



In recognition of the Coronavirus (COVID-19), members of the public may observe the meeting live at the website <https://www.ketchumura.org/kura/meetings>. If you would like to comment on an agenda item, please submit your comment to participate@ketcumidaho.org by 10:00 a.m. M.T. the day of the meeting. Comments will be provided to the KURA.

KETCHUM URBAN RENEWAL BOARD MEETING Agenda

REGULAR MEETING

April 20, 2020 beginning at 2:00 PM
480 East Avenue, Ketchum, Idaho

CALL TO ORDER

ROLL CALL

CONSENT CALENDAR: (ALL ACTION ITEMS)

- [1.](#) Approval of Minutes: February 18, 2020 regular meeting
- [2.](#) Approval of Current Bills: see packet
- [3.](#) Recommendation to review Sun Valley Economic Development Quarterly Report

COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS

DISCUSSION ITEMS

- [4.](#) ACTION ITEM: Recommendation to approve 20URA-03 for approval of infrastructure funding to the City of Ketchum for sidewalks and lighting
- [5.](#) Discussion about City Council members serving on the KURA Board - Board Member Johnson
- [6.](#) Discussion of providing KURA funding to assist local businesses with payroll expenses--Board Member Spachman

ADJOURNMENT

Due to the On-going COVID-19 Pandemic, the Ketchum Urban Renewal Agency meetings will be conducted remotely. Members of the public who would like to observe the meeting may access the meeting at <https://www.ketchumura.org/kura/meetings>. At this time, the KURA is not scheduling any agenda items that require public comment. If you want to provide input to the KURA about an agenda item, comments can be submitted at participate@ketchumidaho.org by 10:00 a.m. M.T. the day of the meeting.



Ketchum Urban Renewal Agency

480 East Avenue North
Ketchum, ID 83340
<http://ketchumidaho.org/>

Regular Meeting

~ Minutes ~

Admin

Tuesday, February 18, 2020

2:00 PM

Ketchum City Hall

CALL TO ORDER

Vice Chair Ed Johnson called the meeting to order at 2:05 p.m.

ROLL CALL

PRESENT

Chair Susan Scovell – arrived late
Vice-Chair Ed Johnson
Commissioner Amanda Breen
Commissioner Casey Dove
Commissioner Ed Johnson
Commissioner Jim Slanetz
Commissioner Kristen Spachman
Attorney Ryan Armbruster
Executive Director Suzanne Frick
Treasurer Grant Gager

ABSENT

Commissioner Carson Palmer

CONSENT CALENDAR: (ALL ACTION ITEMS)

1. Approval of Minutes: January 21, 2020 regular meeting

Would like that the minutes to reflect his comments regarding the communications with PEG in regard to 1st and Washington stating that these items of discussion need to be discussed with the board before talking to anyone else.

Motion to approve minutes

Motion made by Commissioner Slanetz, Seconded by Commissioner Breen

Voting Yea: Commissioner Breen, Commissioner Dove, Vice-Chair Johnson, Commissioner Slanetz, Commissioner Spachman

2. Approval of Current Bills: see packet

Motion to approve the bills

Motion made by Commissioner Breen, Seconded by Commissioner Spachman

Voting Yea: Commissioner Breen, Commissioner Dove, Vice-Chair Johnson, Commissioner Slanetz, Commissioner Spachman

COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS

No comment

COMMUNICATIONS FROM THE PUBLIC

Vice Chair Ed Johnson opened the meeting up for public comment.

Gary Lipton talked about the composition of the KURA board. He talked about the Mayor's Missive saying the Mayor took credit for some projects and did not give any credit to the KURA board and Commissioners Breen & Slanetz did not stand up for the board. He suggested the council members be removed from the board and the board be a full public board. He suggested Jim Slanetz be on the advisory board but not be allowed to vote. Gary Lipton went onto talk about the bond the KURA is carrying. He said there are a lot of problems that will come to fruition at the sunset and he suggested every board member read the bond.

Vice-Chair Ed Johnson suggested Gary Lipton's comments regarding the composition of the board be added to the next agenda.

ACTION ITEMS

3. **ACTION:** Public Hearing and Approval of Annual Report

Treasurer Grant Gager advised that the Annual Report is a requirement of State Statute and this is a technical preliminary step.

Vice Chair Ed Johnson asked for public comment. There was none.

No communication from the board.

Motion to approve the 2019 annual report.

Motion made by Commissioner Slanetz, Seconded by Commissioner Breen

Voting Yea: Commissioner Breen, Commissioner Dove, Vice-Chair Johnson, Commissioner Slanetz, Commissioner Spachman

4. ACTION ITEM: Direction on 2020 sidewalk priority sections to be constructed

Executive Director Suzanne Frick explained the segments that have been designed for this year. She requested the KURA pick the section of sidewalks they would like to see funded and completed this year. Treasurer Grant Gager explained the budget and the funding that is requested. Suzanne Frick talked about the process for going out to bid. She suggested what they want to fund should be less than \$400,000.

Vice-Chair Ed Johnson opened the meeting for public comment.

Mayor Neil Bradshaw thanked the KURA for looking at sidewalks and for all they have done and what they plan to do for sidewalks. He talked about the number of projects out in the community and encouraged the KURA to look at other opportunities to partner with private developers for sidewalks. Neil Bradshaw suggested staff prepare a list of projects that we have visibility on and submit to the KURA for review.

Commissioner Jim Slanetz would like to know where the private projects are and not have the KURA be involved in putting a sidewalk there. He suggested the private developer develop them, and the KURA fund the ones that are least likely to get developed.

Executive Director Suzanne Frick explained the sidewalk project in front of the Library. Commissioners discussed the private developers project and how they would like to move forward. Suzanne Frick advised Commissioners that there will be an application coming their way at the next meeting. The commissioners agree that developers need to come to them, they do not need to seek out projects.

Mayor Neil Bradshaw talked about the KURA developing some criteria to let the developer know if it would be worth their time to come to the KURA. The visibility of what they would like would help. Vice-Chair Ed Johnson talked about getting rid of OPA's in general and talked about the KURA funding all sidewalks in the last decade and how he would like to see this move forward. Commissioner Casey Dove questioned the corners and if there were any ratings. Executive Director Suzanne Frick explained what was done in the past and how the high pedestrian areas were identified. The idea was to fund the sidewalks closer to the school.

Gary Lipton advised that he was part of the group that looked at the sidewalks and advised that the Community Core was supposed to be taken care of by the city. The KURA was supposed to take care of the neighborhoods that didn't have sidewalks. Vice-Chair Ed Johnson advised that the City does not have any money budgeted for sidewalks this year. Commissioner Jim Slanetz talked about the way the funding of sidewalks was decided and how to move forward. He is ok with waiting on sidewalks for one year if there are other projects the KURA would prefer to fund. Casey Dove clarified that sidewalks are a priority for the KURA. The Commissioners discussed in length the quadrants they would like to prioritize. Ed Johnson questioned staff on how to look at this. Executive Director Suzanne Frick explained that it is easier for construction and cost reasons to have them in one quadrant rather than all over town.

Chair Susan Scovell arrived.

Vice-Chair Ed Johnson suggested picking one quadrant for cost reasons. There was a discussion among the Commission on the best areas to focus on. Estimated costs were discussed. Ed Johnson suggested directing staff to bid out quadrant 3 with exception to Q3-2 as well as Quadrant 1. Q2 was discussed but Ed Johnson clarified that parts of Q2 is out of their zone.

Executive Director Suzanne Frick summarized that the Commission is Directing Staff to bid out Quadrant 3 except for Q3-2 and then the Washington side of Q3-2 and then proceeding with Quadrant 1.3 segment.

DISCUSSION ITEMS

5. Analysis of Trail Creek Fund LLC's Owner Participation Agreement and assignment rights - Attorney Ryan Armbruster

Vice Chair Ed Johnson Recused.

Attorney Ryan Armbruster talked about the history of the Trail Creek Fund Agreement saying it was signed on February 21, 2017 and recorded the next day. The City Agreement was already in place since 2015. These agreements work hand in hand. He explained what the agreement and recordation mean. There is nothing that prohibits the developer from the assignment from Trail Creek to Harriman that affects the KURA's obligation. Ryan Armbruster went on to explain that the KURA is bound to pay but not until they developer has completed the project and received the Certificate of Occupancy. The KURA is entitled to a confirmation that the developer has meet all of the conditions for the city agreement. There is no right of the agency to terminate the agreement. There will need to be some record regarding the tax increments for housekeeping needs.

Commissioner Jim Slanetz asked about the new tax breaks offered thru the county. He questioned if that affects the KURA. Attorney Ryan Armbruster explained the process at the County has been in effect since 2017. Jim Slanetz talked about the completion date of the project and how that affects the KURA. He questioned if that could be looked at again and renegotiated. Ryan Armbruster advised that the KURA has that right. Commissioners Breen and Slanetz explained that the longer this last, we get further into our sunset, and the benefit to the KURA decreases.

Gary Lipton talked about the KURA being an independent agency of the City. He said that today Ryan Armbruster has said something completely different. He is saying that the KURA is tied into what the City of Ketchum has done. Gary Lipton does not agree with Ryan Armbruster's interpretation of the contract saying that he agrees with Jim Slanetz comments. Gary Lipton suggested going back to Jack Barriteau and getting the 3 years back or renegotiate the contract. The Commissioners contemplated the options before them. Ryan Armbruster suggested drafting a letter to Jack Barriteau from staff saying we would like to have a conversation regarding the contract. Executive Director Suzanne Frick suggested the board members be involved in the conversation.

6. Update on Idaho legislative proposals related to the URA--Attorney Ryan Armbruster

Attorney Ryan Armbruster updated the commissioners saying that the legislature is in high gear and shooting for March 20, 2020 to adjourn. Ryan Armbruster explained that House Bill 1303 talks about imminent domain and tax-exempt ability and how that will affect this URA. This bill will be problematic if passed. We do not want to lose our tax-

exempt ability. House Bill 484 states that any levy imposed by the highway district is a levy that the URA district can take in the calculations that come it. This doesn't affect this URA but will affect others in a negative way. House Bill 490 is the Freeze Bill. This regards a portion of the budget that comes from property tax revenue that gets frozen for FY 2021. This may affect revenues because the budget is frozen. Commissioner Amanda Breen expressed that she hopes the County Commissioners are lobbying against House Bill 480.

EXECUTIVE SESSION

7. Executive session under 74-206(1)(f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated

Motion to go into Executive session under code 74-206 (1)(f)

Motion made by Commissioner Breen, Seconded by Commissioner Dove

Voting Yea: Commissioner Breen, Commissioner Dove, Vice-Chair Johnson, Commissioner Slanetz, Commissioner Spachman

Came out of Executive Session at 3:47 pm

ADJOURNMENT

Motion to Adjourn at 3:47pm

Motion made by Commissioner Breen, Seconded by Vice-Chair Johnson

Voting Yea: Commissioner Breen, Commissioner Dove, Vice-Chair Johnson, Commissioner Slanetz, Commissioner Spachman

Susan Scovell, Chair

ATTEST:

Robin Crotty, Secretary

Report Criteria:

Invoices with totals above \$0 included.
 Paid and unpaid invoices included.
 [Report].GL Account Number = "961000000"- "984800999"

| Vendor Name | Invoice Number | Description | Net Invoice Amount |
|--|----------------|---|--------------------|
| URBAN RENEWAL AGENCY | | | |
| URBAN RENEWAL EXPENDITURES | | | |
| 98-4410-3100 OFFICE SUPPLIES & POSTAGE | | | |
| ABC STAMP | 0538810 | Name Plates - Breen, Palmer | 33.79 |
| 98-4410-4200 PROFESSIONAL SERVICES | | | |
| SUN VALLEY ECONOMIC DEVEL | 1154 | Q2 2020 | 3,750.00 |
| ELAM & BURKE | 183925 | General Representation January 2020 | 1,280.85 |
| ELAM & BURKE | 184410 | General Representation February 2020 | 2,692.50 |
| ELAM & BURKE | 184925 | General Representation March 2020 | 489.79 |
| PERKINS COIE LLP | 6148029 | 132964.0001 Professional Services | 26,101.75 |
| 98-4410-4400 ADVERTISING & LEGAL PUBLICATIO | | | |
| EXPRESS PUBLISHING, INC. | 10002196 0228 | 10002196 022820 | 47.50 |
| 98-4410-4600 LIABILITY INSURANCE | | | |
| ICRMP | 18023-1920-2 | Annual Member Contribution for Policy Period 10-01-19 to 09-30-20 | 1,394.50 |
| 98-4410-7110 ECONOMIC DEVELOPMENT PROJECTS | | | |
| SUN VALLEY CULINARY INSTIT | 1002 | Consulting and Curriculum Expense Recovery | 12,500.00 |
| Total URBAN RENEWAL EXPENDITURES: | | | 48,290.68 |
| URA DEBT SERVICE EXPENDITURES | | | |
| 98-4800-8300 DEBT SRVC ACCT INTRST-2010 | | | |
| US BANK | 1563998 | Credit | 8,964.18- |
| US BANK | 1563998 | Cash on Hand | 622.17- |
| US BANK | 1563998 | 142391000 Interest | 143,477.50 |
| Total URA DEBT SERVICE EXPENDITURES: | | | 133,891.15 |
| Total URBAN RENEWAL AGENCY: | | | 182,181.83 |
| Grand Totals: | | | 182,181.83 |

Economic Development Organization Report

Business Meeting Summary

| Month | Company | Industry | Contact Name | City | Nature of Visit and Next Steps |
|-----------|---|-----------------------|-------------------------|------------|--|
| July | Limelight Hotel Ketchum | Hospitality | John Curnow | Ketchum | regular check-in, discussed occupancy rates and ways to increase marketing |
| July | Scott eVest | Outdoor Recreation | Dom Cooper | Ketchum | Introductory meeting with new manager. Company recently off-boarded email and |
| July | Building Contractors of the Wood River | Construction | Tim Carter, Board | Ketchum | Contractors in Blaine County are just starting to feel like the recession is over. Some |
| July | Black Tie Ski Rentals | Outdoor Recreation | Ryan Mancl | Ketchum | At-risk business. Been operating for 5 years in SV. Performance has not met owners |
| July | Mayhem Marketing | Digital Marketing | Kelsey Bates | Ketchum | New start up. Introductory meeting. Talent attraction and development of a 'free- |
| July | QBS Solutions | Service | Toni Himelman | Ketchum | Updates on talent attraction problem; new customer prospects |
| July | Picabo Ranch Supply | Retail | Nick Purdy | Picabo | Interest in selling ranch supply business to sole proprietor to take into future. |
| July | WK Motors | Automotive | Mike Higgs | Carey | Interest in selling business to sole proprietor to take into future. Uncertain on how |
| July | Northwest Door & Mill | Construction & Trades | Davenport | Carey | Interest in selling cabinet making business. Inventory, customer lists and |
| August | Warfield Distillery | Restaurant | Alex Buck | Ketchum | Expanding rest/brewery to increase manufacture more beer and spirits, add tasting room. Kitchen 4 FTEs now, 2-4 more phase 1, additional 2 longer term.. Distilling/Distribution 8-10 , 3 new restaurant. \$6-7 m building & equipment. Brewery opens Dec, rest of Jan 20. New chef is David Cruz (former Tundra, Evergreen. Looking for temp cold storage |
| August | Idaho Cycles | Retail | Mark Carnes | Ketchum | Out of garage to small retail shop in Hotel Ketchum. Business good this summer. Still does home visits |
| August | SEI Huntington Steel | Financial Services | Patsie Gove | Sun Valley | New satellite virtual office for Sun Valley custody, trust firm based in Oak PA. Two principles working periodically in Blaine |
| August | Limelight Hotel Ketchum | Hospitality | John Curnow | Ketchum | Increasing their minimum wage for non-tip staff to \$15/hr as an Aspen Ski Co imposed policy change |
| August | Mason Family Restaurants | Restaurant | Scott Mason | Ketchum | Worst summer ever in terms of bak and front of house staffing hiring and retention. Desperately need access to trained culinary staff |
| August | Color House | Construction & Trades | | Ketchum | Large numbe of new projects |
| August | The Nook | Events | Kim Havens | Ketchum | an app approach |
| August | Marketron | Technology | Matt Wellner | Hailey | Reactivating interest in TRI application |
| August | Building Contractors of the Wood River Valley | Construction & Trades | Tim Carter | Ketchum | Regional planning and staffing dilemma |
| September | Hanger Baking | Restaurant | Rodrequez | Hailey | Relocated wholesale bread artisan; 1 employee supplying Atkinsons, Ketchum Kitchens |
| September | Sun Valley Guides | Outdoor Recreation | Zach Christ | Ketchum | Planning expansion of services for winter 2019-20 |
| September | Boise State University | Education | Todd Cooper | Ketchum | Intro meeting with new busdev person |
| September | CSI | Education | Brandy Turnipseed | Twin Falls | Preparation of Apprenticeship application for culinary program |
| September | The Chamber | Business Association | Mkike McKenna | Hailey | Review of marketing programs for ROY |
| September | Cox Business | Communications | Grady Gigsted | Ketchum | Review of current broadband offer/market position |
| September | Hailey Rotary | Business Association | Kathleen Eider | Hailey | Presentation on current projects |
| September | Jon's Heating | Construction & Trades | Jon Hoopes | Carey | Growth of business to 18 employees; training several new apprentices; market strong |
| September | Hazlette Wealth Management | Financial Services | Suzanne Hazlette | Ketchum | Economic Summit, role of non-profits in WRV Business update, they had to close their ketchum pub several days during the lunch hours this summer due to lack of staff, Paul estimated they were about 120 labor hours short of necessary staffing levels this summer. |
| September | Sawtooth Brewery | Food & Beverage | Paul Holle | Hailey | Check in on merger (formerly Idaho Independent Bank), Referred Alex to The Advocates who run a 'skills for success program' and she hired a teller as a result |
| September | First Interstate Bank | Financial Services | Alex Stoll | Ketchum | Advocates who run a 'skills for success program' and she hired a teller as a result |
| October | Northwest Bank | Financial Services | Michael Trueba | Boise | Looking at possible location opening, SVED made intro to potential client: |
| October | Cox Business | Communications | Guy Cherp, Julie Minton | Ketchum | Economic Summit, rural broadband issues |
| October | Power Engineers | Infrastructure | Frank Halverson | Hailey | Local workforce is expected to remain around 230. All divisions are expected to be |
| October | Trailing of the Sheep Festival | Not for Profit | Laura Drake | Ketchum | Event recap. Attendance increasing. SVED to update EIA with 2019 data in 2020. |
| October | The Valley Club | Recreation | Barry Bevers | Hailey | Talent attraction and seasonal housing needs |
| October | Elevation Air Club | Transportation | Clint Ostler | Hailey | New owner of former SV Air Club. Helping reach clientelle and helping understand |

| | | | | | |
|----------|-----------------------------------|-----------------------|-------------------|-------------|---|
| October | First American Title | Financial Services | Jimmy Bates | Ketchum | New manager. 1st time summit attendee |
| October | Leed Look Listen | Technology | Gary Leeds | Ketchum | update on new product line and media partnerships |
| October | Northwest Trophy | Retail | Rob Anderson | Hailey | intro to new local business on trophies with Seattle base |
| October | Kirk Group | Real Estate | George Kirk | Ketchum | discussion on commerical markets and SUR housing proposa |
| October | US Global Leadership Coalition | Not for Profit | Luke Wentz | Wash DC | International trade advocacy organization setting up Idaho Chapter; agreed to participate on state advisory committee |
| October | Blaine Co Food Council | Not for Profit | Amy Mathias | Hailey | group meeting of local food producers to discuss collaborator |
| October | SVED Economic Summit | Not for Profit | Dave Patrie | Sun Valley | Annual economic summit with 250 local leaders and businesses |
| November | Joes Backhoe | Construction & Trades | Joe | Bellevue | Huge talent gap; 28 employees could use 10 more; turning away new customers; 50 pieces of equip with 50% idle due to lack of trained operators |
| November | Chums | Recreation | Tiffany Deuter | Ketchum | Introduction to new sales associate |
| November | Silver Creek Assisted Living | Service | Anita Northwood | Hailey | Owner seeking information on competitve wages for region to benchmark their |
| November | Blaine Co Contractors Association | Construction & Trades | Jeff Anderton | Hailey | Bi annual meeting with 40 members; discussed potential for hosting vocational training programs across membersjhip |
| November | Cold Creek Storage | Transportation | John Petzel | Hailey | New family seeking investment opportunities in local cold storage facilities to help |
| December | Pegg Group | Hospitality | Brandon | Ketchum | Analytical support for new hotel project |
| December | Tourism Coalition | Hospitality | Scott Fortner | Sun Valley | Review of alternative LOT funding options |
| December | Sun Valley Institute | Not for Profit | Ali Long | Sun Valley | Board meetings |
| December | Rose Associates | Communications | Jeff Rose | Sun Valley | Startup of media rollup organzation |
| December | Silver Creek Livestock | Agriculture | Brandon | Bellevue | Sustainable beef production processing options review |
| December | Advanced Data | Construction & Trades | Jack Purdeck | Ketchum | Review of electricla subcontractors market |
| December | Center for the Arts | Not for Profit | Ron Gfreenspan | Ketchum | Wine auction 2020 planning assistance |
| December | Ketchum Closets | Retail | Adam Smith | Ketchum | Exploration of setting up Ketchum based expansion from Vail and Jacksor |
| December | Revelry Group | Service | Jim Crystal | Sun Valley | Discussion about relocation and TRI application |
| December | Blaine County | Government | Commissioners | Hailey | Continued discussion on Small Unit Residential proposal |
| December | SPUR Foundation | Not for Profit | Sallie Gillespie | Ketchum | Discussion on NFP fundraising |
| January | ARCH | Not for Profit | Michelle Griffith | Ketchum | Affordable housing, LIHTC specific, follow QAP |
| January | Jaquet Sun Valley Tours | Hospitality | Wendy Jaquet | Ketchum | demand for concierge services, succession planning |
| January | Idaho National Lab | Energy | Amy Lientz | Idaho Falls | SVED membership, INL goals for regional economic development |
| January | Nardagani | Not for Profit | Narda Pitkethley | Ketchum | managing company growth, identifying capital funding |
| January | Maude's Coffee & Clothing | Restaurant | Jacob Frehling | Ketchum | pitch idea for new product, relocation plans to due current location being |
| January | Rebecca's Private Idaho | Recreation | Monica Catalano | Ketchum | Event economic impact analysis, identify a mentor to help manage growth in org staffing, coordination with Chamber, possible role for Chamber at Ketchum visitor center |
| January | State Farm | Financial Services | Patrick Buchannan | Ketchum | Company growth plans, add 2 positions in 2020, talent needs assessment for county |
| January | Redfish Technology | Professional Services | Rob Reeves | Hailey | Membership, economic impact analysis for organization, employee developmen! |
| January | Mt Rides | Government | Wally Morgus | Hailey | opportunities to work with SVCI, impacts of worker shortage - picked up by using SV Co. visa workers, |
| January | Atkinson's Markets | Retail | Chip Atkinson | Ketchum | Branding the "Ketchum North" business district, hosting SVED forum, occupancy and bookings |
| January | Hotel Ketchum | Hospitality | Shannon Allen | Ketchum | Holiday business killer especially with catering |
| January | Raspberry's | Hospitality | Callie | Ketchum | Possible integration of valley organizations |
| January | Visit Sun Valley | Hospitality | Scott Fortner | Ketchum | Discussion about perfroming EIA |
| January | SV Symphony | Not for Profit | Daniel Hanson | Ketchum | Discussion about possible eligible projects for funding |
| January | MoFi | | | Ketchum | Discussion about investment, talent and expansion opportunities |
| January | Rixon Excavation | Construction & Trades | Karl Rixon | Bellevue | social media plan, creative services directory idea |
| February | Studio 360 Design | Professional Services | Sarah Shepard | Hailey | |

| | | | | | |
|----------|---------------------------|--------------------------|------------------|------------|---|
| February | Idaho Power | Utilities | Dan Olmstead | Hailey | business attraction segments good for power (data centers), public transportation transitioning to electric |
| February | Sawtooth Development | Real Estate Development | Scott Deserault | Ketchum | summit topics and format, Blaine County development opportunities |
| February | US Bank | Financial Services | Mary Caldwell | Ketchum | talent attraction and retention, 6 open positions across 3 branches |
| February | Sun Valley Resort | Hospitality | Tim Silva | Sun Valley | Census count of seasonal workers, EPIC pass, IEDA tour of employee housing |
| February | DL Evans Bank | Financial Services | Jeff Smith | Ketchum | ADU's and financing effects, talent attraction and retention, possible new branch in Bellevue, need for consumer credit counselors, IHFA collateral support |
| February | Cox Business | Communications / Utility | Jackie Owens | Ketchum | New business opportunities and new product availability, SD-WAN |
| February | Cox Communications | Communications / Utility | Guy Cherp | Ketchum | Census PSA's, talent attraction, community development |
| February | First Interstate Bank | Financial Services | Alex Stoll | Ketchum | staffing, branch locations / expansion, |
| February | McAlvain Construction | Construction & Trades | Gary Beck | Ketchum | Development projects |
| February | Fisher Sports | Recreation | Mike Hatstrup | Ketchum | Conversation about potential move of HQ from NH to SV; president interested but any followup is 6-9 mo in future; possibility for 10-20+ jobs |
| February | Sage School | Education | Matt Leidecker | Hailey | Possible collaboration on food projects with students |
| February | Clear Direct | Professional Services | Diana Craven | Ketchum | Review of VSV marketing programs |
| February | SQN | Recreation | Megan Lengyel | Sun Valley | Discussion about next growth phase and marketing plans, |
| March | Conrad Bros | Construction & Trades | Paul Conrad | Ketchum | Closed 17 projects worth \$70m; laid off 50 of 60 staff; needs govt support to help recovery |
| March | Hennessy Co | Construction & Trades | Dave Hennessy | Hailey | Stopped 2 projects; furloughing 6 employees |
| March | Wood River YMCA | Recreation | Jason Scherer | Ketchum | Closed; holding staff layoffs until stimulus package clear |
| March | Sun Valley Co | Hospitality | Tim Silva | Sun Valley | Closed; 40 seasonal staff released early & being repatriated to country of origin |
| March | Warfield Distillery | Restaurant | Alex Buck | Ketchum | Closed & remodel stopped |
| March | Atkinsons | Retail | Chip Atkinson | Blaine | Operating under reduced hours |
| March | The Mint | Restaurant | Jennie Conrad | Hailey | Closed; laid off all 40 staff |
| March | The Limelight | Hospitality | John Curnow | Ketchum | Closed; laid off 30 staff |
| March | Barrío 75 | Restaurant | Dave | Ketchum | Closed for minimum 3 months; 40 staff laid off |
| March | 90 restaurants | Restaurant | various | Blaine | majority closed, 50% offering takeout only |
| March | DL Evans Bank | Financial Services | | Ketchum | Remote working; review of bank crisis lending programs, client situations |
| March | Idaho First Bank | Financial Services | Bob Buersmeyer | Ketchum | Remote working; review of bank crisis lending programs, client situations |
| March | Zions Bank | Financial Services | Mary Sfinge | Ketchum | Remote working; review of bank crisis lending programs, client situations |
| March | Bank of the West | Financial Services | Ken Nelsen | Ketchum | Remote working; review of west crisis lending programs, client situations |
| March | US Bank | Financial Services | Neil Siegel | Ketchum | Remote working; review of bank crisis lending programs, client situations |
| March | Mountain West Bank | Financial Services | Dave Hansen | Hailey | Remote working; review of bank crisis lending programs, client situations |
| March | Spur Foundation | Not for Profit | Sallie Gillespie | Ketchum | Remote working; review of NFP impacts, community support |
| March | Sun Valley Film Festival | Not for Profit | Candice Pate | Sun Valley | Closed; review of business impacts, event cancellations |
| March | Sun Valley Ski Education | Not for Profit | Cynthia Knight | Ketchum | Closed; review of business impacts, event cancellations |
| March | Hunger Coalition | Not for Profit | Joanne Dixon | Bellevue | Essential staff only; review of NFP impacts, community support |
| March | Senior Connection | Not for Profit | Jeanie Lipton | Hailey | Essential staff only; review of NFP impacts, community support |
| March | Pioneer Title | financial Services | Tabbitha Hayes | Ketchum | prospective investor |
| March | Atkinson's Markets | Retail | Chip Atkinson | Ketchum | new developments in industry |
| March | WaFd | financial Services | Eric Madsen | Hailey | general state of business, branch management, staffing |
| March | DL Evans Bank (phone) | Financial Services | Jeff Smith | Ketchum | SBA loans |
| March | Idaho Mt. Express (phone) | Media | Pam Morris | Ketchum | checking in on staff levels and health, running remote business |

Blaine County EDO
January 2020

Commerce Programs – waiting on internal Company discussions for Project Jester TRI application

Business Attraction - developing questionnaire and program for implementation of formal talent need assessment for local businesses; evaluating options to establish social media program focused on mid-level career professional recruitment from Intermountain West metro areas; Marriott Autograph hotel with 100 rooms secured PUD approval from City Council; new higher end restaurant Barrio 75 opening doors next month at Hotel Ketchum

Business Expansion – Scheduled membership renewals with funding support from 6 companies

Business Retention – na

Business Creation – Continued progress on SV Culinary Institute startup:

- Retrofit 90% complete
- Equipment delivered
- Pre-inspections for technical inspections and certificate of occupancy
- Screening candidates for Head Instructor
- Recruiting candidates for 1st cohort of professional students
- Continued progress on Federal Apprenticeship application
- Fundraising in excess of 70% of campaign target

Placemaking – Continued meetings of Tourism Coalition to establish independent funding mechanism for regional marketing organization

Training – na

Other – adjusting approach on small unit residential housing regulatory proposal based on feedback from county commissioners; several middle income housing developments with potential for 150 units mixed ownership and rental approaching P&Z in Hailey; Strahorn development project for 100 units approved by Bellevue City Council; assisting IEAD with structure of Spring educational program

Summary Highlights

- Two major new hotel projects actively progressing
- Continued progress to culinary institute implementation

Blaine County EDO
February 2020

Commerce Programs – waiting on internal Company discussions for Project Jester TRI application; inquiry to Commerce about emergency/disaster relief programs for not-for-profits organizations and events

Business Attraction – planning for rollout of formal talent need assessment for local businesses at 1Q forum; social media program on hold based on budgetary limitations following RFI responses

Business Expansion – Scheduled membership renewals with funding support from 6 companies

Business Retention – evaluating C-19 impacts on struggling businesses

Business Creation – Continued progress on SV Culinary Institute startup:

- Retrofit complete
- Equipment installed
- Interviewing 4 candidates for Head Instructor role
- Recruiting candidates in Idaho for 1st cohort of professional students
- Federal Apprenticeship application submitted to Dept of Labor

Placemaking – Continued meetings of Tourism Coalition to establish independent funding mechanism for regional marketing organization

Training – na

Other – advocacy for Sunbeam middle income housing developments with potential for 150 units mixed ownership and rental with P&Z in Hailey; assisting IEAD with structure of Spring educational program

Summary Highlights

- Two major new hotel projects actively progressing
- Continued progress to culinary institute implementation

Blaine County EDO
March 2020

Commerce Programs – suggestions to Commerce about centralized C-19 resource website, access to Economic Development Association CARES III funding tranche, new emergency/disaster relief programs for not-for-profits organizations and events through CARES IV lobbying, improved access to Reported Sales reports by ZIP from Tax Commission and Unemployment data from Dept of Labor

Business Attraction – all active business outreach programs deferred; passive response capabilities based on enquiries available for activation

Business Expansion – membership renewals lagging budget projections

Business Retention – shift in strategic focus to retention and survival support, participating in Blaine Co Emergency Coordination Committee, founding partner in Long Term Economic Recovery Subcommittee, advising business on CARES II SBA program nuances; planning webinars on SBA programs for industry sectors, starting economic analysis of C19 impacts on local businesses, tracking business C19 responses, ramped up monthly newsletter to weekly edition with practical advice to businesses, developing strategic business framework for post-C19 paradigm shift for mountain town communities, advocating for measured relaxation in shelter in place orders; initiated call to gather surplus PPE from membership for distribution to 1st responders

Business Creation –SV Culinary Institute opening with Ribbon Cutting event March 11th. Progress:

- Health Dept Certification and Certificate of Occupancy secured
- Facility outfitted and ready for operations; 1st external events delivered
- Continued recruiting for Head Instructor role
- 1st application received/continued recruiting for 1st cohort of professional students
- Federal Apprenticeship application awaiting approval by Dept of Labor
- Facility shutdown March 16 consistent with non-essential business closure orders
- Board of Directors discussion on forward strategy post C19

Placemaking – all active business placemaking programs deferred

Training – uncountable participation hours in webinars on CARES III Stimulus programs

Other – advocacy for ARCH low-income housing development with P&Z in Hailey; numerous event cancellations including IEAD Spring Conference, SV Film Festival, SV Writers Conference, Share Your Heart Ball, Janns Cup; all other active advocacy and outreach programs deferred

Summary Highlights

- All SVED efforts now refocused on community economic survival and thriving post C19



Ketchum Urban Renewal Agency

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

April 20, 2020

Approval of Resolution 20-URA03 Committing Funds to the City of Ketchum for Sidewalk Projects

Introduction/History

The KURA Board of Commissioners has previously studied sidewalks in the City of Ketchum and determined that it desires to support the installation of sidewalks in areas of the City where they are missing. Galena Engineering was engaged to design sidewalk infill projects and also designated several priority segments.

Subject to the authorization of the KURA Board, staff will present to the City Council on May 4, 2020 a recommendation to award a contract for a project not to exceed \$524,383.13.

Current Report

Per Idaho Public Works Construction Bidding procedures, the sidewalk project was formally bid and noticed. Bid notices were published in the Idaho Mountain Express on Wednesday, March 4, 2020 and Wednesday, March 11, 2020. Bid documents were posted online on the City of Ketchum’s website as well as the Association of General Contractors (AGC) website. In addition, the City Engineer directly contacted local contractors in the Wood River Valley and Shoshone to inform them of the project.

Attachment A shows the sidewalk segments that were included as part of the contractor’s bid.

Bids were opened and read out loud on Friday, March 20, 2020. The City received 2 qualified bids as summarized below:

| Bidder/Contractor | Q3-2 | Q3-4 | Q3-6 | Total |
|--------------------------|--------------|--------------|--------------|--------------|
| Allen Construction, Inc. | \$101,058.90 | \$109,638.45 | \$225,185.78 | \$435,883.13 |
| DePatco, Inc. | \$175,395.75 | \$179,115.70 | \$382,640.30 | \$737,151.75 |

Financial Requirement/Impact

The funding will be a combination of KURA and City funds. For FY 2019-2020 the KURA has identified \$480,000 for funding for this and \$45,000 is available from the City’s FY 2019-2020 General Capital Improvements budget for new sidewalks/lighting.

Below is a summary of the estimated costs for the project:

- Construction contract for the bid amount of \$435,883.13
- Standard 10% city held construction contingency of \$43,500. Contingency funds will only be used on an as needed basis during construction. Funds not used will remain in the City budget
- Procurement of 5 City standard SolarOne lights in the amount of \$45,000.

Resolution 20-URA03 commits the URA to providing funding in an amount not to exceed \$480,000 to support the FY 2020 sidewalk infill projects being constructed by the City. The remaining funds will be provided by the City, subject to city Council approval.

The URA FY 20 budget includes \$485,758 in funding for infrastructure improvements. To date, \$4,000 of these funds have been expended on engineering studies. No other commitments to these funds currently exist.

Recommendation

"I move to approve Resolution 20-URA03."

Attachments

- A. Proposed Sidewalks
- B. Resolution 20-URA03

Attachment A



RESOLUTION NO. 20-URA03

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, APPROVING THE APPROPRIATION AND COMMITMENT OF CERTAIN AGENCY FUNDS IN FISCAL YEAR 2020 FOR PROJECTS TO BE MANAGED AND CONSTRUCTED BY THE CITY OF KETCHUM; 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, after proceeding through the statutory requirements, the Agency Board adopted its budget for Fiscal Year 2020 (the “2020 Budget”);

WHEREAS, a portion of the 2020 Budget has been allocated for certain capital improvement projects, including projects previously identified or noted in the Amended Plan, which are of importance to the Agency;

WHEREAS, the City, through its public procurement process is expected to initiate a project with a total cost not to exceed \$524,383.13 at its May 4, 2020, Council Meeting and will contract with a private firm to construct the improvements as planned by the Urban Renewal Agency;

AND WHEREAS, the Agency Board finds it in the best interests of the Agency and of the public to designate those projects which the Board finds appropriate for funding in FY 2020 and commit itself to such funding;

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 Agency Board hereby adopts the following statement concerning the Agency's financial commitments in Fiscal Year 2020 to certain City capital improvement projects determined as appropriate in achieving the objectives of the 2010 Amended Plan:

An amount not to exceed \$480,000 to support the construction of sidewalks in the City of Ketchum.

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 April 20, 2020. Signed by the Chair of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners, on April ____, 2020.

URBAN RENEWAL AGENCY OF KETCHUM

By _____
Susan Scovell, Chair

ATTEST:

By _____
Robin Crotty, Secretary

ORDINANCE NUMBER 1142

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, AMENDING ORDINANCE NO. 1076 BY REVISING THE COMPOSITION OF KETCHUM URBAN RENEWAL AGENCY BOARD POSITIONS AS APPOINTED BY THE MAYOR AND CITY COUNCIL; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Idaho Code § 50-2001 *et seq.*, the “Idaho Urban Renewal Law of 1965”, the City of Ketchum created the Ketchum Urban Renewal Agency (the “Agency”); and

WHEREAS, pursuant to Idaho Code § 50-2006 the City established a Board of Commissioners for the Agency to transact the business and exercise the powers established by Idaho Code § 50-2001 *et seq.*; and

WHEREAS, the Mayor and City Council of the City of Ketchum amended Ordinance 1045 with adoption of Ordinance 1076 to revise the composition of the board positions of the Urban Renewal Agency Board of Commissioners; and

WHEREAS, the Mayor and City Council of the City of Ketchum desire to amend Ordinance 1076 to revise the composition of the board positions of the Urban Renewal Agency Board of Commissioners.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO:

SECTION 1. Amends Section 1 of Ordinance 1076 as follows:

That the Mayor and City Council of the City of Ketchum hereby shall appoint the members of the Ketchum Urban Renewal Board. There shall be seven (7) Commissioners appointed by the Mayor with consent of the City Council. Of the seven (7) Commissioners, the Mayor and City Council may appoint no more than two (2) city council members to the Ketchum Urban Renewal Board at any one time. For members that hold the office of Mayor or Councilmember, the term of office shall be consistent with the term of office for Mayor and/or City Council member, respectively. Termination or resignation of a Mayor or a City Council member shall also terminate membership on the Agency Board. For members that do not hold the office of Mayor or Councilmember, the term of office shall be for four years.

SECTION 2. REPEALER CLAUSE. All City of Ketchum ordinances or resolutions or parts thereof which are in conflict herewith are hereby repealed.

SECTION 3. EFFECTIVE DATE. This Ordinance, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

PASSED by the City Council and APPROVED by the Mayor this 16th day of November, 2015.

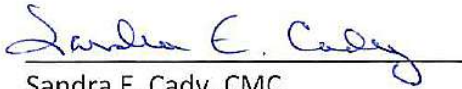
CITY OF KETCHUM, IDAHO



Nina Jonas,
Mayor



ATTEST:



Sandra E. Cady, CMC
City Treasurer/Clerk



