide a meaningful number of housing units, but architecturally stylized to have a unique aesthetic that fits in with downtown Ketchum.
- 3. Enhance Ketchum's commercial environment downtown.** The public and key stakeholders want to see a mix of restaurants, retailers and event spaces that help activate Ketchum's downtown. Input from stakeholders recognized that Ketchum could use more active spaces that enhance the mix of uses and increase the times when there are things to do in downtown.
- 4. Provide adequate parking that meets the needs of future building tenants and provides public parking that supports a multitude of uses downtown.** Stakeholders were concerned about the impact this development might have on housing in Ketchum's downtown core and were generally most excited about sub-grade parking that would help offset the development and maintain a desired parking function on the lot.

See appendix A, B, and E for additional analysis related to the key informant interviews, public open house and general comments from the public and stakeholder groups.

Appendices

Appendix A: Key Informant Interviews Summary

The KURA Board identified nearby neighbors to inform the project concept through one-on-one interviews. All identified neighbors were contacted, and to date five interviews have been conducted. Our team is looking to schedule the remaining two interviews in the near future. Interviews in this round of outreach included:

- US Bank Building
- Engel and Associates
- Nourish Me
- Thunderpaws
- Limelight Hotel

Interview Themes and Findings

- **Project Concepts**
 - A 4-story project was generally well-received if designed to match the character of the area
 - A 5-story building was not positively received.
 - Ground floor housing units were not well-received as they do not contribute to street level activation, and ground floor residential was not viewed as attractive for tenants.
 - Respondents felt that luxury housing downtown is not currently in high demand.
 - Including structured public parking was generally supported.
 - Respondents wanted more information about the parking plan for residents – retailers in particular wanted to protect parking for customers.
 - Breaking down the scale of the building and setting back the upper floors to protect views was desired.
- **Protecting the charm and viewsheds in Ketchum is important to Ketchum locals and the visitor-based economy.**
- **Protecting the commercial core of downtown is important** – Ketchum has some unique and special commercial spaces that support both the local residents and the tourism economy. There was generally more support for active retail/commercial space on the ground floor as opposed to first floor residential uses.
- **High levels of support for housing that supports people living and working in Ketchum** – interviewees made it clear that finding solutions to providing housing was important and this project could be a part of that larger strategy.
- **Housing for people making \$15-20/hour is very difficult to find in Ketchum** – Many retail/food service employees who make \$15-20/hour cannot find housing in Ketchum and have to look to Bellevue and other communities farther away, and/or need to live with their parents. Interviewees indicated a desire to see this project provide housing options to individuals in this hourly wage bracket.
- **Be clear about the potential project gap funding options** – public parking and workforce housing seem likely to require this be part of the project and developers will likely want to know what KURA can bring to the effort.

- **Find ways to mitigate the potential (temporary) impacts of construction** – Construction on the site would be disruptive to nearby businesses, and there were some concerns that there was not a good staging area for such a large development.
- **Interviewees recognize that growth and change are inevitable and can be uncomfortable** – With new development, particularly larger developments, come changes to the fabric of downtown.

Appendix B: Public Open House – Key Themes and Findings

On April 13, 2022, the Ketchum Urban Renewal Agency alongside Agnew::Beck Consulting organized and hosted a public open house regarding the potential development of the property located at 1st and Washington Ave. The open house was open to the public between 4:00-6:30pm and was designed to both educate attendees on the current needs for housing, parking, and commercial space downtown, and to allow participants to provide feedback on possible design scenarios and elements of design.

Over the course of the open house, a total of 21 members of the public and 5 KURA Board members provided input and discussed the potential development with our open house staff.

This summary was developed based on written and verbal comments submitted during the open house.

Housing Access and Affordability

- The proposed unit split of at least 60% of units serving households earning \$50,000-\$72,000 annually (80-120%) AMI was generally supported.
- General agreement to allow developer to include market rate housing if that helps the project financing/allows inclusion of more affordable housing units.
- Participants indicated that this housing should serve individuals who want to live and work in Ketchum.
- The currently proposed unit affordability prevents many single individuals who live and work in Ketchum from accessing these units.
- Retailers struggle to find staff who are able to live in Ketchum and these spaces do not currently serve retail or restaurant employees.
- Ketchum has a need for more rental units.

Elements of Function and Design

- Most participants wanted to see the building fill a mixed-use role with commercial, office and retail spaces that complement a diversity of housing unit sizes and affordability. A few people felt there was enough retail space already downtown.
- Four stories were strongly preferred over a five-story development.
- A strong desire for the building to match the unique character of downtown Ketchum. Some examples of how this might be achieved include matching the areas average glass-to-wall ratio and using older surface treatments such as brick or wood siding. Also setting back upper floors to maintain scenic views and the feel of a smaller-scaled building.
- Interest in architectural design that adds texture and form – and goes beyond a large box-like development.
- Streetscaping that highlights trees and greenery.

Parking

- There was a strong desire for this site to provide parking that meets the needs of all tenants as well as public parking to serve other downtown functions such as retail and restaurant use.
- Underground parking was generally supported but there were concerns that this approach might not provide enough parking or would be too cost-prohibitive.
- Preserving alley access for deliveries to local businesses is vital.

- Currently, the existing paid parking lot is utilized for larger vehicle parking (RVs, campers, snowmobile trailers, etc.) and some participants questioned where this traffic would go. Similarly, the parking lot is used for deliveries and sometimes construction staging, so participants were interested to understand how those uses would be redirected.

Additional suggestions

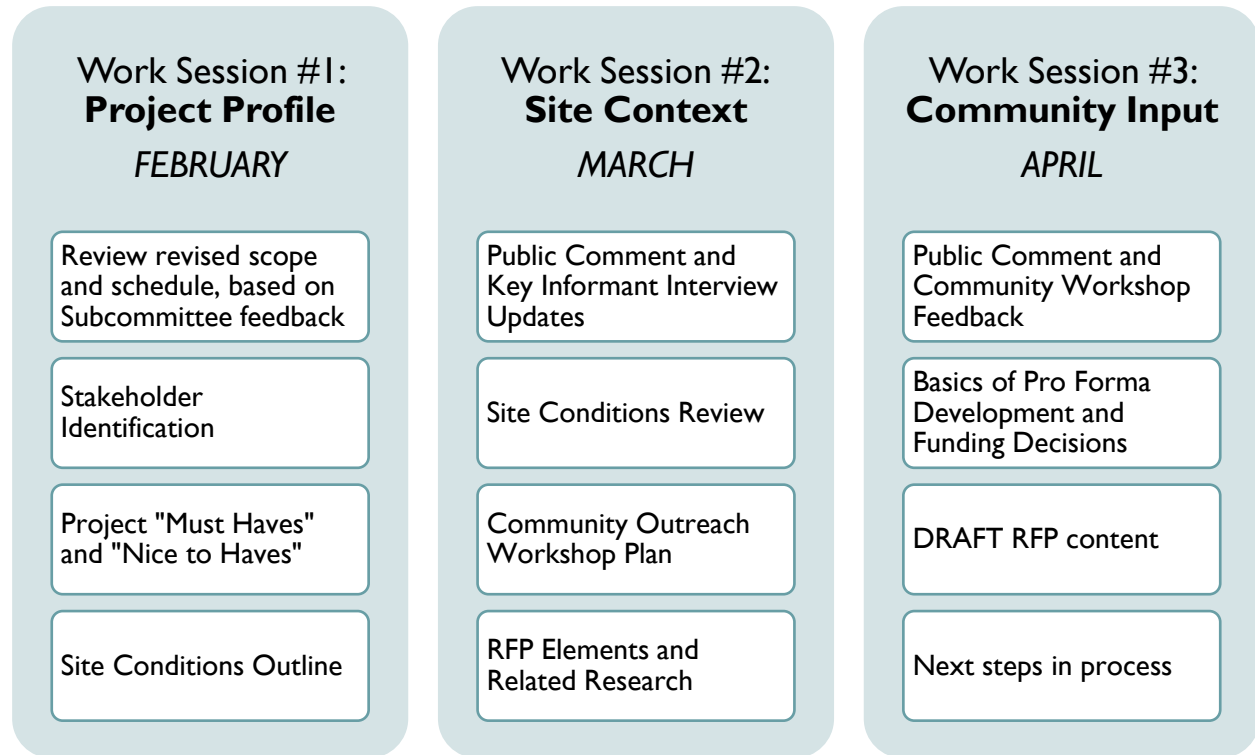
- Community rooftop spaces – could either be places to serve building tenants, publicly open restaurants/bars, and or larger patio style developments for penthouses.
- Solar panels on the roof to help reduce utility expenses and build sustainability.
- Bike racks and accessible bike parking areas.
- Green roofs and/or rooftop gardens; green building/LEED certified.
- Restaurants and bars – ideally places that are open later and bring community vibrancy.
- Incorporate childcare.

Appendix C: Definitions

- **Community Housing** – Community Housing is residential housing that is restricted (through a deed restriction) to being as a rental unit or as a unit for sale to eligible persons and households, based on applicable income and residency requirements.
- **Workforce Housing** – A type of housing targeted for those earning up to 120% of the area median income.
 - *Disambiguation:* “Workforce housing” can be used to describe any housing priced for households at 120% AMI and below. It is sometimes misused to signify housing priced for households at 80% to 120% AMI only and contrasted with “affordable housing.” Affordable housing is a price that can be determined at all levels of AMI and is specific to a household, based on income. “Workforce housing” is somewhat of a misnomer as households within every AMI breakdown contain workers and non-workers, alike.
 - *Fair Housing Act:* Workforce Housing does not need to include a “worker,” but rather refers to a typical salary range for lower-income workers. A requirement that households qualifying for this type of housing include a “worker” would violate protections for people experiencing disabilities, older adults, and in-home caregivers under the Fair Housing Act.
- **Affordable Housing** – Housing is considered affordable to a household if they are paying 30% or less of their income to housing costs (either rent or mortgage). When specifically identifying housing units, affordable housing indicates any housing unit that has a rent or mortgage that is below market-rate. Often the property will include a government subsidy, either for the capital costs or to assist with the rent. Some affordable housing is naturally occurring.

Appendix D: KURA Board Work Sessions Overview Graphic

The KURA Board Work Sessions that took place as part of this process were formatted to accomplish the items listed in the graphic below.



Appendix E: Public Input Summary Table

| | Elements Reviewed | Stakeholder Preferences | Board Options/Decision Points |
|--|---|---|--|
| Housing Component | <ul style="list-style-type: none"> • <i>Y/N support?</i> • <i>Number of Units</i> • <i>Types of Units</i> • <i>Unit Affordability</i> | Yes – support housing, range of units, types of units and support spread of affordability | <i>Determine whether or not to adjust unit affordability based on public input.</i> |
| Commercial Component/ Ground Floor Activation | <ul style="list-style-type: none"> • <i>Y/N Support?</i> • <i>Preferred uses</i> • <i>Preferred design elements</i> | Yes – general support for ground floor retail | <i>Affirm preference for at least some ground floor commercial in RFP?</i> |
| Parking | <ul style="list-style-type: none"> • <i>Public parking inclusion</i> • <i>Structured parking</i> • <i>Below-grade parking</i> | Yes – structured parking, below-grade parking supported. Inclusion of public/private parking highly supported. | <i>Request or require underground parking?</i> |
| Design Elements | <ul style="list-style-type: none"> • <i>Project design parameters</i> • <i>Design style/character examples</i> | Yes – supportive of 4 stories, upper floor setbacks, “not a box,” protect viewsheds as much as possible, consistent with existing style/designs | <i>No decision on height needed – use mix requires 4 (or fewer) stories. Could award points or indicate preference in RFP for specific elements.</i> |
| Other Uses, Concepts or Features? | | <p>Think creatively about first floor and top floor uses</p> <p>Emphasize green/sustainable building</p> | <i>Could award points or indicate preference in RFP for specific elements.</i> |



Ketchum Urban Renewal Agency

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

May 16, 2021

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 \$424,369 for improvements at 460 N Main Street (5th and Main Street)

Recommendation and Summary

Staff is recommending the KURA Board review the funding request submitted by Dave Wilson for the improvements located at 460 North Main Street Avenue and provide direction to staff on the funding request. Should the Board support the request, KURA would direct staff to prepare an Owner Participation Agreement (OPA) to return for KURA approval.

Analysis

The Planning and Zoning Commission approved a new 24,501-square-foot mixed-use building located at 460 N Main Street within the Retail Core (CC-1 Zone) of downtown. The mixed-use building will accommodate two retail units on the ground floor with a total of 9,351 square feet, a parking garage with 8 off-street parking spaces, 4 community housing units with private entrances accessed from the alley, and 4 market-rate residential units (See Attachment B)

The applicant is requesting KURA funding to reimburse costs to install heated pavers for the Main Street and 5th Street sidewalks around the project, replace the curb and gutter around the site, install street trees and irrigation, reconfigure retaining wall around the Idaho Power equipment in the alley, and associated paving. 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 is proposing to install improvements in the right of way that go beyond the city requirements. The heated pavers, street trees and irrigation were not required by the city.

The KURA has adopted Resolution 17-URA6 that establishes the criteria for KURA funding (Attachment C). 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 D, all the criteria are met for this funding request.

Requested Funding

The request is for \$424,369 to reimburse the costs of installing eight-foot-wide heated paver sidewalks parallel to the building on Main Street and 5th Street, paving in the alley, landscaping, demolition of the existing sidewalks and lights, curb and gutter installation, installation of a new retaining wall, and new streetlights.

Some of the requested improvements are improvements required as part of the new development project. The only improvements beyond city requirements would be the sidewalk pavers and snowmelt and street trees. Based on the submitted estimate, the total cost for those improvements is estimated at \$216,257.

Currently the taxable value of the property is \$2,159,921 and the applicant estimates the value after the project after completion at \$30 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 \$30 million, in the first year, the net projected KURA tax increment is \$34,063. That increment would be subject to the 50% split providing \$17,031 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.

Attachment A: Applicant Application

Attachment B: Project Plans

Attachment C: KURA Funding Resolution

Attachment D: Funding Analysis



Ketchum Urban Renewal Agency

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

APPLICATION FOR PROJECTS REQUESTING FUNDING FROM THE KURA

Applicant and Project Information

Applicant Name: 5th & Main LLC
Representative: David Wilson
Phone: 208-726-9776
Email: dwilson@wilsonconstructions.com

Name of Project: Fifth & Main

Project Description: New construction, retail spaces, penthouses, and affordables

Project Location: Corner of 5th and Main St, 460 Main St, Lot 3-4/ Block 5 Quad 4

| |
|--|
| Date Submitted: _____ |
| Estimated Date of Project Completion: _____ |

Application Submittal Requirements

- ☒ Brief narrative describing the proposed public benefit of the project
- ☒ Map of project location
- ☒ Detailed description of funding request and improvements
- ☒ Attached professional bids, if applicable
- ☒ Attached preliminary/construction drawings, if applicable
- ☒ Copy of most recent tax bill

Notes on Submittals

4 affordable units/2 retail spaces
Blue Prints
Attached
Attached
Blue Prints
Attached

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: <input checked="" type="checkbox"/> | No: <input type="checkbox"/> |
| Section: <u>7</u> | Page: <u>77</u> |
| <u>\$ 30,000,000.00</u> | |
| Yes: <input type="checkbox"/> | No: <input checked="" type="checkbox"/> |
| Full Time: <u>8</u> | Part Time: <u>8</u> |
| <u>\$ 418,000 / 14,000,000</u> | |
| <u>\$ 424,369.00</u> | |

Applicant's Signature _____

Date: _____

Property Owner's Signature (if different):

Date: _____

| 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 | EXCAVATION | | | | | | | | | | |
| | Excavation | | | | | | | | | | |
| | Clear & Grub | bid | - | - | - | - | /bid | 4,761 | - | - | 4,761 |
| | Prep for Pavers/Curb And Gutter | bid | - | - | - | - | /bid | 16,988 | - | - | 16,988 |
| | Excavation | | | | | | | 21,749 | | | 21,749 |
| | EXCAVATION | | | /lsu m | | | | 21,749 | | | 21,749 |
| 2.400 | PAVING | | | | | | | | | | |
| | Paving | | | | | | | | | | |
| | Asphalt Paving bid | bid | - | - | - | - | /bid | 27,951 | - | - | 27,951 |
| | Asphalt Base | bid | - | - | - | - | /bid | 19,716 | - | - | 19,716 |
| | Paving | | | | | | | 47,667 | | | 47,667 |
| | Landscaping | | | | | | | | | | |
| | Snowmelt System Bid | bid | - | - | - | - | /bid | 120,743 | - | - | 120,743 |
| | Landscaping | | | | | | | 120,743 | | | 120,743 |
| | PAVING | | | | | | | 168,409 | | | 168,409 |
| 2.530 | PATIO/LANDSCAPING | | | | | | | | | | |
| | PATIO/LANDSCAPING | | | | | | | | | | |
| | Mobilization | bid | - | - | - | - | /bid | 2,778 | - | - | 2,778 |
| | Clean Up and Site Work | bid | - | - | - | - | /bid | 1,667 | - | - | 1,667 |
| | Irrigation Bid | bid | - | - | - | - | /bid | 8,334 | - | - | 8,334 |
| | Topsoil | bid | - | - | - | - | /bid | 1,500 | - | - | 1,500 |
| | Compost | bid | - | - | - | - | /bid | 333 | - | - | 333 |
| | Trees and Shrubs Bid | bid | - | - | - | - | /bid | 9,196 | - | - | 9,196 |
| | Benches | bid | - | - | - /bid | 2,953 | /bid | | - | - | 2,953 |
| | Trash Cans | bid | - | - | - /bid | 1,417 | /bid | | - | - | 1,417 |
| | StrataVault Tree Wells | bid | - | - | - | - | /bid | 28,002 | - | - | 28,002 |
| | Tree Grates and Frames | bid | - | - | - | - | /bid | 2,217 | - | - | 2,217 |
| | PATIO/LANDSCAPING | | | | | 4,370 | | 54,027 | | | 58,397 |
| | Hardscape | | | | | | | | | | |
| | Pavers Sidewalk Bid | bid | - | - | - | - | /bid | 33,863 | - | - | 33,863 |
| | Retaining Wall Shoring Up Bid | bid | - | - | - | - | /bid | 35,169 | - | - | 35,169 |
| | Hardscape | | | | | | | 69,032 | | | 69,032 |
| | PATIO/LANDSCAPING | | | | | 4,370 | | 123,059 | | | 127,430 |
| 2.600 | DEMOLITION | | | | | | | | | | |
| | Demolition | | | | | | | | | | |
| | Demolition Bid Sidewalks/Street Lights | bid | - | - | - | - | /bid | 19,357 | - | - | 19,357 |
| | Demolition | | | | | | | 19,357 | | | 19,357 |
| | DEMOLITION | | | | | | | 19,357 | | | 19,357 |
| 3.000 | CONCRETE | | | | | | | | | | |
| | Concrete Bid | | | | | | | | | | |
| | Curb and Gutter Bid | bid | - | - | - | - | /bid | 24,502 | - | - | 24,502 |
| | ADA Ramp | bid | - | - | - | - | /bid | 2,489 | - | - | 2,489 |
| | ADA Metal Warning Tiles | bid | - | - | - | - | /bid | 1,556 | - | - | 1,556 |
| | Tree Grate Curbs | bid | - | - | - | - | /bid | 7,000 | - | - | 7,000 |
| | Walkway | bid | - | - | - | - | /bid | 2,000 | - | - | 2,000 |
| | Concrete Bid | | | | | | | 37,547 | | | 37,547 |

| Group | Description | Takeoff Quantity | Labor Cost/Unit | Labor Amount | Material Price | Material Amount | Sub Price | Sub Amount | Equip Price | Other Amount | Total Amount |
|--------|----------------------------|------------------|-----------------|--------------|----------------|-----------------|-----------|------------|-------------|--------------|--------------|
| 4.100 | CONCRETE | | | | | | | 37,547 | | | 37,547 |
| | MASONRY | | | | | | | | | | |
| | Concrete Block | | | | | | | | | | |
| | Concrete Block Removal | bid | - | - | - | - | /bid | 11,667 | - | - | 11,667 |
| | Concrete Block New Walls | bid | - | - | - | - | /bid | 19,446 | - | - | 19,446 |
| 15.200 | Concrete Block | | | | | | | 31,113 | | | 31,113 |
| | MASONRY | | | | | | | 31,113 | | | 31,113 |
| | PLUMBING | | | | | | | | | | |
| | Plumbing | | | | | | | | | | |
| | Gas to Snowmelt Bid | bid | - | - | - | - | /bid | 4,445 | - | - | 4,445 |
| 16.100 | Plumbing | | | | | | | 4,445 | | | 4,445 |
| | PLUMBING | | | | | | | 4,445 | | | 4,445 |
| | ELECTRICAL | | | | | | | | | | |
| | Electrical | | | | | | | | | | |
| | Electrical Bid Tree Lights | bid | - | - | - | - | /bid | 14,319 | - | - | 14,319 |
| | Electrical | | | | | | | 14,319 | | | 14,319 |
| | ELECTRICAL | | | | | | | 14,319 | | | 14,319 |

Estimate Totals

| Description | Amount | Totals | Rate |
|-------------|---------|---------|------|
| Labor | | | |
| Material | 4,370 | | |
| Subcontract | 419,999 | | |
| Equipment | | | |
| Other | | | |
| | 424,369 | 424,369 | |
| Total | | 424,369 | |

2021 BLAINE COUNTY PROPERTY TAX BILL



Make Check Payable to:
Blaine County Tax Collector
219 1st Ave. South, Suite 102
Hailey, ID 83333
(208) 788-5530

SCAN HERE TO



PAY ONLINE



Go Paperless

NoticesOnline & ePay

AUTHORIZATION CODE

BLA-NDHMGYVC

Parcel Number

RPK0000005003A
Bill Number: 357193
Code Area: 003001

Urban Renewal:KETCHUM 003-001

Property Address: 460 N MAIN ST KETCHUM ID 83340-0000

6376*16**G50**0.668**1/2*****AUTO5-DIGIT 83340
MAIN STREET REALTY PARTNERS LLC
PO BOX 6770
KETCHUM ID 83340-6770

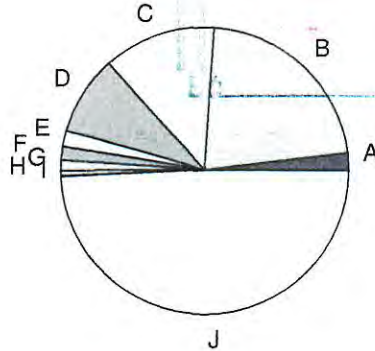


| Taxing Districts/Certs | Rate | Tax Amount |
|-------------------------------|------------|------------|
| A SCHOOL OVERRIDE LEVY | .000184467 | 185.20 |
| B SCHOOL BUDGET STABILIZATION | .002131416 | 2139.86 |
| C KETCHUM CITY | .001223520 | 1228.37 |
| D COUNTY | .000867919 | 871.36 |
| E AMBULANCE | .000175953 | 176.65 |
| F FIRE STATION BOND | .000148087 | 319.85 |
| G RECREATION | .000113146 | 113.59 |
| H PSF JAIL BOND | .000052149 | 52.36 |
| I KETCHUM CEM | .000009848 | 9.89 |
| J KETCHUM 003-001 | .004758418 | 5500.51 |

Legal Description:

KETCHUM
LOT 3 & 4
11,000SF
.253 AC

BLK 5



| | | |
|---------------------------------|-------------------|-----------------|
| Total Tax/Certifications | .004906505 | 10597.64 |
| Less Circuit Breaker | | |
| Less Prepayments | | |
| Less Adjustments | | |
| Net Tax/Certs Due | | 10597.64 |
| First Half Tax Due - 12/20/2021 | | 5298.82 |
| Second Half Tax Due - 6/20/2022 | | 5298.82 |
| Total Due | | 10597.64 |

Property Summary

| | | |
|-----------------------------|------------------|---------------------|
| Assessed Property Value | 2,159,921 | |
| Homeowners Exemption | 0 | |
| Taxable Market Value | 2,159,921 | |
| | | |
| | Last Year | Current Year |
| Taxable Market Value | 1,791,343 | 2,159,921 |

IMPORTANT
PLEASE READ BOTH FRONT AND BACK
MONTHLY PAYMENTS ARE ACCEPTED

Bank Code:
Bank Name:

TO AVOID LATE CHARGES, PAYMENTS MUST BE
RECEIVED OR POSTMARKED BY THE DUE DATE.

FOR QUESTIONS REGARDING YOUR BILL
PLEASE CONTACT TREASURER'S OFFICE AT 208-788-5530

To pay with a credit card call 208-788-5530 or go online at
<https://client.pointandpay.net/web/BlaineCountyTreasurerID>.

Keep This Portion

6376 1/1



1st
Half
or
Full

Your cancelled check is your receipt.

Make Check Payable to: BLAINE COUNTY TAX COLLECTOR
MAIN STREET REALTY
PARTNERS LLC

PIN: RPK0000005003A
Code Area: 003001

DELINQUENT IF NOT PAID BY

Minimum amount due 1st Half
\$5298.82
OR
Full Amount Due
\$10597.64

December 20, 2021

RETURN THIS STUB WITH PAYMENT

Please send MAILING
ADDRESS changes to:
addresschange@co.blaine.id.us

PAID

FOR PROPER CREDIT THIS STUB MUST BE RETURNED WITH PAYMENT.
PERSONAL CHECKS ARE SUBJECT TO BANK CLEARANCE.

0003571931

0003571930



3571930000005298820000005298825

PUBLIC BENEFITS

460 North Main now referred to as 5th & Main is the site of the old Formula Sports Building. The new project “checks all of the boxes” as regards “Public Benefits”.

- 1) As Ketchum begins to define architectural standards in the commercial core in its effort to maintain our “Mountain Town” flavor, 5th&Main will stand out as an example of how to combine the old with the new. 5th & Main incorporates a number of the design elements of the original Formula Building, from the two-story A-Frame entrance on the corner of 5th and Main to the use of wood siding and the installation of a bank of decorative mail boxes reflecting the previous use of the building as the old Ketchum Post Office. Expanded sidewalks heated and pavers combined with new landscaping. Also new asphalt alley with snowmelt eliminating the need for city workers to plow. Benches will be added to the project for people to sit and enjoy the views of Ketchum. Revitalizing a block that to the casual observer appears in disrepair.
- 2) It’s a well-accepted fact that our local real estate market is constrained by the lack of rental and for sale housing. The need for new product is indisputable. 5th&Main provides 4 “for sale” market rate condominium units as well as 4 “rental” workforce housing units. The location on 5th and Main allows walkable access to all of Ketchum’s downtown amenities and reduces the need for use of a car.
- 3) As a community we are always trying to attract new retail businesses. Just like the rental and for sale housing market the availability of retail space is almost non-existent. 5th and Main incorporate two retail units with multiple Main Street entrances and visibility into its design which when full will add to the vibrancy of Main Street.

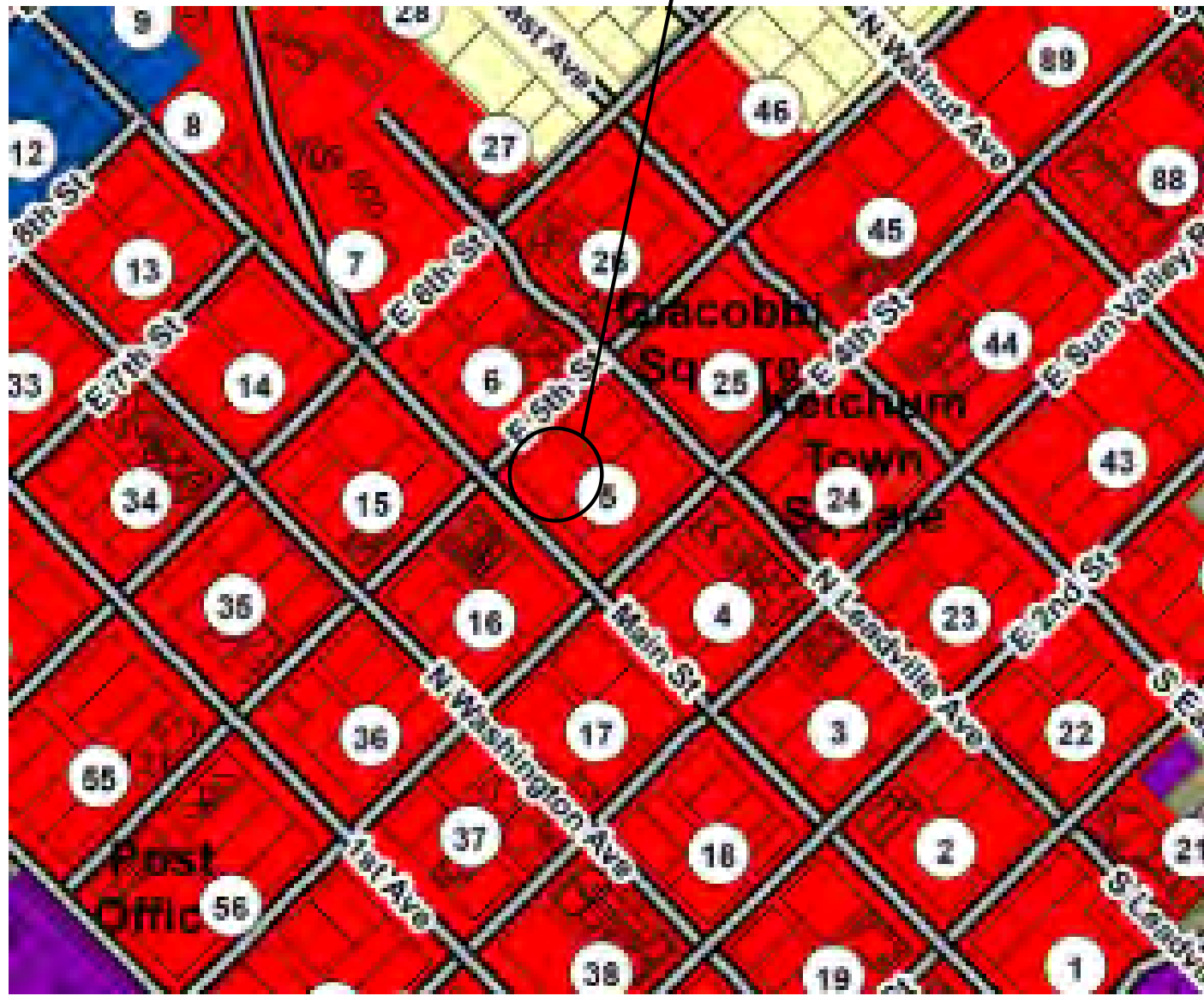
5th&Main will be a welcome addition to the landscape of Ketchum’s Main Street and will serve as a model for responsible and thoughtful development in the years to come.

460 NORTH MAIN STREET

KETCHUM, IDAHO

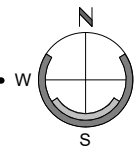


PROJECT LOCATION
COMMUNITY CORE (CC)
RETAIL CORE SUBDISTRICT (CC-1)

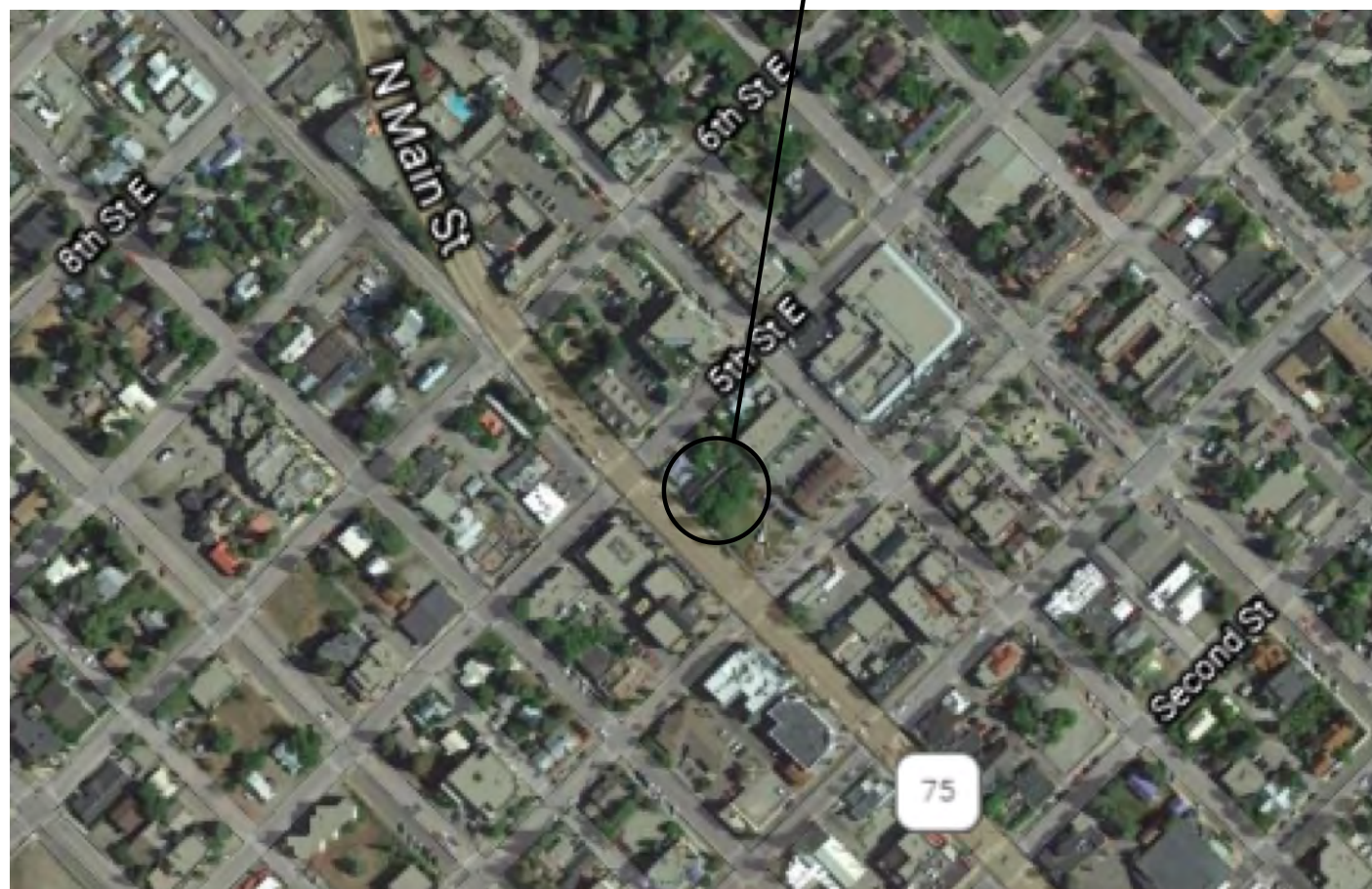


ZONING MAP

N. T. S.



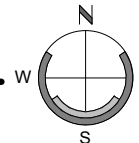
PROJECT LOCATION
COMMUNITY CORE (CC)
RETAIL CORE SUBDISTRICT (CC-1)



VICINITY PLAN

SCALE: 1" = 200'-0"

AERIAL COURTESY OF GOOGLE MAPS



PROJECT INFORMATION

| | | | |
|-------------------------------------|--|--|--|
| OWNER: | MAIN STREET REALTY PARTNERS LLC P.O. BOX 6770, KETCHUM, ID 83340 | | |
| PROJECT ADDRESS: | 460 N MAIN ST. KETCHUM, ID 83340 | | |
| LEGAL DESCRIPTION: | KETCHUM LOT 3 & 4 BLK 5 | | |
| ZONING DISTRICT: | COMMUNITY CORE (CC) - RETAIL CORE SUBDISTRICT (CC-1) | | |
| APPLICABLE CODES: | 2018 INTERNATIONAL BUILDING CODE (IBC) 2018 INTERNATIONAL FIRE CODE (IFC) WITH AMENDMENTS PER KETCHUM ORDINANCE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AS AMENDED BY IDAHO BUILDING CODE BOARD 2017 NATIONAL ELECTRICAL CODE (NEC) 2017 IDAHO STATE PLUMBING CODE (ISPC) 2018 INTERNATIONAL MECHANICAL CODE (IMC) 2018 INTERNATIONAL FUEL GAS CODE (IFGC) CITY OF KETCHUM GREEN BUILDING CODE | | |
| PROJECT USE: | MIXED USE: COMMERCIAL - RETAIL RESIDENTIAL - COMMUNITY HOUSING DWELLING UNITS SINGLE FAMILY DWELLING UNITS | | |
| OCCUPANCY: | M MERCANTILE (RETAIL AREAS) R-2 RESIDENTIAL S-2 PARKING AREAS | | |
| OCCUPANCY SEPARATION: | M / R-2 1 HOUR M / S-2 1 HOUR R-2 / S-2 1 HOUR DWELLING UNIT SEPARATION 1/2 HOUR W/ FIRE SPRINKLERS | | |
| CONSTRUCTION TYPE: | V-B | | |
| LOT AREA: | 11,000 SQ. FT. | | |
| BUILDING AREA CALCULATIONS: (GROSS) | BASEMENT: 964 SQ. FT. GROUND LEVEL: 9,351 SQ. FT. SECOND LEVEL: 8,528 SQ. FT. THIRD LEVEL: 6,962 SQ. FT. FOURTH LEVEL: 581 SQ. FT. TOTAL: 26,386 SQ. FT. | | |
| FIRE SPRINKLERS: | NFPA 13 AUTOMATIC FIRE SPRINKLER SYSTEM WITH MONITORED ALARM SYSTEM PROVIDED PER CITY OF KETCHUM ORDINANCE AND NFPA 72 | | |
| ALARM & FIRE DETECTION: | APPROVED FIRE ALARM AND DETECTION SYSTEM SHALL BE INSTALLED THROUGHOUT THE PROJECT. | | |
| WATER SOURCE CONSERVATION: | ALL WATER CONSUMPTION SHALL COMPLY WITH CITY OF KETCHUM REQUIREMENTS, APPENDIX M AND THE INTERNATIONAL GREEN CONSTRUCTION CODE (IGCC), SECTION 701.1 - 702.6. ALL PLUMBING FIXTURES FLOW RATES SHALL COMPLY WITH TABLE 702.1 OF THE IGCC. | | |
| OTHER GREEN BUILDING REQ: | RESIDENTIAL PORTIONS OF THE PROJECT TO ACHIEVE NATIONAL GREEN BUILDING STANDARD (NGBS) SILVER CERTIFICATION, VERIFICATION BY THIRD PARTY NAHB VERIFIER. | | |
| FLOOR AREA RATIO (F.A.R.): | REFER TO SHEET A1.2 | | |
| COMMUNITY HOUSING: | REFER TO SHEET A1.2 | | |
| BUILDING HEIGHT: | 42'-0" (42'-0" MAX) | | |
| SETBACKS: | NORTH-WEST SIDE (5TH STREET) 0'-0" SOUTH-WEST SIDE (MAIN STREET) 0'-0" NORTH-EAST SIDE (ALLEY) 3'-0" SOUTH-EAST (PROPERTY LINE) 1'-0" | | |
| PARKING: | OFF STREET PARKING RETAIL: EXEMPT (LESS THAN 5,500 SQ. FT.) 0 SPACES COMMUNITY HOUSING: (LESS THAN 750 SQ. FT.) 0 SPACES RESIDENTIAL : 8 SPACES | | |

PROJECT TEAM

ARCHITECT
RUSCITTO LATHAM BLANTON ARCHITECTURA P.A.
BUFFALO RIXON, AIA
E: buffalo@rlb-sv.com
MICHAEL BULLS, AIA
E: mbulls@rlb-sv.com
JORDAN FITZGERALD, PROJECT MANAGER
E: jordan@rlb-sv.com
P.O. Box 5619 Ketchum, ID 83340
P: 208.726.5608
F: 208.726.1033

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E: scott@rlb-sv.com

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P: 208.726.9776
F: 208.726.1419
E: dwilson@wilsonconstructions.com

GENERAL CONTRACTOR
WILSON CONSTRUCTION
DAVE WILSON
251 Northwood Way #F Ketchum, ID 83340
P: 208.726.5608
F: 208.726.1419
E: dwilson@wilsonconstructions.com

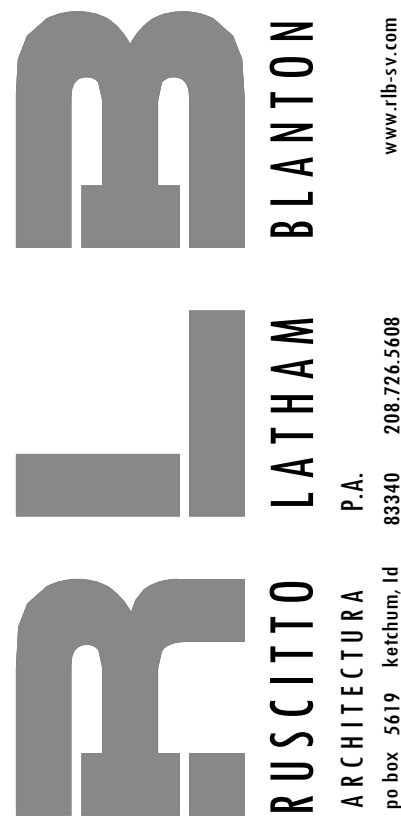
CIVIL ENGINEERING/SURVEYING
GALENA ENGINEERING, INC
SEAN M. FLYNN, PE
317 North River St. Hailey, ID 83333
P: 208.788.1705
E: sflynn@galena-engineering.com

INDEX OF DRAWINGS

ARCHITECTURAL

| | |
|------|--|
| A0.0 | PROJECT INFORMATION |
| C0.1 | CIVIL COVER SHEET |
| C0.2 | EXISTING SITE CONDITIONS |
| C1.0 | SITE GEOMETRY |
| C2.0 | SITE GRADING AND DRAINAGE |
| C2.1 | DETAIL SHEET |
| C2.2 | DETAIL SHEET |
| C2.3 | DETAIL SHEET |
| A1.0 | SITE PLAN |
| A1.1 | SITE DEMOLITION AND LANDSCAPE REMOVAL PLAN |
| A1.2 | F.A.R. CALCULATION |
| A2.0 | BASEMENT LEVEL FLOOR PLAN |
| A2.1 | GROUND LEVEL FLOOR PLAN |
| A2.2 | SECOND LEVEL FLOOR PLAN |
| A2.3 | THIRD LEVEL FLOOR PLAN |
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| A3.0 | NOT USED |
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| A4.0 | BUILDING ELEVATIONS |
| A4.1 | BUILDING ELEVATIONS |
| A4.2 | EXTERIOR RENDERINGS AND MATERIALS |
| A5.0 | EXTERIOR LIGHTING PLANS AND FIXTURES |
| A6.0 | CONSTRUCTION MANAGEMENT PLAN |
| A7.0 | MASTER SIGNAGE PLAN |
| A7.1 | MASTER SIGNAGE ELEVATIONS |
| L1.1 | GROUND LEVEL LANDSCAPE |
| L1.2 | SECOND LEVEL LANDSCAPE |
| L1.3 | THIRD LEVEL LANDSCAPE |

| ISSUED | |
|------------|-----------------------|
| 12.09.2021 | DESIGN REVIEW |
| 02.09.2022 | REVISED DESIGN REVIEW |
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| | |
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460 N MAIN ST.
460 N MAIN STREET KETCHUM, IDAHO

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DRAWING

PROJECT
INFORMATION

DWG. #

A0.0

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| ISSUED | |
|------------|-----------------------|
| 12.09.2021 | DESIGN REVIEW |
| 02.09.2022 | REVISED DESIGN REVIEW |
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R

L

B

BLANTON

LATHAM

RUSCITTO

ARCHITECTURE P.A.

www.rlb-sv.com

208.726.5608

po box 5619 ketchum, id 83340

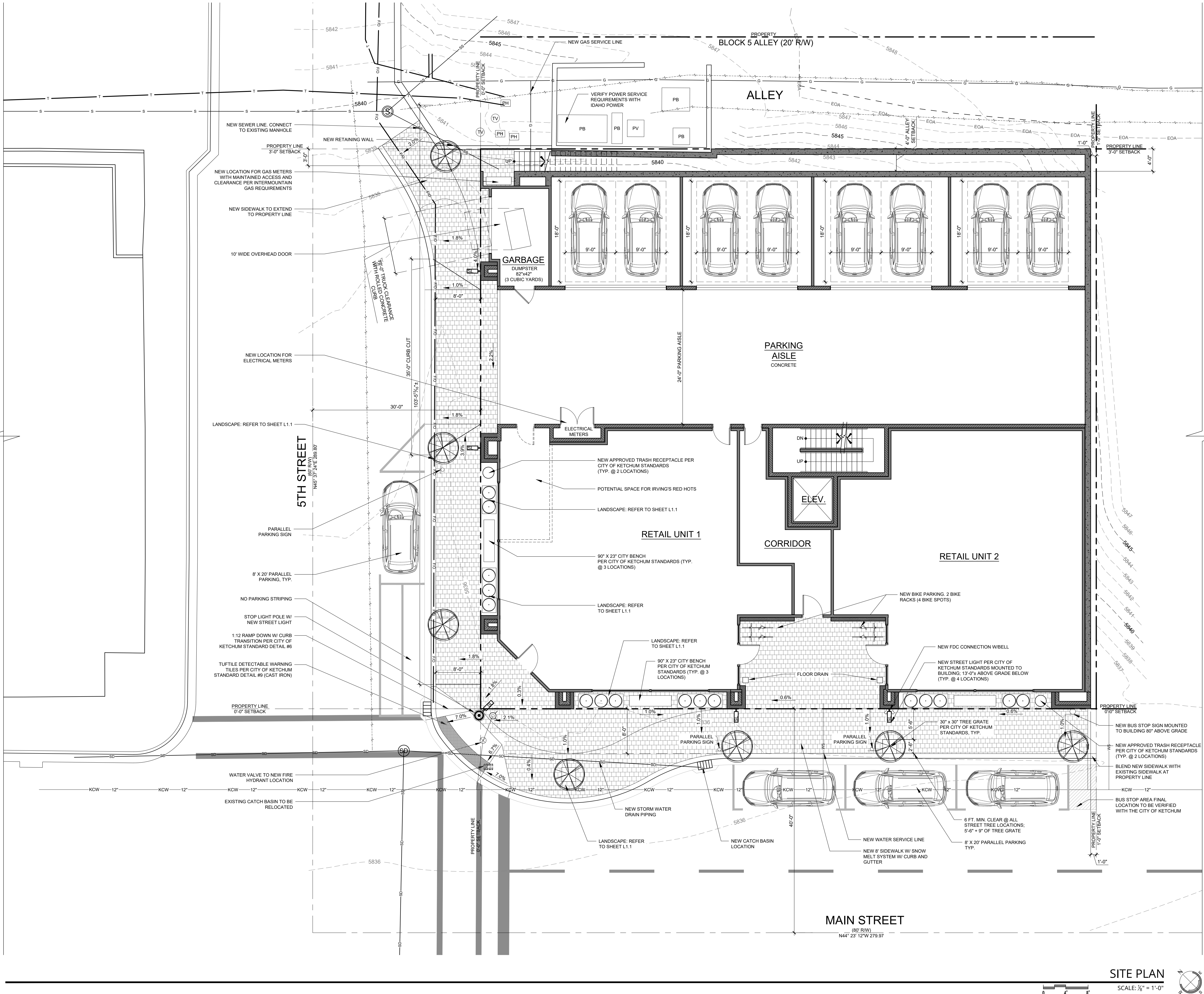
460 N MAIN ST.
460 N MAIN STREET_KETCHUM, IDAHO

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DRAWING

SITE PLAN

DWG. #

A1.0



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EXTERIOR RENDERING: MAIN STREET & 5TH STREET



EXTERIOR RENDERING: 5TH STREET



EXTERIOR RENDERING: MAIN STREET



METAL: MATTE DARK BRONZE

- STANDING SEAM METAL ROOFING
- METAL FASCIA
- FLASHINGS
- WINDOWS & DOORS



WOOD SIDING COLUMNS, BEAMS AND TRIM

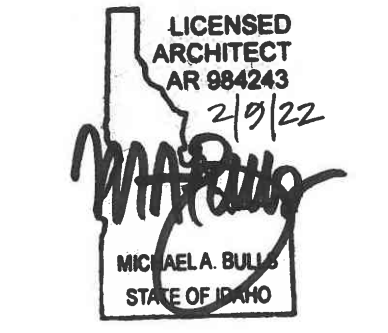


NATURAL STONE VENEER /
BRICK COURSE LAYUP



WOOD SOFFITS

| ISSUED | | |
|------------|-----------------------|--|
| 12.09.2021 | DESIGN REVIEW | |
| 02.09.2022 | REVISED DESIGN REVIEW | |
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ARCHITECTURA

P.A.

po box 5619

Ketchum, id 83340

208.726.5608

www.rlb-sv.com

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DRAWING

EXTERIOR
RENDERINGS &
MATERIALS

DWG. #

A 4.2

[illegible]

TYPE C

TYPE 'A' FIXTURE

HALO™

HA LED Downlight Series 2nd Generation – LED Light Engines

The HA LED LED is a family of 4" apertures ranging from the smallest of HA457 series housings designed for use with Halo HA450 Series LED Light Engines and compatible T14 and T14.5 Series LED trim. Halo HA LED housings have integral LED drivers that offer dimming as a standard feature.

Halo HA LED is a three part system: L4600 Light Engines, with T14/ T14.5 trim and HA LED 2nd Generation. Features 90 CRI color rendering index and offers a superior optical design that yields productive beam focus, good cutoff and low glare.

DESIGN FEATURES

MECHANICAL

(A) Upper Heat Sink

- Durable, extruded aluminum construction
- Conducts heat away from the LED chip and the junction temperatures below when installed in ceiling, even when installed in ceiling environments.

(B) Lower Heat Sink

- Durable die-cast aluminum construction
- Features tapered flange designed to lock in matching keyed slots HA457 trim rings
- Works in conjunction with the upper heat sink for best conduction away from the LED

MOUNTING

(C) Friction Blades

- Precision formed stainless steel spring blades provide resilient tension of the EL4600 series of light engines
- HA457 series housings

- Friction blade design allows the light engine to be installed in any position within the housing aperture (360 degrees)

ELECTRICAL

(D) LED Connection

- LED connector is non-crow foot style offering easy installation with HA457 Series housings
- LED connector is compliant with high efficiency luminaire code requirements as a non-crow foot
- Separate grounding cable included on the module for attachment to the building during installation.

COLOR SPECIFICATION & QUALITY ASSURANCE

- Halo employs a light chemically specification and LED color binning process to ensure LED color uniformity, sustainable Color Rendering Index (CRI) and Correlated Color Temperature (CCT) consistency over the useful life of the LED

- Halo HA LED product line specification is JSDCMA initial and JSDCMA at rated life, which exceeds ENERGY STAR® SSL and ENERGY STAR® LED

- Halo HA LED Module is quality tested and performance measured on the production line and serialized to register lumens, wattage, CRI and CRI

- Halo HA LED's serialized testing and measurement process further ensures color and lumen consistency to meet stringent ENERGY STAR® lighting specifications and exceed ENERGY STAR® SSL standards

- Halo LED Modules and light engines include color degradation in the model number

- Example: EL4600-3000K 9.27 2700 K nominal CCT > 90 CRI

4.7"

12.1 x 4.1"

| Category | Trim |
|-------------|------|
| Project | |
| Comment | Date |
| Proposed By | |

QUALIFICATION

- Halo LED offers the choice of four correlated color temperatures: 2700K, 3000K, 3500K, 4000K > 90 CRI

- LED package consisting of an engineered array of multiple LEDs to create one virtual source for a productive "cone of light"

- Designed for interchangeable trim choices, with selection from multiple reflector, baffle, and lens trim options

- HA LED Light Engines are ENERGY STAR® Qualified as used with designated LED trim's

- Can be used to meet State of California Title 24 and International Energy Conservation Code - EEC, High Efficiency requirements when used with designated LED trim's

- LED emits no ultraviolet and only minimal infrared wavelengths
- RoHS compliant

**H4 LED
Downlight
2nd Generation**
**2700K, 3000K,
3500K, 4000K**
**4-inch LED
Light Engine**
**FOR USE WITH
HA457 Series
4" LED Housings**
90 CRI
High Efficiency LED

For more information, visit www.haloled.com
 Halo is a registered trademark of Halo Lighting Solutions, Inc.
 T24 is a registered trademark of Halo Lighting Solutions, Inc.
 ENERGY STAR is a registered trademark of the U.S. Environmental Protection Agency.

FLORENZ

Florenz Business Division

TD518268N
July 21, 2017 10:00 AM

TYPE A

[illegible]

TYPE D

TYPE 'B' FIXTURE

ZUR 24 WALL SCALL SCENE

TECH LIGHTING

Exhibiting Tech Lighting's refined and unadorned minimalist aesthetic, the Zur Collection of wall sconces features an innovative pivot design that aims light precisely as needed for way finding, architectural accents or landscape illumination. The elegant Zur Outdoor Collection blends seamlessly and inconspicuously into contemporary architecture and landscapes while providing efficient LED illumination.

Outstanding protection against the elements:

- Powder coat finishes
- Stainless Steel mounting hardware
- IP65 rated

Head pivots 240° for wall grazing or directional illumination

SPECIFICATIONS

| | |
|-----------------------|--|
| LUMENS | 451* 1610 L, 91* 309 L |
| WATT | 20.4 |
| VOLTAGE | Universal 120-277V (with integral transformer) 2.5W surge protection (diary) |
| DIMMING | 9-15, 16V |
| LIGHT DISTRIBUTION | Adjustable |
| OPTICS | 42°-121° |
| PERFORMANCE OPTIONS | W4R |
| ADJUSTABILITY | Head pivots 240° |
| PERFORMANCE OPTIONS | Pre-Insulated™ To Lock-In Heat |
| CCT | 2700K, 3000K, or 4000K |
| CRI | 90+ |
| COLOR RENDERING | 7 Step |
| BUG STOPPING | 45°-161°-45°, 91°-309°-45° |
| DAMP SEAL | Compliant (flushed design) |
| WET LISTED | WES |
| GENERAL LISTING | ETL |
| CALIFORNIA TITLE 24 | Can be listed for outdoor use, ETL (ETL 1706) or UL Part 6, for outdoor use. Registration with OLC Associates (published list required). |
| START TEMP | 0°F°C |
| FIELD SERVICEABLE LED | Yes |
| CONSTRUCTION | Aluminum |
| HANDRAILS | Stainless Steel |
| FINISH | Powder Coat |
| LED LIFETIME | L70 -> 60,000 hours* |
| WARRANTY** | 5 Years |
| WEIGHT | 20 lbs. |

* Visit www.techlighting.com for specific warranty conditions and details.

ZUR 24 WALL
shown in black

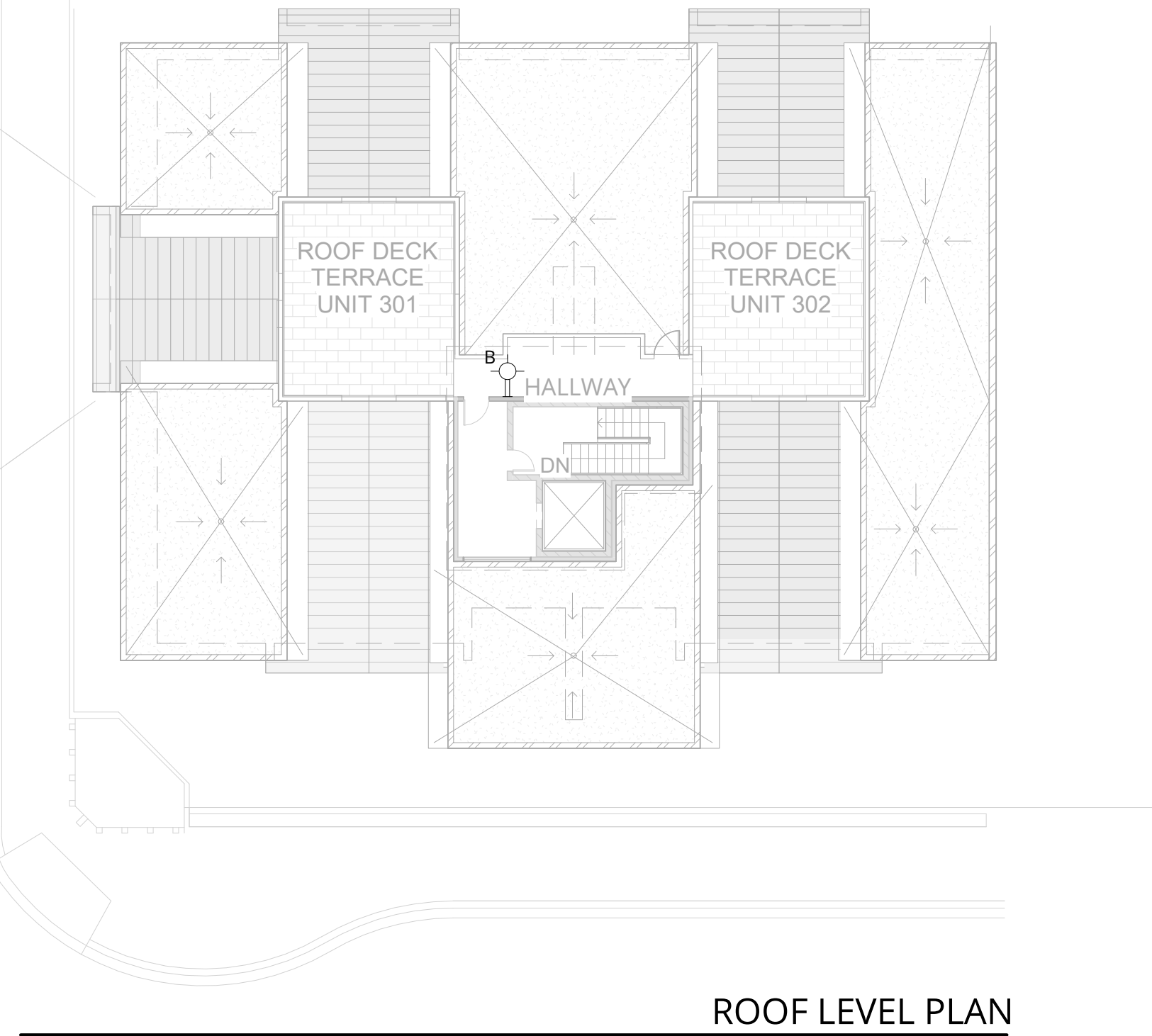
ZUR 24 WALL
shown in bronze

ORDERING INFORMATION

| PRODUCT | CHOICE | LENGTH | FINISH | VOLTAGE | DISTRIBUTION | OPTIONS |
|---------|---|--------|------------------|---------------|--------------|---|
| ZUR24WB | 54" 1610 L, 2700K 96" 309 L, 3000K 96" 309 L, 4000K | 24 36" | 2 BLACK 3 BRZ | 120V 120-277V | A REGIONAL | W4R IC: RECESSED/INTEGRATED, IP65 RATED |

techlighting.com

TYPE B



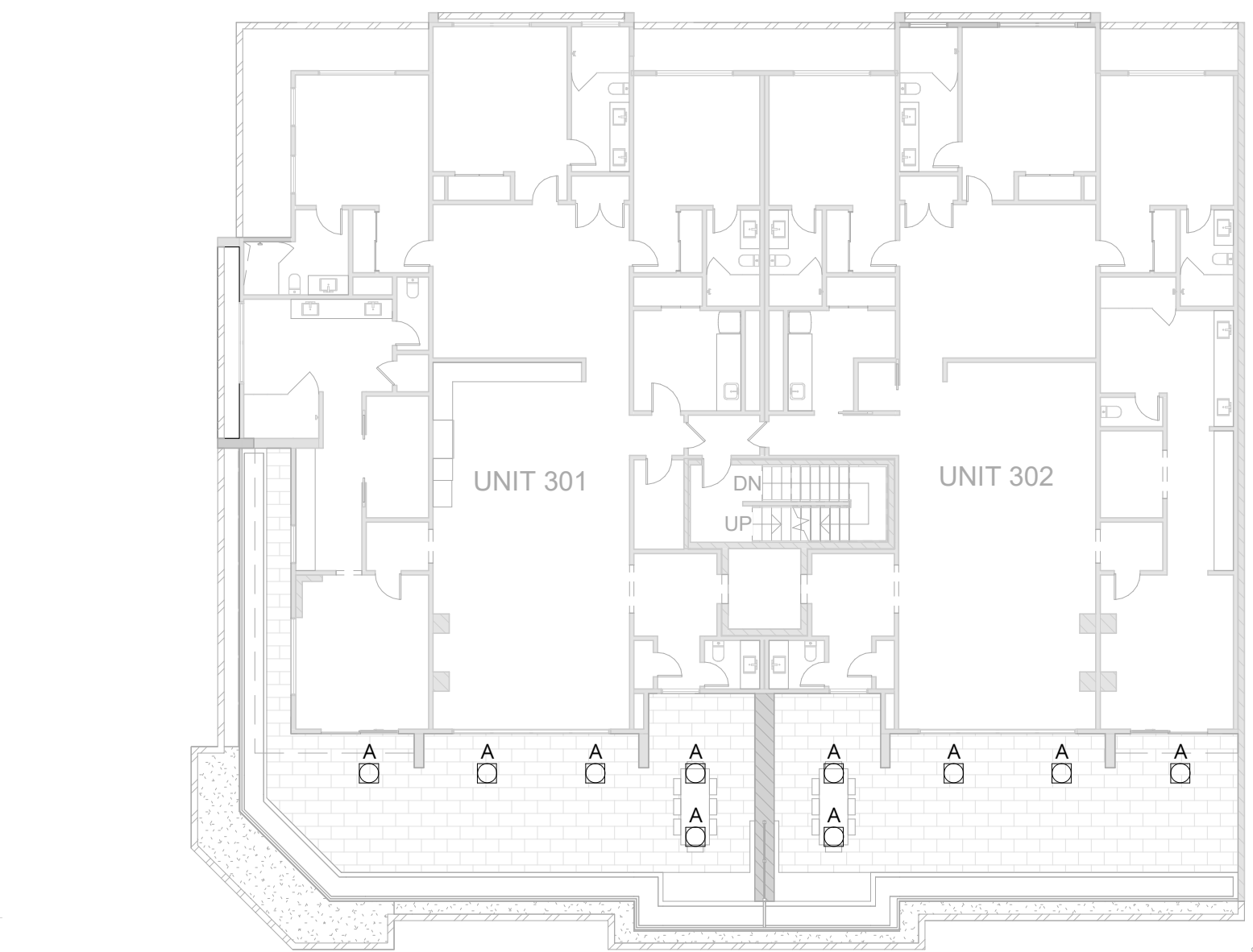
ROOF LEVEL PLAN

SCALE: 1/16" = 1'-0"



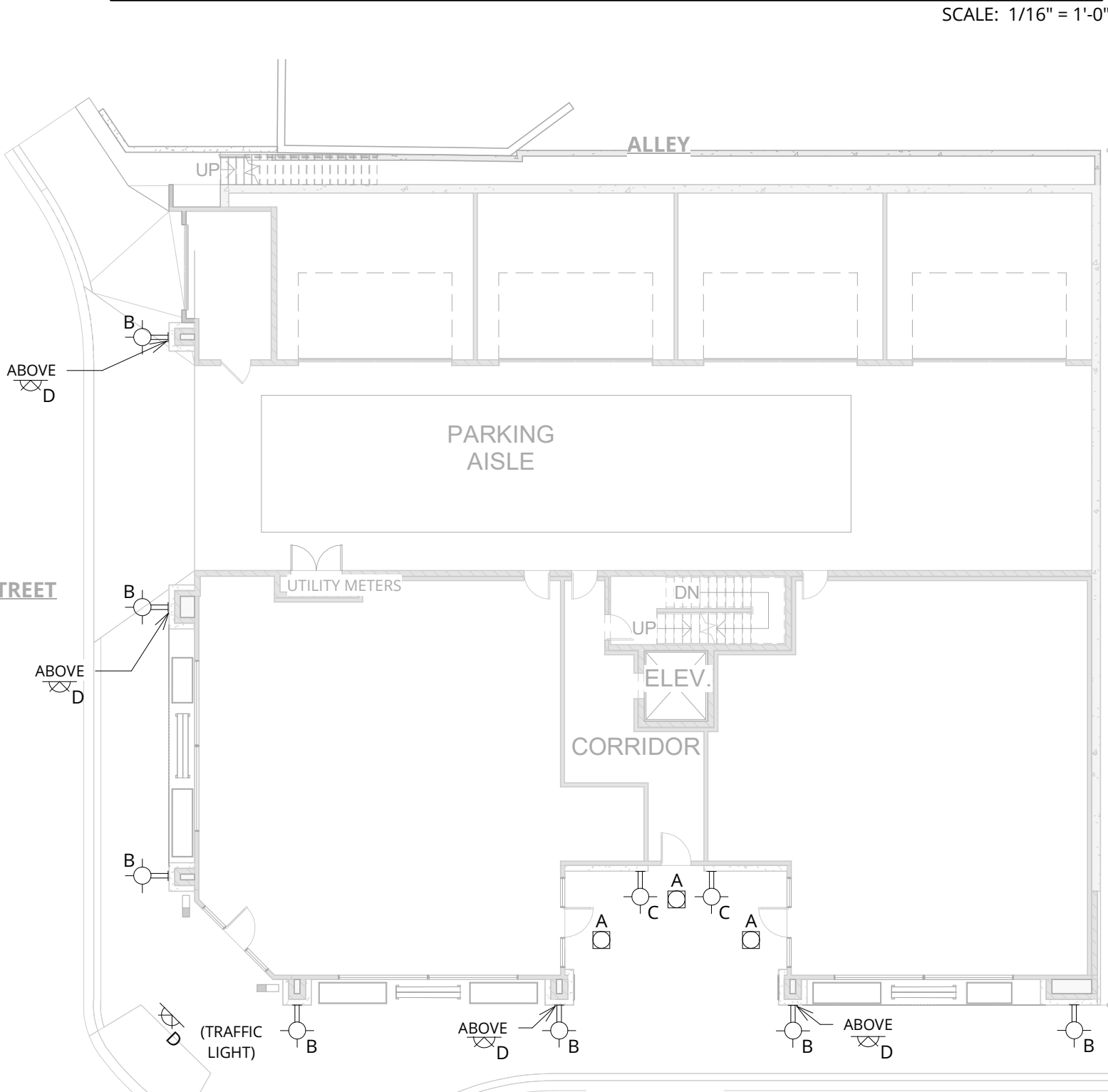
SECOND LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"



THIRD LEVEL FLOOR PLAN


SCALE: 1/16" = 1'-0"





GROUND LEVEL FLOOR PLAN


SCALE: 1/16" = 1'-0"

LANDSCAPING KEY

A  **TYPE 'A'**
 4" RECESSED SOFFIT DOWNLIGHT
 9W LED, 2700K
 MANUF: COOPER LIGHTING
 MAKE: HALO LED H4 SERIES

B  **TYPE 'B'**
 WALL MOUNT SCONCE
 FULLY SHIELDED, DARK SKY
 COMPLIANT
 906 B LUMENS, 20W LED, 2700K
 MANUF: TECH LIGHTING
 MAKE: ZUR 24
 FINISH: BLACK
 SIZE: 24" HIGH x 7.7" WIDE x 5.5" DEEP
 HEIGHT: 9' ABOVE GROUND

C  **TYPE 'C'**
 WALL MOUNT SCONCE
 FULLY SHIELDED, DARK SKY
 COMPLIANT
 906 B LUMENS, 20W LED, 2700K
 MANUF: TECH LIGHTING
 MAKE: ZUR 18
 COLOR: BLACK
 SIZE: 18" HIGH x 7.7" WIDE x 5.5" DEEP
 HEIGHT: 7'-6" ABOVE GROUND

D  **TYPE 'D'**
 STREET LIGHT MOUNTED TO BUILDING
 ON TRAFFIC LIGHT (REFER TO PLAN)
 SOLAR ONE RF'S FIXTURE WITH NKT
 LUMINAIRE PER CITY OF KETCHUM
 LIGHTING STANDARDS
 HEIGHT: 13' ABOVE GROUND (W/
 EXCEPTION OF 1 FIXTURE ON TRAFFIC
 LIGHT AT CORNER OF MAIN & 5TH)

[illegible]

RUSCITTO
ARCHITECTURA
P.A.
po box 5619 kernum, il
63340
208.776.5608
www.rils-us.com

460 N MAIN ST.
460 N MAIN STREET KETCHUM, IDAHO

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DRAWING

EXTERIOR LIGHTING PLANS AND FIXTURES

| DWG. # |
|--------|
|--------|

A5.0

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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.

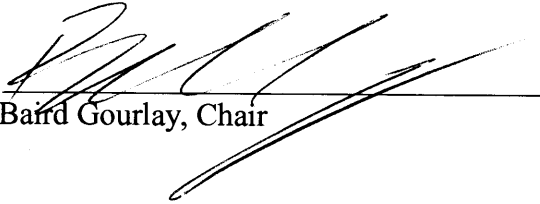
D. Funding of Residential Projects:

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 D
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. | Compliance | 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. | Compliance | 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. | Compliance | 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. | Compliance | 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. | Compliance | 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. | Compliance | The project has not yet obtained a building permit |
| | 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. | NA | 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 9,351 square feet of ground floor retail, four deed restricted community housing units and four market rate units |



Ketchum Urban Renewal Agency

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

May 16, 2022

Chair and Commissioners
Ketchum Urban Renewal Agency
Ketchum, Idaho

Review and Approval of Request for Proposal for Development at First and Washington Avenue

Introduction/History

The KURA has been conducting public outreach and development the development parameters for an RFP to develop the First Avenue and Washington Street KURA owned property.

Attachment A provides a draft of the RFP for Board review, comment and approval. The RFP does not include all the RFP attachments, however, it does include the ranking criteria for Board review and approval.

Attachment B provides a summary of the property ownership options as requested by the Board at the last meeting. The RFP is structured to lease the property to a future developer instead of selling the property.

The RFP reflects the direction given to staff to date. If approved by the Board, the RFP will be released May 23rd. The RFP will be distributed widely to ensure all interested parties have the opportunity to respond.

Once the RFP is out, staff will schedule a discussion with the Board about the selection process.

Recommendation/Motion

I move to authorize staff to finalize the RFP and release the RFP for distribution.

Attachment A: Draft RFP

Attachment B: Ownership Options for the Site

REQUEST FOR PROPOSALS 1ST AND WASHINGTON REDEVELOPMENT PROJECT

PUBLICATION DATE: May 23, 2022

SUBMISSION DEADLINE: August 26, 2022, by 4:00 pm MT

INTRODUCTION AND STATEMENT OF PURPOSE

The Ketchum Urban Renewal Agency (KURA) is pleased to announce the development offering for an undeveloped parcel of land approximately 0.5 acres located at 211 E 1st Street in the City of Ketchum, ID (the “property”).

The mission of the KURA is to implement the projects identified in the [Ketchum Urban Renewal Plan](#). The specific actions of the KURA are prioritized each year during the budget cycle. In June 2021, the KURA identified the redevelopment of the 1st and Washington Ave property as one of the top priorities for the organization. In accordance with Idaho Code § 50-2011, the KURA is requesting proposals for the development of the property.

The KURA is seeking a creative and community focused Development Team (“Development Team” or “Developer”) with a proven track record in producing vibrant mixed-use downtown projects that include income restricted workforce housing, commercial, and shared parking elements. Development Teams are not required to be Idaho based; however, knowledge of Idaho State laws and regulations is highly desirable. The KURA is offering the property through a long-term ground lease with no fee-title disposition of the property intended. The RFP process will culminate in an Agreement to Negotiate Exclusively (ANE) with the selected developer to guide discussions leading to the preparation of a Long-Term Ground Lease and/or Disposition and Development Agreement (DDA).



Subject Property

The property is commonly known as the 1st and Washington lot and consists of four lots totaling 22,000 square feet (0.5 acres), a half city block on N Washington Ave between 1st and 2nd Streets. A full legal site description is included as Attachment A. All four lots are owned by the KURA and are currently leased to the City of Ketchum as a pay-to-park surface parking lot. The property is zoned Community Core – Subdistrict 2 – Mixed Use (CC-2), allowing a variety of uses with permissible building heights up to four stories.

Development Objective

A successful development proposal would include a four-story mixed-use development with an active ground floor, income restricted rental housing for local employees, a variety of unit sizes and price points, and shared private/public parking. The primary intent of the site is to provide between 35-70 income restricted rental housing units supporting people living and working in the City of Ketchum and Blaine County Idaho. See the section “Project Goals, Priorities, and Participation” for information regarding housing definitions and desired mix of income targeted units.

RFP Timeline

| | |
|------------------------------------|---|
| May 23, 2022 | RFP Published |
| June 17, 2022 | Deadline for Questions and Clarifications |
| June 29, 2022 | Response to Questions |
| August 26, 2022 (4:00pm MT) | RFP Response Deadline |
| Aug 29 – October 31, 2022 | RFP Review and interviews |
| November 2022 | Proposal Selection and Agreement for ANE |

PROJECT CONTEXT AND BACKGROUND

Ketchum and the Region

The City of Ketchum is in the Wood River Valley in south central Idaho. The Wood River Valley is located approximately 80 miles north of Twin Falls, Idaho; 154 miles east of Boise, Idaho, the state capital; 156 miles west of Idaho Falls, Idaho, which is near the Teton Mountain Range of western Wyoming and several entrances to Yellowstone National Park; and 296 miles northwest of Salt Lake City, Utah.

Founded in 1880 during the mining boom, Ketchum is now regarded as one of the most popular destinations for winter and summer visitors due to its world-class skiing, mountain biking, fishing, hiking, restaurants, art galleries, and shopping. In 2018, Ketchum was awarded designation by the International Dark-Sky Association as a Dark Sky Community and is included in the Nation's first International Dark Sky Parade, held on Labor Day weekend, and numerous other year-round attractions. Ketchum is home to more than 10,000 full- and part time residents.

In 2019, the City of Ketchum had a population of 2,855 according to the US Census. Ketchum has historically experienced a 1% growth in population. From 2019 to 2020, the City of Ketchum experienced a growth rate of approximately 25%, it is unclear if this was an anomaly because of COVID-19 or a future trend. The City of Ketchum has a strong community and a deep skiing heritage that continues to fuel the tourism economy today. The downtown has a variety of restaurants, bars, shops, entertainment venues, offices, and residences. Although skiing is what built the community

into what it is today, premium summer recreation opportunities result in a busy summer that rivals winter.

Ketchum is surrounded by the Boulder Mountains to the north, Smoky Mountains to the west, and the Pioneer Mountains and its foothills to the east. Rivers are abundant, the Bigwood River, Trail Creek, Warm Springs Creek, Silver Creek, and the Salmon River provide exceptional recreation, wildlife viewing and fishing opportunities. Further north from Ketchum are the Sawtooth Mountains, the Sawtooth National Recreation Area (SNRA) and the White Cloud Mountains. This area has unlimited outdoor recreation opportunities seeing more than one million visitors per year. The Wood River Valley offers trails for hiking, biking, nordic skiing and star gazing.

Ketchum is part of the Central Idaho Dark Sky Reserve. The Central Idaho Dark Sky Reserve is the first of its kind in the United States and just one of 12 such reserves worldwide. The reserve stretches from Ketchum to Stanley and includes Blaine, Boise, Custer and Elmore Counties and the Sawtooth National Recreation Area. The total Reserve is 1,416 square miles, making it the third largest in the world. The reserve is a treasured resource for local residents and visitors from across the world that come to experience the wonder of a starry night.

Site Information and Site History

The 1st and Washington property is half a downtown city block located one block west of Ketchum’s Main Street along N Washington Ave, between 1st and 2nd Streets. The property is in a prime downtown location within a block or two of the newly constructed Limelight Hotel (an Aspen Ski Company property), Argyros Performing Arts Center, various shops and restaurants, a grocery store, and the historic Forest Service Park. This area of downtown is bustling year-round with weekly summer concerts/events in the park, patio events and music at the Limelight Hotel, Wagon Days, Trailing of the Sheep, and other events.

The KURA has owned Lots 7 and 8 since 2006 and purchased Lots 5 and 6 from the City of Ketchum in 2018. The property is currently a public pay-to-park surface parking lot leased to the City of Ketchum. The site currently provides 60 public parking spaces that are encouraged to be maintained as much as practicable balancing other development priorities. Attachment B is a preliminary site plan that was prepared for the construction of the surface parking lot and includes some existing landscaping all utility infrastructure locations.

The property is located within the City’s Urban Renewal District and is zoned Community Core Subdistrict 2 – Mixed Use (CC-2), which is intended for mixed-use development with a focus on promoting compact walkable commerce and aims to serve as a cultural center for Ketchum. In this zoning district, underground parking is encouraged. Below is an overview of the property and notable zoning requirements and restrictions pertaining to the CC-2 zone district. The full text of the zoning regulations including defined terms can be found in [Title 17 – Zoning Regulations of the Ketchum Municipal Code](#).

| | |
|-------------------------|---|
| Location | 211 E 1 st Ave, Ketchum ID 83340 |
| Ownership | Ketchum Urban Renewal Agency |
| Site Description | Approximately 0.5 acres |

| | |
|---|--|
| Location | The Project Site is located within the downtown core of Ketchum, half a downtown city block located one block west of Ketchum's Main Street along N Washington Ave, between 1st and 2nd Streets. |
| Legal/Parcel | <ul style="list-style-type: none"> • Lot 5, Block 19 – unaddressed - RPK0000019005B – 5,500 square feet • Lot 6, Block 19 – unaddressed - RPK0000019006B – 5,500 square feet • Lots 7 and 8 - 211 E 1st Ave - RPK00000190070 – 11,000 square feet |
| Zoning | Zoning is Community Core (CC) in Subdistrict 2, Mixed Use |
| Parking Requirements Chapter 17.125 | <p>Community housing/deed restricted housing units and units less than 750 square feet are exempt from parking requirements.</p> <p>Market rate residential units that are not deed restricted: 751-2,000 sf—1 parking space 2,001 sf and above—2 parking spaces</p> <p>Restaurants of any size and individual retail spaces less than 5,500 square feet are exempt from parking requirements.</p> <p>Office use, 1 space for every 1,000 sf of gross floor area</p> |
| Maximum Height Chapter 17.12 | <p>42 feet for all buildings except:</p> <ul style="list-style-type: none"> - 52 feet for 100% deed restricted community housing projects - Projects with 4th floor require City Council approval <p>Solar and Mechanical height maximum: Five feet above roof surface</p> <p>Non-habitable structures on rooftops: Ten feet maximum</p> |
| Setbacks Chapter 17.12 | <ul style="list-style-type: none"> - Front and Street Side (Washington Ave, 1st and 2nd Streets): 5-foot average for each floor - Alley: 3' (three feet) - Setback for 4th Floor: 10' (ten feet) – additional exemptions for 100% community housing projects |
| Floor Area Ratio (FAR) Chapter 17.124 | <p>100% community housing projects: No FAR limit</p> <p>All other projects: 2.25 FAR</p> |
| Ground Floor Uses | Active pedestrian-oriented uses highly encouraged. Ground floor residential is permitted in the CC-2 zone district and may be considered by the KURA. |
| Permitted Uses Chapter 17.12 | <ul style="list-style-type: none"> - Multi-Family residential - Business Support Service - Convenience Store - Food Service (restaurant) - Grocery Store - Instructional Service - Office, Business (not located on ground floor) - Personal Service - Retail Trade - Cultural Facility |

| | |
|---|---|
| | - Performing Arts |
| Land Use Permits Chapter 17.96 | The Development Team will be responsible for the preparation and submittal of all required land use development and building permits. The City of Ketchum will require pre-application design review and final Design Review approval for the project including a project specific Development Agreement. |
| Infrastructure | City sewer, water, natural gas, electric, and telephone are available to the site. DISCLAIMER: Utility descriptions are general. Contact utility providers for more information. The property currently contains four large Idaho Power transformers that will need to be addressed as part of the project. |
| Green Building Requirements Chapter 15.20 | The City of Ketchum requires all new residential construction to be LEED Silver, NGBS Silver, or equivalent. Third party verification is required. |

The following documents have been provided as Attachments A-G for additional reference:

- A. Legal Site Description
- B. Parking Lot Site Plan
- C. Adjacent Uses Map
- D. Site Photos
- E. Public Parking Utilization Data
- F. Title Report
- G. Environmental Reports

Relevant Plans

In addition to the project goals and priorities outlined below, development within the City of Ketchum should seek to achieve the goals and objectives of the [2014 Ketchum Comprehensive Plan](#). The City of Ketchum is focused on ensuring that all development within the community core (downtown) contribute to the vibrancy of the community by providing active ground floor uses and high-density residential housing options. In April 2022, the City of Ketchum Planning and Zoning Commission adopted a policy statement for successful projects in the community core. Please see Attachment H for that statement.

PROJECT GOALS, PRIORITIES, AND PARTICIPATION

Project goals

The development of the First and Washington site focuses on meeting the following goals:

- **Goal 1.** Provide local, affordable workforce housing downtown, particularly for professionals and those essential to a strong, diverse downtown economy.
- **Goal 2.** Provide structured public parking in anticipation of long-term downtown growth and development.
- **Goal 3.** Provide active ground floor opportunities to maintain vibrancy of downtown.

These goals were established through a KURA Board driven process with the intent to provide income restricted housing in Downtown Ketchum while also maximizing the public benefit of the land. Additionally, a robust stakeholder engagement process was conducted that affirmed and informed these primary project goals. The KURA conducted interviews with adjacent property owners and a community workshop in April 2022 to introduce the project to the community and gain feedback on the project goals and development priorities. A full overview of the community feedback including individual interviews and workshop can be found on the project website [HERE](#).

The project goals reference four housing terms that are closely associated. Please reference the following definitions for additional information about how the KURA is thinking about housing at this project site.

- **Local** – Housing prioritized for current or future employees of businesses located with the City of Ketchum and/or Blaine County.
- **Community Housing** – Community Housing is residential housing that is legally restricted as a rental or for sale unit based on applicable income and other requirements with a minimum rental duration of at least one year.
- **Workforce Housing** – Housing targeted for those earning 80% to 210% of the area median income (AMI) with a priority for individuals and families with jobs in Ketchum.
- **Affordable Housing** – Housing is considered affordable to a household if they are paying 30% or less of their income to housing costs.

Development Priorities

To achieve the project goals, the KURA has developed specifics related to each goal that would constitute a successful development proposal. The KURA may entertain proposals that do not meet all project goals; however, those projects may not rate as highly during the evaluation period.

Local, Affordable, Workforce Housing

The KURA seeks a project where approximately 70% of the residential units are community housing rental units restricted to certain income levels. A maximum of 30% can be unrestricted market rate units. The community housing units must be prioritized for the local workforce as rentals with minimum one-year leases. A workforce prioritization policy will be developed between the KURA and the developer following selection to be included in the DDA and/or long-term ground lease. A successful project would include a proportionate share of studio apartments, one-bedroom, and two-bedroom units within the community housing portion of the project. Larger units are acceptable for the market rate units provided the other project goals are not compromised.

The following chart outlines the preferred split of target income categories identified by the KURA Board for the 1st and Washington project. The KURA may consider proposals that do not meet the income category mix as prescribed, however, proposals that do not provide at least 70% of the units as community housing rental units will not be considered.

Community Housing Unit Income Targets

| Income Range | Required Percent |
|-------------------------------------|------------------|
| Households earning 80% to 100% AMI | 30% or more |
| Households earning 100% to 120% AMI | 30% or more |
| Households earning 120% to 210% AMI | 10% or more |

Proposals that leverage public investment to increase the total percentage of community housing units in the project will be ranked more favorably in the evaluation criteria. Income restrictions and corresponding affordability must remain in perpetuity from the date the Ground Lease and/or DDA is executed, or other agreed upon milestone. Rental rates must meet the definition of affordable and will be based on household AMI for Blaine County as published annually by the United States Department of Housing and Urban Development (HUD).

Public/Private Parking

As noted in the description above, the property is currently operated as a pay-to-park surface parking lot with 60 spaces. A successful development proposal would include either separate or shared public parking and private parking for the residential units in underground structured parking. The KURA is not requiring all existing public parking to be retained, however, will prioritize projects that maximize underground parking infrastructure to provide as much public parking as practicable. A geotechnical study has not been conducted for the site, however, general knowledge of water table levels in the area suggest that two levels of underground parking would be technically feasible on the property. The KURA will consider innovative parking management plans that may include shared parking, permit parking, and pay-to-park. Pay-to-park will not be considered for the community housing rental units.

Ground Floor Activation

The property is located within the Community Core Mixed Use Subdistrict which allows projects that are 100% residential or mixed-use. A successful project would provide activation and pedestrian orientation of the ground floor either through design elements or uses along all street frontages. The KURA will consider proposals that are 100% residential with residential on the ground floor provided that the design of the building facilitates interaction with the street and implements the design review standards outlined in the Ketchum Municipal Code.

Kura Participation

The KURA is offering the opportunity to develop the agency owned property at 1st and Washington through a long-term ground lease structure with no fee-title disposition of the property intended. The KURA can assist development projects with funding public infrastructure associated with the project and may also participate in the funding and management of public parking facilities. The KURA has not committed specific funding for reimbursement of public improvements or parking infrastructure for this project. Proposals shall outline all participation requests for funding or partnership needs from the KURA in the submittal materials for consideration by the KURA during the selection process.

SUBMISSION PROCESS

I. UPDATES

If you wish to receive email updates from KURA regarding this RFP when additional information becomes available, please email info@ketchumura.org with the subject line “RFP Updates” and provide the email address or email addresses that wish to receive updates. Updates to the RFP and other project information can also be found on the project website at [HERE](#).

II. PROPOSAL SUBMISSION REQUIREMENTS

Please follow these instructions for submitting a proposal.

Provide four hard copies, bound, of all required submission materials. Hard copies shall be standard 8.5 x 11 with the exception of the development budget which may be submitted on 11x17 for ease of use. Hard copies shipped via UPS or FedEx must be sent to the physical address for the KURA. Copies shipped via the US Postal Service must be sent to the PO Box listed below.

Provide one electronic copy, via email, of all required submission materials utilizing a commonly available file-share service such as Dropbox, WeTransfer, or Google Drive. The required submittal documents, many of which must be signed and dated, must be organized into separate PDF or Excel files for each of the sections described below in “Required Submission Materials.” Please name each PDF or Excel file with a unique identifier for that section (i.e., the first file should be named “1_Cover Sheet.pdf”, the next “2_Acknowledgment & Release.pdf, etc.).

Submittals shall be addressed to the following:

Ketchum Urban Renewal Agency (KURA)
Attn: Suzanne Frick, Executive Director
191 5th Street West
PO Box 2315
Ketchum, ID 83340
info@ketchumura.org

KURA takes no responsibility for submittals received late or incomplete in any way. Those responding assume full responsibility for the timely submittal of all proposal documents via the email process.

III. QUESTIONS

All written questions, requests for clarification, or request to access the project site must be made prior to the RFP Questions and Clarifications deadline of 5:00 pm MT on June 17, 2022

by emailing info@ketchumura.org. All questions and clarifications will be distributed via email to all known interested entities and posted online [HERE](#) on June 29, 2022. Respondents who pose questions to KURA will not be identified in the posted responses.

IV. AMENDMENTS, MODIFICATIONS, OR WITHDRAWAL OF PROPOSALS

A proposal may be amended, modified, or withdrawn prior to the submission deadline set forth herein.

V. REQUIRED SUBMISSION DOCUMENTS

The proposal format described herein is meant to allow for uniform review and ease of access to information by KURA. Proposals should conform to these formatting requests. All templates referenced below are included as Attachment J for use.

1. COVER SHEET

Fill out and sign the attached Cover Sheet. The individual listed on the Cover Sheet will be the point of contact if additional information or clarification on the submitted proposal is required.

2. ACKNOWLEDGMENT AND RELEASE

Fill out and sign the attached Acknowledgement & Release. Please provide the signed document as a pdf in the submittal package.

3. PROJECT PROPOSAL NARRATIVE

The proposal should explain the Respondent's proposed project. Describe the vision for the project and how it accomplishes the RFP's Project Goals, Priorities, and Participation. Articulate the public benefits created by the proposed project. Summarize the private investment objectives and the economic development benefits that it creates. It should be no more than five (5) pages in length (single spaced) and can incorporate images, diagrams, and tables. Be sure to address each item listed in the Development Priorities section of the RFP and outline any areas where the proposal adheres to or varies from the stated goals and priorities. If the proposal varies from the state goals, please describe why and how the overall project goals are met. The proposal should also discuss the project's anticipated adherence to City of Ketchum's Planning and Zoning regulations and the KURA Urban Renewal Plan.

4. QUALIFICATIONS AND EXPERIENCE

i. DEVELOPMENT TEAM

Please provide name, title, and organization of each: developer, architect, engineer, contractor, and proposed development legal entity included in the Proposal. Include address, phone numbers and email contacts for each. Please provide an organizational chart that also describes the development legal entity. Indicate whether the development entity has been formed and is registered with the state of Idaho. If it is not registered in the state of Idaho, please indicate when it will do so.

ii. PORTFOLIO AND RESUME

List and briefly describe a minimum of three (3) relevant projects that the developer has completed and/or has underway. For each project provide an overview of the project including overall development program, number and mix of residential units (income target and type), total square footage of the project, development timeline summary, and whether the project was a public/private partnership. Additionally, provide a separate resume exemplifying relevant experience for the developer, architect, and contractor within the development team. Resumes should demonstrate a high level of proficiency in communication skills and professionalism related to the delivery of public projects in communities sensitive to change.

iii. REFERENCES

Provide three professional references for the developer including name, title, email, and phone number. References cannot be a member of the Respondent's team.

5. DEVELOPMENT PRO FORMA AND FINANCIAL STATEMENT

Fill out the excel template provided in Attachment J. The total development costs should include all development expenses associated with the project. The total development cost provided in the development budget should match the proposed project's financial sources.

Include financial statements proving the Respondent's financial capacity to deliver the proposed project. A letter of acknowledgment from a financial institution(s) which describes prior credit relationships, prior lending history/amounts/ range, anticipated parameters for lending on the proposed project, and confirms the member or entity is not in default is acceptable in lieu of or, in addition to, another form of a financial statement.

6. PROJECT SCHEDULE AND DEVELOPMENT TIMELINE

A preliminary development timeline is required and must include major milestones including but not limited to design planning and zoning approval, any additional land use entitlements, loan closings, land transfer, construction start, construction completion, and a rent/lease or sales schedule.

7. CONCEPTUAL DESIGN DRAWINGS

Provide conceptual design drawings that illustrates the vision for the project and how the proposed project fits within the context of the surrounding area. A technical drawing set is not required with this submittal; however, design drawings should include, at minimum, the following:

- Schematic drawings generally showing the building massing, proposed site layout, and conceptual streetscape elements.
- Provide typical floor plan of studio, 1 bedroom, and 2-bedroom unit layouts. KURA will accept estimated square footage of each unit type in lieu of floor plans.
- Site plan that includes the outline of the building, general pedestrian and vehicular circulation, and conceptual streetscape elements.

Additional sketches, diagrams, images, or plans that further explain the project are welcomed.

8. PROPOSED TERMS OF POTENTIAL KURA PARTICIPATION

If the Respondent will be seeking participation from KURA in any manner, please provide a description of the proposed KURA participation included in the proposal. Include information for any and all proposed KURA financial participation related to potential Public Improvements (utility infrastructure, streetscapes, street work), public parking, or other. Anticipated costs should be provided in the development pro forma template and should conform generally to KURA's Participation Program rules and requirements as found in Attachment I.

VI. EVALUATION CRITERIA AND SELECTION PROCESS

1. EVALUATION CRITERIA

The evaluation criteria provided represents KURA's priorities and goals with development of this Project. This criterion will be used as a basis for the selection of the preferred proposal. A proposal that meets the Minimum Requirements may be awarded up to 100 points. Up to 50 additional points may be awarded based on the

proposal's alignment with KURA's Preferred and Visionary Outcomes. A total of 150 points may be awarded. A sample evaluation form can be found in Attachment K.

2. PROCESS AND TIMELINE

The following provides a preliminary timeline and schedule for the RFP process and implementation. This schedule is preliminary and subject to change:

| | |
|------------------------------------|---|
| May 23, 2022 | RFP Published |
| June 17, 2022 | Deadline for Questions and Clarifications |
| June 29, 2022 | Response to Questions |
| August 26, 2022 (4:00pm MT) | RFP Response Deadline |
| Aug 29 – October 31, 2022 | RFP Review and interviews |
| November 2022 | Proposal Selection and Agreement for ANE |

i. DISTRIBUTION AND ADVERTISEMENT

The RFP will be advertised regionally and nationally, published in the Idaho Mountain Express and other news outlets, and noticed to known and seemingly interested parties and development publications.

ii. EVALUATION OF PROPOSALS

Proposals received prior to the submission deadline will be reviewed by KURA staff to confirm they meet the RFP's submittal requirements. The respondent will be notified in writing if the proposal is deemed incomplete and will not be reviewed. KURA staff will continue to review all proposals that meet the submittal requirements.

At its discretion, KURA may choose to establish a Selection Committee. Respondents may be asked to present to the Selection Committee or to the full KURA Board at a public meeting. Proposals will be judged based on the written submittals, presentations, and requested supplemental information, as applicable. The KURA Board reserves the right to interview or not interview respondents and reserves the right to conduct its fact finding and deliberation period as it determines necessary to evaluate proposals.

iii. SELECTION OF DEVELOPER

At a public meeting, KURA Board will select a proposal and, if applicable, determine the final ranking of other qualified proposals.

iv. AGREEMENT TO NEGOTIATE EXCLUSIVELY (ANE)

Once a proposal is selected, KURA will enter into an Agreement to Negotiate Exclusively (ANE) with the selected respondent. The KURA Board has the authority to enter into an ANE but is not obligated to enter into an ANE under this RFP.

The ANE will help guide the development of the project and will set forth requirements and specifications that will need to be met and established. The ANE allows the selected developer to develop the project design and details and refine specific terms to be considered in the project. The ANE will allow the developer and KURA an opportunity to further evaluate the financial viability of the project and to investigate the developer's financial institutions and funding mechanisms. During this time KURA will obtain a reuse appraisal for the property, which will set the minimum amount the property may be disposed of as required by Idaho Code § 50-2011. The ANE will lay the groundwork for ultimately reaching an agreement for disposition or lease of the property by a Disposition and Development Agreement or Long-Term Ground Lease

v. LONG-TERM GROUND LEASE AND/OR DISPOSITION AND DEVELOPMENT AGREEMENT (DDA)

If an ANE is entered into with a selected developer, KURA may prepare a DDA and/or Long-Term Ground Lease which provides detail on the requirements and conditions precedent to the transfer of the Property to the selected developer. The Long-Term Ground Lease and/or DDA will include a schedule of performance by the selected developer and may require certain assurances that the project will be developed such as a performance bond, evidence of financing, and construction drawings.

The negotiated Long-Term Ground Lease and/or DDA will then be presented to KURA for final approval. KURA has absolute authority to approve a Long-Term Ground Lease and/or DDA and is under no obligation to enter into a DDA and/or Ground Lease.

vi. PROJECT INITIATION AND COMPLETION

Should a Long-Term Ground Lease and/or DDA be executed by the selected developer and KURA, the selected developer will then begin construction of the proposed project. In conformance with the timelines agreed to in the Long-Term Ground Lease and/or DDA, the selected developer will be under an obligation to complete the project construction within a specified time period.

VII. DISCLAIMERS/OTHER

KURA reserves the right to act in the public best interest and in furtherance of the purposes of the Idaho Code Title 50, Chapter 20 (Idaho Urban Renewal Law) and Idaho Code Title 50, Chapter 29 (Local Economic Development Act). KURA reserves the right to waive any formalities or defects as to form, procedure, or content with respect to this RFP and any irregularities in the proposals received, to request additional data and information from any and all Respondents, to reject any submissions based on real or apparent conflicts of interest, to reject any submissions containing inaccurate or misleading information, and to accept the proposal or proposals that are in the best interest of KURA and the public. The issuance of this RFP and the receipt and evaluation of proposals does not obligate KURA to select a company nor award a contract. KURA may in its discretion cancel, postpone, or amend this RFP at any time without liability.

KURA is a public agency. All documents in its possession are public records subject to inspection and copying under the Idaho Public Records Act, Idaho Code §§ 74-101 through 74-126. The Public Records Act contains certain exemptions – including an exemption for trade secrets. Trade secrets include a formula, pattern, compilation, program, computer program, device, method, technique, or process that derives economic value, actual or potential, from not being generally known to and not being readily ascertainable by proper means by other persons and is subject to the efforts that are reasonable under the circumstances to maintain its secrecy. Prices quoted in a proposal are not trade secrets.

If any Respondent claims any part of a proposal is exempt from disclosure under the Idaho Public Records Act, the Respondent must: 1) Indicate by marking the pertinent document “CONFIDENTIAL”; and 2) Include the specific basis for the position that it be treated as exempt from disclosure. Marking the entire proposal as “Confidential” is not in accordance with Idaho Public Records Act and will not be honored.

KURA, to the extent allowed by law and in accordance with these Instructions, will honor a nondisclosure designation. By claiming material to be exempt from disclosure under the Idaho Public Records Act, Respondent expressly agrees to defend, indemnify, and hold KURA harmless from any claim or suit arising from KURA’s refusal to disclose such materials pursuant to the Respondent’s designation. Any questions regarding the applicability of the Public Records Act shall be addressed to your own legal counsel prior to submission.

VIII. ATTACHMENTS

- a. LEGAL SITE DESCRIPTION
- b. PARKING LOT SITE PLAN
- c. ADJACENT USES MAP

- d. SITE PHOTOS
- e. PUBLIC PARKING UTILIZATION DATA
- f. TITLE REPORT
- g. PHASE 1 ENVIRONMENTAL REPORTS
- h. KETCHUM PLANNING AND ZONING POLICY STATEMENT
- i. KURA PARTICIPATION POLICY
- j. SUBMITTAL TEMPLATES
 - 1. COVER SHEET
 - 2. ACKNOWLEDGMENT AND RELEASE
 - 3. DEVELOPMENT PRO FORMA
- k. SAMPLE EVALUATION CRITERIA

ATTACHMENT A:

Legal Site Description

ATTACHMENT B:

Parking Lot Site Plan

ATTACHMENT C:

Adjacent Uses Map

ATTACHMENT D:

Site Photos

ATTACHMENT E:

Public Parking Utilization Data

ATTACHMENT F:

Title Report

ATTACHMENT G:

Phase 1 Environmental Reports

ATTACHMENT H:

Ketchum Planning and Zoning Policy Statement

ATTACHMENT I:

KURA Participation Policy

ATTACHMENT J:

Submittal Templates

ATTACHMENT K:

Sample Evaluation Criteria

SAMPLE EVALUATION SHEET

The evaluation criteria provided represents KURA's priorities and goals with development of the 1st and Washington Project. This criterion will be used as a basis for the selection of the preferred proposal. A proposal that meets the Minimum Requirements may be awarded up to 100 points. Up to 50 additional points may be awarded based on the proposal's alignment with KURA's Preferred and Visionary Outcomes for certain criterion as shown in parenthesis below. A total of 150 points may be awarded.

| Development Team (10 points) | |
|---|----------|
| Comprehensive development team with all areas of expertise. Acceptable legal entity structure. | [points] |
| Portfolio and Resume (20 points) | |
| Relevant experience of team members for proposed project. Demonstrated expertise developing mixed-income housing in urban settings, designing high performance buildings, producing contextually appropriate projects with high-quality results, innovation of complex parking systems, and strong communication skills in a public setting. Excellent references from previous project partners. | [points] |
| Affordable/Workforce/Community Housing (25 points + 10 points) | |
| Minimum Requirements: Minimum of 35 housing units; balanced mix unit types (studio, 1 bd, and 2bd); achieves target income category percentages | [points] |
| Preferred Outcomes: More units offered at the lower price points and longer-term pricing restrictions. Increase minimum housing units. | [points] |
| Parking (20 points + 10 points) | |
| Minimum Requirements: includes both public and private parking. One level of underground parking | [points] |
| Preferred Outcomes: minimum of 1 space per residential unit, two levels of underground parking | [points] |
| Retail/Commercial (5 points + 10 points) | |
| Minimum Requirements: Activation of ground floor level along all street frontages | [points] |
| Preferred Outcomes: Commercial, community, or civic uses along all street frontages. Public gathering space | [points] |
| Urban Development and Architectural Design (15 points + 10 points) | |
| Minimum Expectations: Meets design review criteria and no requested variances from zoning regulations | [points] |
| Visionary Outcomes: Provides engaging and active uses/design on all street frontages | [points] |
| Sustainability/Green Building (5 points + 10 points) | |
| Minimum Expectations: NGBS or LEED Silver, or equivalent | [points] |
| Visionary Outcomes: Rooftop solar and other sustainable building systems above and beyond efficient fixtures and appliances | [points] |
| Total Points (150): | |

Ketchum Urban Renewal Agency (KURA)

1st and Washington Redevelopment – Potential Revenue Streams

| | Option 1 | Option 2 |
|--------------------------|---|--|
| Land Ownership Structure | <i>Conveyance of Property to Developer</i> | <i>Ground Lease to Developer</i> |
| Revenue Sources | <ul style="list-style-type: none"> • Sale of property for affordable/workforce housing. • Sale of property to developer with no restrictive covenants. | <ul style="list-style-type: none"> • Long-term ground lease to developer for affordable/workforce housing. • Long-term ground lease w/ public parking owned/operated by Agency. • Long-term ground lease w/o housing restrictions. |
| Reasons for income value | <ul style="list-style-type: none"> • Sale of Property for Affordable Housing - KURA must convey the property at no less than the appraised re-use value of the property. Based on the restrictive covenants placed on the property to ensure affordable/workforce housing, the re-use appraisal will likely show a zero or nominal value. • Sale of Property with No Restrictive Covenants – In this situation a developer could develop the property into any (City approved) residential or commercial use and would be able to generate significant revenue. | <ul style="list-style-type: none"> • Long-term Ground Lease for Affordable Housing – Based on the use restrictions for affordable/workforce housing, a developer will be restrained in the revenue they are able to generate. The developer would likely pay a nominal annual rent. • Long-term Ground Lease for Affordable Housing w/ Public Parking – Again, based on the restrictions on the use of the property, the annual rent would be nominal, however, if public parking is built and owned/leased by the Agency, this would potentially be a long-term revenue source. • Long-term Ground Lease w/o Housing Restrictions – Would be able to charge market rates for ground lease. |
| Value | <ul style="list-style-type: none"> • Sale of Property for Affordable Housing - \$0-\$100 • Sale of Property for Any Use – Market Value of Property. | <ul style="list-style-type: none"> • Long-term Ground Lease for Affordable Housing - \$0-\$10 annually • Long-term Ground Lease for Affordable Housing w/ Public Parking – (monthly/hourly rate x number of public spots – operational/construction costs = \$\$\$) • Long-term Ground Lease w/o Housing Restrictions – Market Lease Rent |
| Outcome | <ul style="list-style-type: none"> • Based on the KURA Board's direction to use the property for affordable housing, revenue is likely minimal. | <ul style="list-style-type: none"> • <u>The most likely source of revenue appears to be a long-term ground lease with public parking as a revenue generating source. However, this revenue stream will likely be minimal.</u> |
| Questions and Follow-up | <ul style="list-style-type: none"> • Tax exemption – if the property is sold, the developer will have to pay taxes on both the real property and the improvements. However, if sold to a public entity (such as a Housing Authority) or a nonprofit, a property tax exemption might be granted by Blaine County. | <ul style="list-style-type: none"> • Tax exemption – based on Idaho Code § 50-2014 it appears that even if the land is still held by the Agency, if it is leased to a developer, the developer will have to pay taxes on both the land and the improvements. However, if sold to a public entity (such as a Housing Authority) or a nonprofit, a property tax exemption might be granted by Blaine County. |



Ketchum Urban Renewal Agency

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

May 16, 2022

Chair and Commissioners
Ketchum Urban Renewal Agency
Ketchum, Idaho

RECOMMENDATION TO PROVIDE DIRECTION ON FUNDING PAVER REPLACEMENT ON 4TH STREET

Introduction/History

One of the first projects funded and implemented by the KURA was reconfiguration of 4th Street between Walnut Avenue and Washington Avenue to create the 4th Street Heritage Corridor. This work was done in 2008.

As a result of the winters in Ketchum, the 4th Street pavers have deteriorated to a point where they create tripping hazards. The City of Ketchum spends over \$30,000 per year to repair the pavers. It is now time to replace all the pavers with more durable longer lasting pavers.

Request

The city of Ketchum is asking if the KURA is interested in contributing 50% of the cost for 4th Street paver replacement in this fiscal year. The work would consist of removal of the existing pavers and obsolete snow melt system and rebuilding the base and install new pavers. Preliminary costs were obtained and range from \$15-\$24 per square foot for the work. The total square footage to be replaced is approximately 23,400. The full cost would range from \$351,000 to \$561,600. If the costs were split, the KURA portion would range of \$175,000 to \$280,800.

Because there are no bidders for the sidewalk project, there are sufficient KURA funds to support this project.

Should the KURA be interested in funding this project, the city would proceed with obtaining formal bids. The work would not occur until fall due to the availability of contractors for the work.

Recommendation

Staff is asking the KURA to provide direction if there is interest in pursuing this project.

Attachments: Estimates for Paver Replacement



Big Wood Landscape, Inc.

12449 St Hwy 75

P. O. Box 310

Ketchum, ID 83340

www.bigwoodlandscape.com

Estimate

| Date | Estimate # |
|-----------|------------|
| 4/28/2022 | 897 |

| |
|---|
| Name / Address |
| City of Ketchum PO Box 2315 Ketchum, ID 83340 |

| | | | Project |
|--|-------|-------------------------|---------|
| Description | Qty | Rate | Total |
| BID FOR 4TH STREET PAVER PROJECT | | | |
| REMOVAL OF EXISTING BASE MATERIALS AND PAVERS (PER SF) | | | |
| Excavation Labor (per sf) | 0.025 | 50.00 | 1.25 |
| Skid Steer or Wheel Loader (per sf) | 0.025 | 70.00 | 1.75 |
| Paver Dump Fee (per sf) | 1 | 0.13 | 0.13 |
| Base Material Dump Fee (per sf) | 1 | 0.07 | 0.07 |
| Heat Melt Dump Fee (Billed at \$70 per ton, no additional labor needed) | | 0.00 | 0.00 |
| Subtotal For Bid Group | | | 3.20 |
| INSTALLATION OF NEW BASE MATERIALS AND PAVERS (PER SF) | | | |
| 6" of Type II Aggregate Base (per sf) | 1 | 1.37 | 1.37 |
| 4" of Type I Aggregate Base (per sf) | 1 | 0.94 | 0.94 |
| 2" of Sand (per sf) | 1 | 0.65 | 0.65 |
| Jointing Sand (per sf) | 1 | 0.57 | 0.57 |
| Belgard Catalina Grana Modular Paver Victorian (6x12, 9x12, 12x12) (per sf) (includes overage) | 1 | 9.36 | 9.36 |
| Structural Base or Grading Labor (per sf) | 0.06 | 50.00 | 3.00 |
| Paver or Stone Walkway/Deck Installation Labor (per sf) | 0.06 | 50.00 | 3.00 |
| Skid Steer or Wheel Loader (per sf) | 0.03 | 70.00 | 2.10 |
| Subtotal For Bid Group | | | 20.99 |
| | | Subtotal | \$24.19 |
| | | Sales Tax (0.0%) | \$0.00 |
| | | Total | \$24.19 |

Good Afternoon Ramsy,

Including removing existing pavers, excavating and exporting 6" of base material below existing pavers (Includes removal of abandoned hydronics), rebuilding base from existing sub-base (Assumes existing subbase to meet city standards), import 4" roadmix, import 2" leveling c-pile sand, install Catalina Grana Modular 3-piece, install mason sand for joint material and compact, assumes no snap edging or edge restraints needed. This is also assuming the city would assist in the traffic control/sidewalk closures/TERP.

The city can use \$14-15.00/sf for a budgetary number. A more precise number could be estimated with a set of plans to estimate from. If this is a project the city would like to move forward with, we will need to receive confirmation very soon in order to provide the required labor to complete this job this fall. Our schedule has already begun filling up for the fall months.

If you have any questions or concerns, please don't hesitate to reach out.

Kind Regards,

Cooper Hayes

Landscape Construction Division Director

C 208.720.8050

P 208.788.2066

162 Glendale Rd
Bellevue, ID 83313
Cooper@webbland.com
www.webbland.com

