



**SUN VALLEY  
ECONOMIC  
DEVELOPMENT**

**Minutes of February 10, 2016  
Regular Board of Directors Meeting**

**Serving Bellevue, Carey, Hailey, Ketchum, Sun Valley,  
and Blaine County, Idaho**

<u>Members Present</u> Steve Mills Maggie Howard Rick LeFavre Eric Seder Matt McNeal Dan Olmstead Mike Goitiandia Cody Langbehn Walt Denekas Bryan Furlong Jacob Greenberg (County) Peter Hendricks (SV) Candice Pate	<u>Members Absent</u> Bellevue Rep (B) Carey Rep (C) Don Keirn (H) Jack Barriteau Carter Ramsay Baird Gourlay (K)	<u>Also present</u> Harry Griffith, Exec Dir Doug Brown, Membership Linda Haavik
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- Welcome:** Meeting was opened 11:00 a.m. in Zions Bank in Ketchum.
- Minutes:** Minutes of the December Board of Directors meeting were considered as distributed.  
Board Action: Upon motion by Bryan, second by Rick to approve the minutes of the December 10, 2105 meeting; and unanimous vote in favor, the motion passed.
- Action Plan – current Status Updated January 2016, as proposed:** Reports on the following excerpts from the 2016 Action Plan

Projects:		Summary Action (s)	Recent Activities
1	Housing	Improve local workforce housing opportunities	Initiating individual business conversations to assess opportunities for WF housing improvements: Doug reported that contact is being made to gather ideas – anonymous feedback – to bring to the Board about housing; looking for new ideas beyond the 2 housing organizations; addressing “middle class housing” – i.e. new teachers, construction co’s sub contractors; Walt discussed condos being converted to higher densities, some use for shorter term housing; Blaine Manor building was discussed as being set up for smaller units and short term; Sweetwater expansion area vacant; Harry suggested that SVED should create connections, not be in business of housing; Cody described what St. Luke’s offers employees and that regulations and/or neighbor issues are difficult; zoning needs to accommodate needs; Info will be available to report in April; Doug is point person for SVED with BCHA and ARCH involved/engaged
2	Local Investment	Develop & apply mechanisms to increase Local	4 <sup>th</sup> TRI pre-application submitted ; advice on relocation/expansion and on new KIC facility; Chums is relocating product

		Investment	development/marketing here; Rick reported 80 entrepreneurs in the program now, 6- 7 companies have moved here; long term KIC to being in old Ketchum PO building; funds available for remodel and KIC talking to URA and possible public campaign; KCDC & KIC Boards have merged; Harry stated that RTIs required city match/support; therefore Cities needs to recognize this and participate; harry attended the SIA show in Denver.
3	Tourism	Secure Improved Air, Lodging & other Tourism Services	Preparation of scope of work for FMAA economic impact analysis; new airport data has come out; sage grouse rules out most of potential relocation sites, site #12 is only one left and is most expensive
4	Economy	Prepare community economic reports	Completed YE 2015 reported sales analysis; preparation for AEP5 survey
5	Innovation	Advance significant community innovation projects	Supporting SVSEF snow sport expansion and TCS/SV Ski Academy growth aspirations; evaluation of culinary location options: possible at Zinc; letter of intent to negotiate with the owner is needed because the organization has not yet been set up – ***See minutes below for follow-up on this item.
<b>Programs:</b>		<b>Summary Action(s)</b>	<b>Recent Activities</b>
A	Outreach	Engage businesses in economic development activities	Starting 1Q membership drive; 2 newsletters issued; Doug is receiving good feedback from members; needs more leads to new memberships; bring guests to meeting. April 6 <sup>th</sup> is next member meeting @ Sawtooth Club; end of June possibly in Hailey at Mountain West Bank; October 5 <sup>th</sup> is the annual Summit date
B	Educate	Educate on economic issues	Delivered 1Q 2016 Forum
C	Advocate	Advocate on community issues	Participation in FMAA, Comp Plan and various council meetings; advocating for TCS Ketchum campus; question of SVED involvement in \$23M City Hall plan: only with good numbers relative to economic development, and/or alternative site options, fundamental questions are whether the new city hall has to be downtown and building new vs repurpose existing building; Doug serve on committee if invited.
D	Capabilities	Improve economic development capabilities	Solicitation of replacement board positions; support for \$14k water grant awarded by IWCB to SVEA; support for \$400k water grant application by Galena Water District

#### 4. Board Consideration and Actions:

A. **Action Plan 2016:** Harry reported no major changes/some consolidation.

*Board Action:* Upon motion by Dan, second by Steve to approve the 2016 Action Plan as presented; and unanimous vote in favor, the motion passed.

B. **2016 Budget:** Harry reported a modest increase in revenue being projected in both public and private sectors.

*Board Action: Upon motion by Rick, second by Mike to approve the 2016 Budget as presented; and unanimous vote in favor, the motion passed.*

5. **Other:**

**Commerce Grant:** Harry reported that the Commerce grant cycle is changed from 3 years to 1 year with an on-line application.

**Committee structures were reviewed.** Outreach has been eliminated; Finance, Executive, Advocacy and Governance continue. Question was whether that is too many. Brief discussion of having just 2 committees – one inward and one outward. Consensus was that existing structure is working, so no change now.

**SVED Board meeting schedule:** Reminder that Board will meet every other month, with Executive Committee meeting opposite months.

6. **Public Comment:** None

7. **Announcements:**

- Executive Committee, Friday, March 25, 2016 1 pm
- Full Board of Directors Meeting, April: date and location TBD.
- Members only forum April 6, 2016 at Sawtooth Club 5-7 pm.

Meeting adjourned at 1:00 p.m.

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A draft Letter of Intent between Ketchum Venture, LLC (Lessor) and Sun Valley Economic Development (SVED) regarding the Sun Valley Culinary Project (Project) regarding use of commercial property for the project was briefly discussed at this Board meeting (*See Project 5, Innovation above*).

On February 12, 2016, a draft Letter of Intent was circulated to the voting (public sector) members of the Board for approval by return email. Ten (10) Board members returned emails with votes in favor of the Letter of Intent to negotiate with the Lessor. Nine votes were returned February 12<sup>th</sup> and one vote was returned February 13<sup>th</sup>. Zero (0) members returned email with either abstention or nay votes.