



**City Council**  
**Joint Special Meeting**  
**~ Minutes ~**

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

Robin Crotty  
208-726-3841

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Thursday, June 1, 2017

10:00 AM

Ketchum City Hall

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**Present:** Mayor Nina Jonas  
Council President/Commissioner Jim Slanetz  
Councilor Anne Corrock  
Councilor Michael David  
Councilor/Chair Baird Gourlay  
Vice Chair Mark Nieves  
Commissioner Gary Lipton  
Commissioner Shelley Seibel

**Absent** Commissioner Cameron Packer  
Commissioner Jae Hill

**Also Present:** Ketchum City Administrator Suzanne Frick  
Ketchum City Attorney Bill Punkoney  
Director of Planning & Building Micah Austin  
URA Attorney Ryan Armbruster

**1. CALL TO ORDER**

Mayor Nina Jonas called the meeting to order at 10:04 a.m.

KURA Chair Baird Gourlay called the meeting to order 10:04 a.m.

**2. DISCUSSION ITEMS**

- a. Discussion regarding future use of properties located at 6th & Leadville and 2nd & Washington
- b. Discussion about the status and future of 491 Sun Valley Road KURA property

Mayor Nina Jonas welcomed all Councilors and Commissioners as well as the public.

Director of Planning & Building Micah Austin distributed a handout showing the Commissioners rankings and options for the Starbucks and Dollhouse property's.

Councilor Anne Corrock expressed her thoughts on reimbursement to the City and questioned if those funds would be used for housing? There was a discussion on how the pay back would happen.

KURA Vice Chair Mark Nieves asked what is more important, housing or parking? He would like to see the board deal with the Starbucks building and suggested a scenario for implementation. Mayor Nina Jonas clarified that he is suggesting that the City take over the management and costs of the Starbucks Building. Secondly the Doll House lot be developed for affordable housing.

Neil Bradshaw Ketchum Resident and speaking for KCDC talked about Northwood Place and his desire for more places like that. He mentioned that only parts of KCDC are being funded.

Vice Chair Mark Nieves voiced that housing on the Dollhouse lot will not work. Mayor Nina Jonas asked about looking for another property and how to move forward with that.

Commissioner Gary Lipton suggested the non-for profits take a cut to pay the \$80,000 debt. He advised that he will not vote for the transfer of property until the debt is paid and said the parking lot issue is moving too quickly. The theater is not a sure thing. Parking will not be able to support itself. He suggested using the Dollhouse Lot for housing. Parking is not a priority.

Commissioner Shelley Seibel agrees with Vice Chair Mark Nieves. Affordable housing is a number one priority. She questioned if council was in support of taking over the Starbucks Building. Mark Nieves went over the revenues/expenses of the KURA from the past 2 months. Mayor Nina Jonas clarified that the KURA is requesting the City take over everything, including receiving the rent. Commissioner Gary Lipton advised that Starbucks will be gone in 4 to 5 years. Councilor/Chair Baird Gourlay explained that Starbucks has a buyout clause. Councilor Michael David talked about Sushi, Dollhouse and 6th & Leadville lots. He expressed that parking is not a problem. It is a management problem. He would like to create 70 plus units. Michael David advised the need to prioritize people over parking.

Mayor Nina Jonas clarified that selling the Sushi and Dollhouse lots and obtaining a build able lot is what Councilor Michael David is expressing. Creating affordable rental property is important and possible.

Councilor Anne Corrock would like more information on Northwood Place. City Administrator Suzanne Frick explained that the tax credits have changed since that project came into existence. She suggested having a representative from the housing authority come and clarify the tax credit questions.

Neil Bradshaw talked about the tax landscape and encouraged the KURA and the City to apply. They may not get it but each time they apply they would learn. Northwood place and how it is being funded was discussed.

Council President/Commissioner Jim Slanetz agreed parking is not a priority. Councilor/KURA Chair Baird Gourlay asked if you want a Latte or Housing? He is in support of selling the Starbucks building but transferring it to the City just transfers the problems. The building is reaching the end of its life and maintenance will continue to rise. Regarding the Dollhouse Lot, Baird Gourlay suggested looking at it as complete housing or a parking garage with housing over the top. He talked about transportation as well as about creating the paved parking area and the cost. He talked about what has been done in Breckenridge and Vail. Previous studies were discussed. Mayor Nina Jonas asked if there is value in doing another study to combine the two Lots. Baird Gourlay would like to wait and see what the paid parking lot will do. The parking lot issue was discussed among councilors and commissioners. Councilor Michael David suggested doing both issues simultaneously.

Director of Planning & Building Micah Austin clarified that the KURA has directed that a design be discussed. There was no vote to move forward with the parking at the KURA level. This will be put on the next KURA agenda.

Mayor Nina Jonas talked about the support she is hearing for housing. Councilor Michael David talked about his support of parking management. Mayor Jonas talked about the businesses around those two lots and them being very concerned about the parking issue. Commissioner Gary Lipton talked about collaborating with Mountain Rides and the Sun Valley Company to park at River Run and bus into the city.

Councilor Anne Corrock questioned how taking over Starbucks would work. KURA Attorney Ryan Armbruster said the deed would be turned over and everything would be transferred to the City. City

Attorney Bill Punkoney agrees with KURA Attorney Ryan Armbruster. There was an explanation of how the sale would look. A description of how the auction would work was presented by Ryan Armbruster. The property can be given to the City and if the City later decides they do not want the building it would have to go to auction.

Mayor Nina Jonas asked how they would like to move forward with the Dollhouse lot. Councilor Anne Corrock was in support of temporary service parking to preserve the property and move forward with considering other options for housing. She voiced support of parking on Leadville and 6<sup>th</sup> as well.

Commissioner Gary Lipton asked for Director of Planning & Building Micah Austin's opinion. Micah Austin explained that temporary paid parking is a public purpose we should be involved in. He is in support. Gary Lipton asked KURA Attorney Ryan Armbruster if they should explore the opportunity to auction or just to give to the City. Ryan Armbruster explained that they must do what they believe is in the best public interest.

Bob Crosby is encouraged to hear the emphasis on housing. He agrees with Vice Chair Mark Nieves and Councilor Michael David in regard to what they could get with the sale of the 2 lots and agreed that this needs to be evaluated for building. Mayor Nina Jonas asked Bob Crosby for his opinion on parking at those sites. Bob Crosby agrees with Michael David that parking management is key. He is in support of selling the land.

Councilor Michael David believes Northwood way was a success because the City was a partner. The reasons KDCDC and housing authorities were created is to keep the City out of the housing business. Michael David and Vice Chair Mark Nieves agree that there needs to be a project manager. City Administrator Suzanne Frick suggested that if that is of interest an RFP would need to go out and would need to move forward right away and how to do that was discussed. This would need to be agendaized at the next KURA meeting and the next Council Meeting.

Bob Crosby said they would need to deal with the retail requirement. Mayor Nina Jonas talked about the priority list. Vice Chair Mark Nieves talked about focusing on building one thing at a time.

Director of Planning & Building Micah Austin and KURA Attorney Ryan Armbruster talked about what would be put on the June 19th KURA meeting agenda and how they would move forward after that meeting.

Commissioner Gary Lipton has concerns about the public not having a say in the giving of Starbucks to the City as opposed to going to auction. Councilor/Chair Baird Gourlay said he will put this on the next KURA agenda.

Councilor Michael David thanked the KURA members for all they do. Mayor Nina Jonas echoed Michael David's sentiment.

### 3. ADJOURNMENT

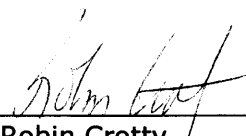
Motion to adjourn the URA at 12:24 p.m.

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Baird Gourlay, Chair  
**SECONDER:** Mark Nieves, Vice Chair  
**ABSENT:** Cameron Packer, Jae Hill  
**AYES:** Gary Lipton, Mark Nieves, Jim Slanetz, Shelley Seibel

Motion to adjourn the City Council at 12:24 p.m.

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Michael David, Councilor  
**SECONDER:** Annie Corrock, Councilor  
**ABSENT:** Cameron Packer, Jae Hill  
**AYES:** Gary Lipton, Mark Nieves, Jim Slanetz, Shelley Seibel

  
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Nina Jonas, Mayor

  
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Robin Crotty  
Interim City Clerk