



## **KETCHUM URBAN RENEWAL BOARD MEETING AGENDA**

### **SPECIAL MEETING**

August 23, 2021, beginning at 2:00 PM  
480 East Avenue, Ketchum, Idaho

**Members of the public may observe the meeting live on the KURA's website at  
<https://www.ketchumura.org/kura/meetings> or attend the meeting in person.**

*If you would like to comment on an agenda item, please submit your comment to [info@ketchumura.org](mailto:info@ketchumura.org) by noon the day of the meeting. Comments will be provided to the Ketchum Urban Renewal Agency.*

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## **AGENDA**

### **CALL TO ORDER**

### **ROLL CALL**

### **COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS**

### **COMMUNICATION FROM THE PUBLIC**

### **PUBLIC HEARING**

1. ACTION ITEM: Proposed FY 21/22 Budget.
2. ACTION ITEM: Adopt Resolution 21-URA03.

### **ADJOURNMENT**

*Any person needing special accommodations to participate in the above noticed meeting should contact the Ketchum Urban Renewal Agency prior to the meeting at (208) 726-3841. This agenda is subject to revisions and additions. Revised portions of the agenda are underlined in bold. Public information on agenda items is available in the Clerk's Office located at 480 East Ave. N in Ketchum or (208) 726-3841.*

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## **Ketchum Urban Renewal Agency**

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

August 23, 2021

Chair and Commissioners  
Ketchum Urban Renewal Agency  
Ketchum, Idaho

### **Recommendation to Hold Public Hearing and Approve FY 2021-22 Budget and Adopt Resolution No. 21-URA03 The FY 2021-22 Annual Appropriation Resolution**

#### Introduction/History

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

On July 26, 2021, the Board reviewed the proposed budget for Fiscal Year Beginning October 1, 2021, and ending September 30, 2022, containing the proposed revenues and expenditures necessary for all purposes for said fiscal year to be raised and appropriated within Ketchum, Idaho. Notice of the proposed budget was published in the Idaho Mountain Express on July 28, 2021 and August 18, 2021.

The Board conducted one public hearing on August 16, 2021 and continued the hearing to August 23, 2021.

#### Analysis

The Board will hold a Public Hearing on August 23, 2021, at 2:00 PM for the purpose of considering and adopting a final budget and making appropriations to each fund for the forthcoming fiscal year 2021-22 at which time the public may appear and be heard upon any part or parts of said budget.

The Board will consider adopting Resolution Number 21-URA003, entitled the Annual Appropriation Resolution for the Fiscal Year beginning October 1, 2021, appropriating sums of money authorized by law and deemed necessary to defray all expenses and liabilities of the Urban Renewal Agency and providing an effective date.

During the review of the proposed budget, a request was made to provide the City of Ketchum proposed Capital Improvement Budget. The budget is included as Attachment C.

After the August 16, 2021 meeting, public comment was received and is attached to the staff report. Any additional comments will be provided to the Board.

#### Financial Requirement/Impact

The Fiscal Year 2021-2022 Urban Renewal Agency Budget provides budget authority for the services and projects the Agency anticipates providing during the new fiscal year.

#### Recommendation and Motions

1. I move to approve the proposed 2021-21 FY Ketchum Urban Renewal Budget
2. I MOVE TO ADOPT RESOLUTION NO. 21-URA03, The Annual Appropriation Resolution appropriating sums of money authorized by law and deemed necessary to defray all expenses and liabilities of the Urban Renewal Agency, for the Fiscal Year commencing October 1, 2021, and ending September 30, 2022, for all general, special and corporate purposes; directing the Executive Director to submit said budget; and providing an effective date.

#### Attachments:

- A. Proposed FY21-22 Budget
- B. Resolution 21-URA03
- C. Proposed City Capital Improvement Budget
- D. Public Comment



**Fiscal Year 2021-22 Proposed Budget**

**Chairman:** *Ed Johnson*

**Vice-Chair:** Casey Dove

**Commissioners:** *Amanda Breen, Casey Burke,  
Jim Slanetz, Carson Palmer, Susan Scovell*

**Executive Director:** *Suzanne Frick*

**Treasurer:** *Shellie Rubel*

**Secretary:** *Tara Fenwick*



## Ketchum Urban Renewal Agency Fund

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

### FY 2021-22 Highlights

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

For Fiscal Year 2021-22, the KURA will increase its focus on infrastructure while maintaining a commitment to economic development, its enacted owner participation agreements, and reimbursement of In-Lieu Housing funds.



## Ketchum Urban Renewal Agency Fund

### FY 2021-22 Highlights

|                                |              |
|--------------------------------|--------------|
| Capital:                       | \$ 2,000,000 |
| Owner Participation Agreements | \$ 236,000   |
| Economic Development           | \$ 25,000    |



## FY 21/22 Proposed Revenue and Expenditures

|                             |                                | 2019                | 9/30/2019           | 2020                | 9/30/2020           | 2021                | 2022                |
|-----------------------------|--------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|                             |                                | Budget              | Actuals             | Budget              | Actuals             | Budget              | Budget Proposed     |
| <b>Revenue</b>              |                                |                     |                     |                     |                     |                     |                     |
| 98-3100-1000                | TAX INCREMENT REVENUE          | \$ 1,437,890        | \$ 1,639,850        | \$ 1,481,027        | \$ 1,746,178        | \$ 1,650,000        | \$ 1,750,000        |
| 98-3100-1050                | PROPERTY TAX REPLACEMENT       | \$ -                | \$ 13,627           | \$ -                | \$ 13,627           | \$ -                | \$ -                |
| 98-3100-9000                | PENALTY & INTEREST ON TAXES    | \$ 1,000            | \$ 2,899            | \$ 2,500            | \$ 2,693            | \$ 2,500            | \$ 2,500            |
| 98-3700-____                | OTHER REVENUE                  | \$ 50,000           | \$ 59,864           | \$ 38,500           | \$ 54,022           | \$ 38,500           | \$ 36,000           |
| 98-3800-9__                 | FUND BALANCE                   | \$ -                | \$ -                | \$ -                | \$ -                | \$ 520,000          | \$ 1,078,883        |
|                             | <b>Total</b>                   | <b>\$ 1,488,890</b> | <b>\$ 1,716,239</b> | <b>\$ 1,522,027</b> | <b>\$ 1,816,520</b> | <b>\$ 2,211,000</b> | <b>\$ 2,867,383</b> |
| <b>Expenditure</b>          |                                |                     |                     |                     |                     |                     |                     |
| 98-4410-3100                | OFFICE SUPPLIES & POSTAGE      | \$ 500              | \$ 128              | \$ 500              | \$ 53               | \$ 500              | \$ 500              |
| 98-4410-4200                | PROFESSIONAL SERVICES          | \$ 56,000           | \$ 62,804           | \$ 56,000           | \$ 58,241           | \$ 56,000           | \$ 66,000           |
| 98-4410-4400                | ADVERTISING & LEGAL PUBLICATIO | \$ 1,000            | \$ 398              | \$ 1,000            | \$ 456              | \$ 1,000            | \$ 1,000            |
| 98-4410-4600                | LIABILITY INSURANCE            | \$ 2,740            | \$ 2,734            | \$ 2,740            | \$ 2,789            | \$ 2,928            | \$ 3,074            |
| 98-4410-4800                | DUES, SUBSCRIPTIONS, & MEMBERS | \$ -                | \$ 1,402            | \$ -                | \$ 1,550            | \$ 1,500            | \$ 2,600            |
| 98-4410-4900                | PERSONNEL TRAINING/TRAVEL/MTG  | \$ 2,000            | \$ -                | \$ 2,000            | \$ -                | \$ 2,000            | \$ 2,000            |
| 98-4410-5000                | ADMINISTRATIVE EXPNS-CITY GEN  | \$ 31,911           | \$ 31,911           | \$ 32,868           | \$ 32,868           | \$ 32,869           | \$ 34,547           |
| 98-4410-6100                | REPAIR & MAINT--MACHINERY & EQ | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ 500              |
| 98-4410-8801                | REIMBURSE CITY GENERAL FUND    | \$ 105,394          | \$ 105,394          | \$ 108,556          | \$ 87,048           | \$ 84,001           | \$ 75,184           |
| 98-4410-8852                | REIMBURSE IN-LIEU HOUSING FUND | \$ 90,000           | \$ -                | \$ 100,000          | \$ -                | \$ 90,000           | \$ -                |
| 98-4410-9930                | URA FUND OP. CONTINGENCY       | \$ 124,290          | \$ -                | \$ 25,000           | \$ -                | \$ 25,000           | \$ 15,000           |
|                             | <b>Sub Total</b>               | <b>\$ 413,835</b>   | <b>\$ 204,771</b>   | <b>\$ 328,664</b>   | <b>\$ 183,005</b>   | <b>\$ 295,798</b>   | <b>\$ 200,405</b>   |
| <b>Capital Improvements</b> |                                |                     |                     |                     |                     |                     |                     |
| 98-4410-7100                | INFRASTRUCTURE PROJECTS        | \$ 400,000          | \$ 296,773          | \$ 485,758          | \$ 13,545           | \$ 1,196,147        | \$ 2,000,000        |
| 98-4410-7101                | LIMELIGHT OPA                  | \$ 150,000          | \$ 134,924          | \$ 150,000          | \$ 140,670          | \$ 150,000          | \$ 150,000          |
| 98-4410-7102                | AUBERGE OPA                    | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                |
| 98-4410-7103                | MISCELLANEOUS OPA              | \$ 40,000           | \$ -                | \$ 10,000           | \$ 14,052           | \$ 10,000           | \$ 14,000           |
| 98-4410-7104                | COMMUNITY LIBRARY OPA          | \$ -                | \$ 263,180          | \$ 50,000           | \$ 50,000           | \$ 50,000           | \$ 50,000           |
| 98-4410-7110                | ECONOMIC DEVELOPMENT PROJECTS  | \$ 25,000           | \$ 7,500            | \$ 25,000           | \$ 32,500           | \$ 25,000           | \$ 35,000           |
| 98-4410-7112                | 311 FIRST (WILSON)             | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ 12,000           |
| 98-4410-7900                | DEPRECIATION EXPENSE           | \$ -                | \$ 5,855            | \$ -                | \$ 15,885           | \$ -                | \$ 16,000           |
| 98-4410-7950                | AMORTIZATION COSTS             | \$ -                | \$ 10,188           | \$ -                | \$ 10,188           | \$ -                | \$ 11,000           |
|                             | <b>Sub Total</b>               | <b>\$ 615,000</b>   | <b>\$ 718,420</b>   | <b>\$ 720,758</b>   | <b>\$ 276,840</b>   | <b>\$ 1,431,147</b> | <b>\$ 2,288,000</b> |
| <b>Debt Service</b>         |                                |                     |                     |                     |                     |                     |                     |
| 98-4800-4200                | PROF. SERVICES-PAYING AGENT    | \$ 1,600            | \$ 1,750            | \$ 1,600            | \$ 1,750            | \$ 1,600            | \$ -                |
| 98-4800-8100                | DEBT SERVICE ACCT PRIN-2010    | \$ 160,000          | \$ 160,000          | \$ 180,000          | \$ 180,000          | \$ 200,000          | \$ -                |
| 98-4800-8200                | BOND DEBT SRVCE RESRV-INT EXP  | \$ -                | \$ (3,117)          | \$ -                | \$ (3,712)          | \$ -                | \$ -                |
| 98-4800-8300                | DEBT SRVC ACCT INTRST-2010     | \$ 298,455          | \$ 297,739          | \$ 291,005          | \$ 281,081          | \$ 282,455          | \$ -                |
| 98-4800-8400                | DEBT SERVICE ACCT PRIN-2021    | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ 240,000          |
| 98-4800-8500                | DEBT SRVC ACCT INTRST-2021     | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ 138,978          |
|                             | <b>Sub Total</b>               | <b>\$ 460,055</b>   | <b>\$ 456,372</b>   | <b>\$ 472,605</b>   | <b>\$ 459,120</b>   | <b>\$ 484,055</b>   | <b>\$ 378,978</b>   |
| <b>Total Expenditures</b>   |                                | <b>\$ 1,488,890</b> | <b>\$ 1,379,563</b> | <b>\$ 1,522,027</b> | <b>\$ 918,964</b>   | <b>\$ 2,211,000</b> | <b>\$ 2,867,383</b> |

## Materials and Services Detail FY 21/22



| Description                            | FY 19/20<br>Budget | FY 20/21<br>Budget | FY 21/22<br>Budget |
|--|--------------------|--------------------|--------------------|
| Professional Services                  | \$ 56,000          | \$ 56,000          | \$ 66,000          |
| Attorney                               | \$ 40,000          |                    |                    |
| Auditor                                | \$ 2,000           |                    |                    |
| SVED                                   | \$ 15,000          |                    |                    |
| Misc. Services                         | \$ 9,000           |                    |                    |
| Dues, Subscriptions, Memberships       | \$ 1,500           | \$ 1,500           | \$ 2,600           |
| Redevelopment Association of Idaho     | \$ 2,600           |                    |                    |
| Personnel Training / Travel / Meetings | \$ 2,000           | \$ 2,000           | \$ 2,000           |
| Meetings                               | \$ 2,000           |                    |                    |



## Capital Outlay FY 21/22



| Description                           | FY 19/20<br>Budget | FY 20/21<br>Budget | FY 21/22<br>Budget |
|---------------------------------------|--------------------|--------------------|--------------------|
| <b>Infrastructure Projects:</b>       | \$ 485,758         | \$ 1,196,147       | \$ 2,000,000       |
| <b>Economic Development Projects:</b> | \$25,000           | \$ 25,000          | \$ 25,000          |

# Staffing Analysis FY 21/22



| Position                     | FY 19/20<br>Budget | FY 20/21<br>Budget | FY 21/22<br>Budget |
|------------------------------|--------------------|--------------------|--------------------|
| Chairman                     | 1                  | 1                  | 1                  |
| Vice-Chair                   | 1                  | 1                  | 1                  |
| Commissioners                | 5                  | 5                  | 5                  |
| Executive Director           | 0.10               | 0.10               | 0.25               |
| Planning & Building Director | 0.25               | 0.25               | 0                  |
| Treasurer                    | 0.10               | 0.10               | 0.10               |
| Secretary                    | 0.10               | 0.10               | 0.10               |
| AP & Payroll                 | 0.05               | 0.05               | 0.05               |
| Janitors(2)                  | 0.00               | 0.00               | 0                  |
| Building Maintenance         | 0.00               | 0.00               | 0                  |
| <b>TOTAL</b>                 | 7.6                | 7.6                | 7.5                |

RESOLUTION NO. 21-URA03

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

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE KETCHUM URBAN RENEWAL AGENCY OF KETCHUM, IDAHO, TO BE TERMED “THE ANNUAL APPROPRIATION RESOLUTION”, APPROPRIATING SUMS OF MONEY AUTHORIZED BY LAW AND DEEMED NECESSARY TO DEFRAY ALL EXPENSES AND LIABILITIES OF THE URBAN RENEWAL AGENCY, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022, FOR ALL GENERAL, SPECIAL AND CORPORATE PURPOSES; DIRECTING THE EXECUTIVE DIRECTOR TO SUBMIT SAID BUDGET; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Ketchum Urban Renewal Agency of Ketchum, Idaho, an independent public body corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, a duly created and functioning urban renewal agency for Ketchum, Idaho, hereinafter referred to as the Agency.

WHEREAS, the Agency, an independent public body, corporate and politic, is an urban renewal agency created by and existing under the authority of and pursuant to the Idaho Urban Renewal Law of 1965, being Idaho Code, Title 50, Chapter 20, as amended and supplemented;

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

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

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

WHEREAS, pursuant to Idaho Code Sections 50-2006, 50-2903(5) and 50-1002, Agency staff has prepared a budget and the Agency has tentatively approved estimated revenues and expenditures for the fiscal year commencing October 1, 2021, and ending September 30, 2022, by virtue of its action at the Agency’s Board meeting of July 26, 2021;

WHEREAS, Agency has previously published notice on July 28, 2021, of a public hearing to be conducted on August 16, 2021 at 2:00 p.m., at the Ketchum City Council Chambers, located at 480 East Avenue North, Ketchum, Idaho;

WHEREAS, on August 16, 2021, pursuant to Section 50-1002, Idaho Code, the Agency held a public hearing at the Ketchum City Council Chambers, located at 480 East Avenue North, Ketchum, Idaho, on the proposed budget and considered public comment on services, expenditures, and revenues planned for Fiscal Year 2022;

WHEREAS, Idaho Code § 50-1002 requires notice of the hearing considering the budget for the following fiscal year be published twice, at least seven days apart, prior to the public hearing;

WHEREAS, the notice of the public hearing did not get published a second time prior to the noticed August 16, 2021, board meeting;

WHEREAS, the Board at its August 16, 2021, meeting did acknowledge receipt of written comment concerning the proposed FY 2022 budget and noted its inclusion in the record concerning consideration of the FY 2022 budget;

WHEREAS, the Board also allowed any public testimony to be taken at the August 16, 2021, board meeting, though no one presented public testimony;

WHEREAS, because of the lack of the published second notice, at the August 16, 2021, board meeting, the board adopted a motion authorizing the publication of a second notice and reconvening the public hearing for August 23, 2021, at 2:00 p.m.;

WHEREAS, Agency staff arranged for publication of the second notice, which occurred on August 18, 2021;

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

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

Section 1: That the sums of money, or as much thereof as may be authorized by law, needed, or deemed necessary to defray all expenses and liabilities of the Agency, as set forth in Exhibit A, which is annexed hereto and by reference made a part of this Resolution, are hereby appropriated for the general, special and corporate purposes and objectives of the Agency for the fiscal year commencing October 1, 2021, and ending September 30, 2022.

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

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

PASSED AND ADOPTED by the Ketchum Urban Renewal Agency of the City of Ketchum, Idaho, on August 23, 2021. Signed by the Chairwoman of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners, on this \_\_\_ day of August 2021.

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Casey Dove  
Vice Chair

ATTEST:

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Tara Fenwick  
Secretary

EXHIBIT A

**URBAN RENEWAL AGENCY FUND**

**EXPENDITURES:**

|                               |                  |
|-------------------------------|------------------|
| URA Expenditures              | 2,488,405        |
| URA Debt Service Expenditures | <u>378,978</u>   |
| <b>Total Expenditures</b>     | <b>2,867,383</b> |

**REVENUE:**

|                       |                  |
|-----------------------|------------------|
| Tax Increment Revenue | 1,750,000        |
| Other Revenue         | 38,500           |
| Fund Balance          | <u>1,078,883</u> |
| <b>Total Revenue</b>  | <b>2,867,383</b> |

**Ketchum Capital Improvement Program**  
Sources/Uses Summary - FY 2022

**DRAFT 2022**

|    | Description  | Department              | Status                  | Encumbrance Year (FY) | Projected Cost   | Projected Funding Sources |                       |                             |                      | % Growth   |                   |
|----|--|-------------------------|-------------------------|-----------------------|------------------|---------------------------|-----------------------|-----------------------------|----------------------|------------|-------------------|
|    |  |                         |                         |                       |                  | Capital Fund              |                       |                             | Urban Renewal Agency |            | Impact Fees (All) |
|    |  |                         |                         |                       |                  | Local Option Tax          | Current Year Funding* | Planned Use of Fund Balance |                      |            |                   |
| 1  | <b>Starting Fund Balance</b>                             |                         |                         |                       |                  | \$1,134,143               |                       | \$0                         |                      |            |                   |
| 2  | <b>FY 2021 End of Year Resources (GF Trans Year End)</b> |                         |                         |                       |                  |                           | \$1,000,000           |                             |                      |            |                   |
| 3  | <b>Current Year/Planned Use Resources</b>                |                         |                         |                       |                  | \$500,000                 | \$465,000             |                             | \$0                  | \$0        |                   |
| 4  | <b>FY 2022</b>   |                         |                         |                       |                  |                           |                       |                             |                      |            |                   |
| 5  | Utility/Pick-Up Truck (2006 / 2021)                      | Fire                    | Proposed                | 2022                  | \$68,250         | \$68,250                  | \$0                   |                             |                      |            |                   |
| 6  | Command Car (2012 / 2022)                                | Fire                    | Proposed                | 2022                  | \$57,750         | \$57,750                  | \$0                   |                             |                      |            |                   |
| 7  | Firefighting EQ (tools)                                  | Fire                    | Proposed                | 2022                  | \$14,680         | \$14,680                  | \$0                   |                             |                      |            |                   |
| 8  | PPE (turnout gear)                                       | Fire                    | Proposed                | 2022                  | \$31,375         | \$31,375                  | \$0                   |                             |                      |            |                   |
| 9  | Radios (portable)  | Fire                    | Proposed                | 2022                  | \$14,000         | \$14,000                  | \$0                   |                             |                      |            |                   |
| 10 | Medical (city provided)                                  | Fire                    | Proposed                | 2022                  | \$4,000          | \$4,000                   | \$0                   |                             |                      |            |                   |
| 11 | Rescue (city provided)                                   | Fire                    | Proposed                | 2022                  | \$24,800         | \$24,800                  | \$0                   |                             |                      |            |                   |
| 12 | Shop Tools   | Fire                    | Proposed                | 2022                  | \$2,500          | \$2,500                   | \$0                   |                             |                      |            |                   |
| 13 |  | <b>Fire</b>             | <b>Department Total</b> | <b>2022</b>           | <b>\$217,355</b> | <b>\$217,355</b>          | <b>\$0</b>            | <b>\$0</b>                  | <b>\$0</b>           | <b>\$0</b> |                   |
| 14 | Little Park Upgrades                                     | Facilities              | Proposed                | 2022                  | \$54,000         | \$54,000                  | \$0                   |                             |                      |            |                   |
| 15 | Ford Ranger 2004   | Facilities              | Proposed                | 2022                  | \$35,000         |                           | \$35,000              |                             |                      |            |                   |
| 16 | Water Conservation Upgrades Cost Savings                 | Facilities              | Proposed                | 2022                  | \$20,000         |                           | \$20,000              |                             |                      |            |                   |
| 17 | Atkinson Park Irrigation Upgrades                        | Facilities              | Proposed                | 2022                  | \$25,000         |                           | \$25,000              |                             |                      |            |                   |
| 18 | Atkinson Park Replace Fence Little League Field          | Facilities              | Proposed                | 2022                  | \$12,000         |                           | \$12,000              |                             |                      |            |                   |
| 19 | Edelweiss Park Install Irrigation Hookup                 | Facilities              | Proposed                | 2022                  | \$10,000         |                           | \$10,000              |                             |                      |            |                   |
| 20 | Forest Service Park Replace Restroom Fixtures            | Facilities              | Proposed                | 2022                  | \$6,500          |                           | \$6,500               |                             |                      |            |                   |
| 21 | Forest Service Park Replace Stage for KA                 | Facilities              | Proposed                | 2022                  | \$6,000          |                           | \$6,000               |                             |                      |            |                   |
| 22 | Forest Service Park New Roof Residential Bldgs           | Facilities              | Proposed                | 2022                  | \$20,000         |                           | \$20,000              |                             |                      |            |                   |
| 23 | Forest Service Park Paint All Buildings                  | Facilities              | Proposed                | 2022                  | \$35,000         |                           | \$35,000              |                             |                      |            |                   |
| 24 | Rotary Park Replace Irrigation                           | Facilities              | Proposed                | 2022                  | \$32,000         |                           | \$32,000              |                             |                      |            |                   |
| 25 | Towne Square Design Scope                                | Facilities              | Proposed                | 2022                  | \$75,000         |                           | \$15,000              | \$60,000                    |                      |            |                   |
| 26 | Add Trash Cans (Citywide)                                | Facilities              | Proposed                | 2022                  | \$10,000         |                           | \$10,000              |                             |                      |            |                   |
| 27 | Replace Trash Can (Citywide)                             | Facilities              | Proposed                | 2022                  | \$10,000         |                           | \$10,000              |                             |                      |            |                   |
| 28 | City Streetscape Electrical Upgrades                     | Facilities              | Proposed                | 2022                  | \$4,500          |                           | \$4,500               |                             |                      |            |                   |
| 29 | Power Line Undergrounding                                | Power                   | Proposed                | 2022                  | \$180,000        |                           | \$180,000             |                             |                      |            |                   |
| 30 |  | <b>Facilities/Power</b> | <b>Department Total</b> | <b>2022</b>           | <b>\$535,000</b> | <b>\$54,000</b>           | <b>\$421,000</b>      | <b>\$0</b>                  | <b>\$60,000</b>      | <b>\$0</b> |                   |
| 31 | SH-75 Pathway-North of Town (Engineering)                | Mobility                | Proposed                | 2022                  | \$39,000         |                           | \$31,200              |                             |                      | \$7,800    | 20%               |
| 32 | 1st Avenue and Sun Valley Road (Construction)            | Mobility                | Proposed                | 2022                  | \$95,700         | \$76,560                  | \$76,560              |                             |                      | \$19,140   | 20%               |
| 33 | East Avenue and Sun Valley Road (Construction)           | Mobility                | Proposed                | 2022                  | \$113,100        | \$90,480                  | \$90,480              |                             |                      | \$22,620   | 20%               |
| 34 | Downtown Core Sidewalk infill                            | Mobility                | Proposed                | 2022                  | \$222,000        |                           | \$0                   | \$177,600                   |                      | \$44,400   | 20%               |
| 35 | Main St./Warm Springs Concept Design                     | Mobility                | Proposed                | 2022                  | \$200,000        |                           | \$160,000             |                             |                      | \$40,000   | 20%               |
| 36 | <b>Sun Valley Road Mill and Overlay (ITD FUNDED)</b>     | Mobility                | Proposed                | 2022                  | \$864,600        |                           | \$864,600             |                             |                      | \$0        |                   |
| 37 | Sidewalk Curb and Gutter Repairs                         | Mobility                | Proposed                | 2022                  | \$111,111        |                           | \$111,111             |                             |                      |            |                   |

**Ketchum Capital Improvement Program**  
Sources/Uses Summary - FY 2022

**DRAFT 2022**

| Description  | Department                             | Status                               | Encumbrance Year (FY)   | Projected Cost     | Projected Funding Sources |                       |                             |                      |                   | % Growth         |
|--|--|--------------------------------------|-------------------------|--------------------|---------------------------|-----------------------|-----------------------------|----------------------|-------------------|------------------|
|  |  |                                      |                         |                    | Capital Fund              |                       |                             | Urban Renewal Agency | Impact Fees (All) |                  |
|  |  |                                      |                         |                    | Local Option Tax          | Current Year Funding* | Planned Use of Fund Balance |                      |                   |                  |
| 1 <b>Starting Fund Balance</b>                             |  |                                      |                         |                    | \$1,134,143               |                       | \$0                         |                      |                   |                  |
| 2 <b>FY 2021 End of Year Resources (GF Trans Year End)</b> |  |                                      |                         |                    |                           | \$1,000,000           |                             |                      |                   |                  |
| 3 <b>Current Year/Planned Use Resources</b>                |  |                                      |                         |                    | \$500,000                 | \$465,000             |                             | \$0                  | \$0               |                  |
| 4 <b>FY 2022</b>   |  |                                      |                         |                    |                           |                       |                             |                      |                   |                  |
| 38   | <b>Mobility</b>                        | <b>Department Total</b>              | <b>2022</b>             | <b>\$1,645,511</b> | <b>\$167,040</b>          | <b>\$1,333,951</b>    | <b>\$0</b>                  | <b>\$177,600</b>     | <b>\$133,960</b>  |                  |
| 39   | Atkinson Park New Soccer Goals         | Recreation                           | Proposed                | 2022               | \$10,000                  | \$10,000              | \$0                         |                      |                   |                  |
| 40   | Bald Mountain Trail Connector Study    | Recreation                           | Proposed                | 2024               | \$10,000                  | \$10,000              | \$0                         |                      |                   |                  |
| 41   | Van/bus from Mt Rides                  | Recreation                           | Proposed                | 2022               | \$11,000                  |                       | \$11,000                    |                      |                   |                  |
| 42   |  | <b>Recreation</b>                    | <b>Department Total</b> | <b>2022</b>        | <b>\$31,000</b>           | <b>\$20,000</b>       | <b>\$11,000</b>             | <b>\$0</b>           | <b>\$0</b>        | <b>\$0</b>       |
| 43   | Dodge Durango (new)                    | Police                               | Proposed                | 2022               | \$45,000                  | \$45,000              | \$0                         |                      |                   |                  |
| 44   | Chevy Tahoe (new)                      | Police                               | Proposed                | 2022               | \$50,000                  | \$50,000              | \$0                         |                      |                   |                  |
| 45   | City Share of Record Management System | Police                               | Proposed                | 2022               | \$0                       | \$21,000              | -\$21,000                   |                      |                   |                  |
| 46   | Radios (portable)                      | Police                               | Proposed                | 2022               | \$68,500                  | \$68,500              | \$0                         |                      |                   |                  |
| 47   | Radar Trailer (1)                      | Police                               | Proposed                | 2022               | \$0                       | \$16,000              | -\$16,000                   |                      |                   |                  |
| 48   |  | <b>Police</b>                        | <b>Department Total</b> | <b>2022</b>        | <b>\$163,500</b>          | <b>\$200,500</b>      | <b>-\$37,000</b>            | <b>\$0</b>           | <b>\$0</b>        | <b>\$0</b>       |
| 49   | Rectangle Rapid Flashing Beacon        | Street/Equipment                     | Proposed                | 2022               | \$25,000                  |                       | \$25,000                    |                      |                   |                  |
| 50   | Cat 950 Loader                         | Street/Equipment                     | Proposed                | 2022               | \$200,000                 |                       | \$200,000                   |                      |                   |                  |
| 51   |  | <b>Street/Equipment</b>              | <b>Department Total</b> | <b>2022</b>        | <b>\$225,000</b>          | <b>\$0</b>            | <b>\$225,000</b>            | <b>\$0</b>           | <b>\$0</b>        | <b>\$0</b>       |
| 53   | IT Upgrades                            | Technology                           | Proposed                | 2022               | \$50,000                  |                       | \$50,000                    |                      |                   |                  |
| 54   |  | <b>Technology</b>                    | <b>Department Total</b> | <b>2022</b>        | <b>\$50,000</b>           | <b>\$0</b>            | <b>\$50,000</b>             | <b>\$0</b>           | <b>\$0</b>        | <b>\$0</b>       |
| 55   | Sustainability Infrastructure          | Sustainability Infrastructure        | Proposed                | 2022               | \$50,000                  |                       | \$50,000                    |                      |                   |                  |
| 56   |  | <b>Sustainability Infrastructure</b> | <b>Department Total</b> | <b>2022</b>        | <b>\$50,000</b>           | <b>\$0</b>            | <b>\$50,000</b>             | <b>\$0</b>           | <b>\$0</b>        | <b>\$0</b>       |
| 57   | <b>2022 Proposed Totals</b>            |                                      |                         |                    | <b>\$2,917,366</b>        | <b>\$658,895</b>      | <b>\$2,053,951</b>          | <b>\$0</b>           | <b>\$237,600</b>  | <b>\$133,960</b> |
| 58   | <b>2022 Approved Totals</b>            |                                      |                         |                    | <b>\$0</b>                | <b>\$0</b>            | <b>\$0</b>                  | <b>\$0</b>           | <b>\$0</b>        | <b>\$0</b>       |



**From:** [HP Boyle](#)  
**To:** [Participate](#)  
**Subject:** For KURA public meeting 8/23  
**Date:** Monday, August 16, 2021 3:39:08 PM

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I urge you not to adopt the budget as proposed by the City Planner at two use your own judgment. The key question: Is it in the KURA mandate to subsidize the City's spending on planning? I cannot find the affirmative answer in any documentation.

Her sophistry that the City is trying to bring in KURA as a participant in the City's planning process is inappropriate on multiple levels. First of all, which hat does she wear in a KURA meeting? Does she work for you or for the Mayor? Secondly, why is it her role to convince you on what action you should be authorizing? Finally, given your history with the City, why would you believe her pronouncements on providing you information in the future after she has gotten what she wants from you in the present?

In the 8/16 meeting, I was struck by the budget requests that are "off mission." (See: <https://www.ketchumura.org/kura/page/mission-vision>)

Likewise, why would KURA give money to SVED? While certainly a worthy entity (I am a member of SVED), SVED is not a public entity and pursues an economic development agenda that has no input from the general public. Mr Griffin has explicitly stated he is doing policy work for the City. And note that SVED calculations on their ROI do not include the taxpayer funds required to house Limelight Hotel employees at Northwood Place.

Likewise the City Administrator's request for traffic study funding is also not consistent with KURA's mission. The very fact that Mr. Riley took community outreach out of your funding request makes it clear that this is an off-mission request. And that they hired the MTP contractor (HDR) is throwing good money after bad--just read the MTP to get what I mean—it is written to justify the City's spending plan and does nothing to address intersection failures, etc.

And given KURA's apparent compliance with her requests for planning funds, it seemed to encourage her to get you to fund the City's desire to create a community housing plan. It's an important thing to do, but why is this within KURA's purview?

The City is using KURA as a piggy bank to keep consulting/planning expenses off their own budget. It is a clear conflict of interest for the City Planner to be the one who sets the KURA agenda and drafts the budget for KURA. KURA should not be a backdoor way for the City Planner to access tax increment revenue.

I found it interesting that KURA's spending on HAWK will back up traffic in the center of town. This seems to be part of the Mayor's plan to make 4th street pedestrian only without the input of the citizens of Ketchum (see Master Transportation Plan adopted March 15, 2021). Not sure KURA funds should be spent to further that kind of a process.

And I was stunned to hear Mr Johnson say that the City pledged money to Bluebird prior to receiving KURA sign off. That seems like a blatantly illegal move on the part of the City of Ketchum. I bet no one ever told KURA at the time that once a tenant is in Bluebird, no matter how their income increases, they can always renew their lease<sup>3</sup> and their rent can only go up a legally limited amount. They have a housing right in their apartment as long as the building is low income housing. Given Bluebird's prime location, think about the implications of that.

Having a City Councilor move for money out of KURA to subsidize the budget she will be voting on is yet another conflict of interest. And Councillor Slanetz's remark that the City may have to re-budget if you don't provide the money the City is asking for, seems...manipulative.

You might step back and ask if the City even needs this money from KURA. The very next meeting at City Hall was the City budget meeting where the Mayor is setting aside \$800k to allocate wherever he and the Council see fit, outside of the legal budgeting process.

As to deed monitoring by BCHA, you may want to speak with P&Z Chair Morrow. In multiple meetings he has asserted personal knowledge of multiple deed restriction violations.

Given all of this, the comment that not going along with the City's requests is an indicator that you don't trust the City was...apt.

Respectfully,

Perry. Boyle  
Ketchum