



KETCHUM URBAN RENEWAL AGENCY

**Monday, July 13, 2026 at 4:00 PM
191 5th Street West, Ketchum, Idaho 83340**

AGENDA

PUBLIC PARTICIPATION INFORMATION

Public information on this meeting is posted outside City Hall.

We welcome you to watch KURA Meetings via live stream.

You will find this option on our website at <https://www.ketchumura.org/kura/meetings>.

If you would like to comment on a public hearing agenda item, please select the best option for your participation:

Join us via Zoom (*please mute your device until called upon*).

Join the Webinar: <https://ketchumidaho-org.zoom.us/j/89749263116>

Webinar ID: 897 4926 3116

Join us at City Hall.

Submit your comments in writing at info@ketchumura.org (*by noon the day of the meeting*).

This agenda is subject to revisions. All revisions will be underlined.

CALL TO ORDER: By Chair Tyler Davis Jeffers

ROLL CALL: Pursuant to Idaho Code 74-204(4), all agenda items are action items, and a vote may be taken on these items.

COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS:

1. Public Comments submitted

NEW BUSINESS:

- [2.](#) Recommendation to approve minutes of June 8, 2026, KURA Meeting - Secretary Trent Donat
- [3.](#) Recommendation to approve payment of bills - Treasurer Brent Davis



- [4.](#) Recommendation to approve reimbursement agreement 50103 with ARCH Community Housing for project on Leadville Avenue - Executive Director Jade Riley
- [5.](#) Recommendation to hold Public Hearing on Fiscal Year 2027 KURA budget – Treasurer Brent Davis and Executive Director Jade Riley
- [6.](#) Recommendation to adopt Resolution 26-URA04 approving Reimbursement Agreement 50102 between the City and Ketchum Urban Renewal Agency for FY2026 projects completed - Executive Director Jade Riley
- [7.](#) Update on FY26 work plan projects - Executive Director Jade Riley and Director of Public Works Ben Whipple

ADJOURNMENT:



Meeting Minutes of the KURA Meeting

Monday, June 08, 2026

4:00 p.m.

Ketchum City Hall

CALL TO ORDER:

Casey Burke called the meeting to order. *(00:00:25 in video)*

ROLL CALL:

Present:

Board Member—Casey Burke
Board Member—Dillon Witmer
Board Member—Mason Frederickson
Board Member—Randy Hall (remote)

Absent:

Tracie Smith—Board Member
Tripp Hutchinson—Board Member
Tyler Davis-Jeffers—Board Chair

Other attendees:

Abby Germaine—KURA Attorney (remote)
Brent Davis—KURA Treasurer
Jade Riley—City Administrator
Trent Donat—City Clerk and KURA Secretary

COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS *(00:00:51 in video)*

NEW BUSINESS:

2. Motion to approve the minutes of May 11, 2026 *(00:01:12 in video)*

MOVER: Mason Frederickson

SECONDER: Dillon Witmer

AYES: Randy Hall, Casey Burke, Dillon Witmer, Mason Frederickson

RESULT: Motion Passes

3. Motion to approve the payment of bills *(00:01:28 in video)*

MOVER: Mason Frederickson

SECONDER: Dillon Witmer

AYES: Randy Hall, Casey Burke, Dillon Witmer, Mason Frederickson

RESULT: Motion Passes

4. Request for Board direction regarding draft Fiscal Year 2027 Budget

Presented by: Jade Riley and Brent Davis *(00:01:38 in video)*

Comments and discussion by the Board and staff *(00:04:52 in video)*

Motion to notice the budget hearing and the budget process for the 2027 URA budget (00:17:44 in video)

MOVER: Mason Frederickson

SECONDER: Casey Burke

AYES: Casey Burke, Dillon Witmer, Mason Frederickson, Randy Hall

RESULT: Motion Passes

5. Updated on FY26 work plan projects

Presented by: Jade Riley (00:17:56 in video)

Comments and questions by the Board and staff (00:20:20 in video)

EXECUTIVE SESSION

6. Idaho Code 74-206(1)C)—To acquire an interest in real property not owned by a public agency

Motion to move into Executive Session per Idaho Code 74-2061C to acquire an interest in real property not owned by a public agency (00:32:30 in video)

MOVER: Mason Frederickson

SECONDER: Dillon Witmer

AYES: Randy Hall, Casey Burke, Dillon Witmer, Mason Frederickson

RESULT: Motion Passes

No action taken in Executive Session (00:33:08 in video)

7. Action item—Consideration of real property acquisition

Motion to approve a not to exceed amount of \$25,000 for due diligence associated with a potential real property acquisition within the agency's urban renewal district (00:33:28 in video)

MOVER: Casey Burke

SECONDER: Mason Frederickson

AYES: Casey Burke, Mason Frederickson, Dillon Witmer, Randy Hall

RESULT: Motion Passes

Motion to Adjourn (00:33:54 in video)

MOVER: Mason Frederickson

SECONDER: Dillon Witmer

AYES: Casey Burke, Randy Hall, Mason Frederickson, Dillon Witmer

RESULT: Adjourned

Tyler Davis-Jeffers, Board Chair

ATTEST:

Trent Donat, KURA Secretary

Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

[Report].GL Account Number = "9610000000"- "9848009999"

Vendor Name	Invoice Number	Description	Net Invoice Amount
URBAN RENEWAL AGENCY			
URBAN RENEWAL EXPENDITURES			
98-4410-4200 PROFESSIONAL SERVICES			
Sun Valley Economic Development	1782	SVED Quarterly Contract for Service	2,250.00
ELAM & BURKE	221949	Professional Services May 1-31, 2026	3,684.44
ELAM & BURKE	221950	Professional Services May 8-31, 2026	1,728.50
ELAM & BURKE	221964	Professional Services May 19-31, 2026	390.00
HOLST ARCHITECTURE, INC	0031618	Lift Tower Lodge and Scattered Sites	3,410.00
98-4410-7100 INFRASTRUCTURE PROJECTS			
City of Ketchum	9811	City of Ketchum Capital Infrastructure Reimbursements July 2026	1,100,287.99
98-4410-8801 REIMBURSE CITY GENERAL FUND			
City of Ketchum	9800	Salaries and Benefits June 2026	9,511.15
Total URBAN RENEWAL EXPENDITURES:			1,121,262.08
Total URBAN RENEWAL AGENCY:			1,121,262.08
Grand Totals:			1,121,262.08

Sun Valley Economic Development _ SVED
PO Box 3893
Ketchum, ID 83340 US
+12083500539
mel@sunvalleyeconomy.org
www.sunvalleyeconomy.org

Invoice



BILL TO

Shellie Gallagher
Ketchum Urban Renewal Agency
City of Ketchum

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1782	07/01/2026	\$2,250.00	07/31/2026	Net 30	

ACTIVITY	QTY	RATE	AMOUNT
Public Sector - KURA Quarterly Contract for Service	1	2,250.00	2,250.00

Thank you for your support.

BALANCE DUE

\$2,250.00

Ways to pay



View and pay

251 E. Front Street, Suite 300
Boise, Idaho 83702
Tax ID No. 82-0451327
Telephone 208-343-5454
Fax 208-384-5844



May 31, 2026

Ketchum Urban Renewal Agency
Attn: Brent Davis & Trent Donat
bdavis@ketchumidaho.org
tdonat@ketchumidaho.org
finance@ketchumidaho.org

Invoice No. 221949
Client No. 8962
Matter No. 1
Billing Attorney: ARG

INVOICE SUMMARY

For Professional Services Rendered from May 1, 2026 through May 31, 2026.

RE: General Representation

Total Professional Services	\$ 3,654.00
Total Costs Advanced	<u>\$ 30.44</u>
TOTAL THIS INVOICE	\$ 3,684.44

May 31, 2026

Invoice No. 221949

Client No. 8962

Matter No. 1

Billing Attorney: ARG

PROFESSIONAL SERVICES

Date	Atty	Description	Hours
5/01/26	ARG	Teams meeting with Jade Riley regarding items for upcoming Board meeting and necessary deliverables related to same. Review and revise attorney/client memo on housing funding.	1.50
5/02/26	ARG	Continue reviewing and revising attorney/client memo on housing. Review and revise OPA table showing active and terminated OPAs.	2.10
5/03/26	ARG	Begin drafting OPA for Harriman Hotel. Review pertinent terms of agreement for purposes of drafting same. Review prior OPA with Trail Creek Fund for purposes of drafting new OPA.	1.30
5/04/26	ARG	Finalize attorney/client memo on affordable housing funding and list of OPAs and RAs for KURA.	.20
5/05/26	ARG	Continue drafting OPA for Harriman Hotel. Draft cover memo related to same. Review participation policy related to affordable housing funding. Draft email correspondence to Jade Riley providing documents for Board packet.	1.70
5/06/26	ARG	Review proposed agenda for May Board meeting.	.10
5/07/26	ARG	Review email correspondence from Jade Riley regarding request for reconsideration of Board decision. Review bylaws related to same. Draft analysis of options related to reconsideration. Telephone call with Jade Riley to discuss risks related to reconsideration. Review PSA and revisions to same.	1.50
5/07/26	ARG	Telephone call with Jade Riley to discuss various items for Board consideration, including real property purchase, etc. Review and respond to email correspondence from Jade Riley on agenda items. Review and respond to email correspondence from Randy Hall regarding property disposition.	1.20
5/11/26	ARG	Review and respond to email correspondence from Tyler Davis Jeffers regarding OPA duration and termination. Review and respond to email correspondence from Jade Riley regarding necessary motion. Prepare for Board meeting by reviewing issues for executive session and next steps.	1.00
5/11/26	ARG	Attend May Board meeting. Advise on issues related to real property acquisition and funding options.	1.80
5/27/26	ARG	Review and respond to email correspondence from Jade Riley regarding items for Board consideration. Prepare items for next Board meeting.	.20

ELAM & BURKE

May 31, 2026

Invoice No. 221949

Client No. 8962

Matter No. 1

Billing Attorney: ARG

TOTAL PROFESSIONAL SERVICES

\$ 3,654.00

SUMMARY OF PROFESSIONAL SERVICES

Name	Staff Level	Rate	Billed Hours	Billed Amount	Non-Chargeable Hours	Non-Chargeable Amount
Germaine, Abbey R.	Shareholder	290.00	12.60	3,654.00	.00	.00
Total			12.60	\$ 3,654.00	.00	\$.00

COSTS ADVANCED

Description	Amount
Online Legal Research (ACG search: 4/30/26)	30.44

TOTAL COSTS ADVANCED

\$ 30.44

TOTAL THIS INVOICE

\$ 3,684.44

251 E. Front Street, Suite 300
Boise, Idaho 83702
Tax ID No. 82-0451327
Telephone 208-343-5454
Fax 208-384-5844



May 31, 2026

Ketchum Urban Renewal Agency
Attn: Brent Davis & Trent Donat
bdavis@ketchumidaho.org
tdonat@ketchumidaho.org
finance@ketchumidaho.org

Invoice No. 221949
Client No. 8962
Matter No. 1
Billing Attorney: ARG

REMITTANCE

RE: General Representation

BALANCE DUE THIS INVOICE

\$ 3,684.44

ONLINE PAYMENTS

Elam & Burke is committed to offering safe, secure, and convenient options to pay your bill using Visa, MasterCard, Discover, American Express, Apple Pay, Google Pay, and eCheck.
NOTE: A convenience surcharge will be applied to all of these transactions.

To pay online, please click here: [Pay Now](#) or go to: www.elamburke.com/payments

ACH PAYMENTS IN USD

Account Holder: Elam & Burke, PA
Bank Name: U.S. Bank
Branch Name: Meridian CenterPoint Office
Account Number: 82982196
ABA Routing Number: 021052053

CHECK PAYMENTS

All checks should be made payable to:
Elam & Burke, PA
ATTN: Accounts Receivable
251 E. Front Street, Suite 300
Boise, ID 83702
(Please return this advice with payment.)

Please reference: Invoice 221949, File # 8962 - 1 on all payments.

INVOICES ARE PAYABLE UPON RECEIPT
Thank you! Your business is greatly appreciated.

251 E. Front Street, Suite 300
Boise, Idaho 83702
Tax ID No. 82-0451327
Telephone 208-343-5454
Fax 208-384-5844



May 31, 2026

Ketchum Urban Renewal Agency
Attn: City Administrator
PO Box 2315
jriley@ketchumidaho.org
Ketchum, ID 83340

Invoice No. 221950
Client No. 8962
Matter No. 4
Billing Attorney: ARG

INVOICE SUMMARY

For Professional Services Rendered from May 8, 2026 through May 31, 2026.

RE: 700 N. Washington - Hetherington

Total Professional Services	\$ 1,728.50
Total Costs Advanced	<u> \$.00 </u>
TOTAL THIS INVOICE	\$ 1,728.50

ELAM & BURKE

May 31, 2026

Invoice No. 221950

Client No. 8962

Matter No. 4

Billing Attorney: ARG

PROFESSIONAL SERVICES

Date	Atty	Description	Hours
5/08/26	AKE	Review and analyze real estate purchase and sale agreement. Provide comments to A. Germaine.	1.00
5/13/26	ARG	Review PSA for Washington property. Provide revisions to same. Send revisions to Ketchum and broker. Review proposed addendum to PSA and provide comments to same to broker.	.80
5/14/26	ARG	Finalize PSA for Washington real property. Prepare additional revisions. Draft email correspondence to KURA Chair analyzing certain proposed changes. Finalize all documents for Chair signature.	1.30
5/18/26	ARG	Review fully executed PSA and addendum. Review and respond to email correspondence from buyer broker.	.20
5/20/26	ARG	Review preliminary title report and send correspondence regarding same and deadline to submit comments.	.30
5/21/26	AKE	Telephone call with D. Fauth regarding title commitment. Prepare title objection letter. Email client group regarding same.	1.20
5/21/26	ARG	Discussion regarding title commitment and need for title objection letter and potential need for extended coverage. Review of title objection letter and email correspondence related to same.	.40
5/25/26	ARG	Draft email correspondence to Jade Riley regarding approval of title commitment letter (objection). Review need for extended coverage and next steps.	.20
5/26/26	AKE	Email correspondence regarding title letter, survey and extended coverage insurance.	.50
5/26/26	ARG	Review email correspondence from broker regarding title objections. Draft email correspondence to Jade Riley regarding same.	.20

TOTAL PROFESSIONAL SERVICES

\$ 1,728.50

May 31, 2026
Invoice No. 221950
Client No. 8962
Matter No. 4
Billing Attorney: ARG

SUMMARY OF PROFESSIONAL SERVICES

Name	Staff Level	Rate	Billed Hours	Billed Amount	Non-Chargeable Hours	Non-Chargeable Amount
Germaine, Abbey R.	Shareholder	290.00	3.40	986.00	.00	.00
Edwards, Angela K.	Of Counsel	275.00	2.70	742.50	.00	.00
Total			6.10	\$ 1,728.50	.00	\$.00

TOTAL THIS INVOICE \$ 1,728.50

251 E. Front Street, Suite 300
Boise, Idaho 83702
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Telephone 208-343-5454
Fax 208-384-5844



May 31, 2026

Ketchum Urban Renewal Agency
Attn: City Administrator
PO Box 2315
jriley@ketchumidaho.org
Ketchum, ID 83340

Invoice No. 221950
Client No. 8962
Matter No. 4
Billing Attorney: ARG

REMITTANCE

RE: 700 N. Washington - Hetherington

BALANCE DUE THIS INVOICE

\$ 1,728.50

ONLINE PAYMENTS

Elam & Burke is committed to offering safe, secure, and convenient options to pay your bill using Visa, MasterCard, Discover, American Express, Apple Pay, Google Pay, and eCheck.
NOTE: A convenience surcharge will be applied to all of these transactions.

To pay online, please click here: [Pay Now](#) or go to: www.elamburke.com/payments

ACH PAYMENTS IN USD

Account Holder: Elam & Burke, PA
Bank Name: U.S. Bank
Branch Name: Meridian CenterPoint Office
Account Number: 82982196
ABA Routing Number: 021052053

CHECK PAYMENTS

All checks should be made payable to:
Elam & Burke, PA
ATTN: Accounts Receivable
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Boise, ID 83702
(Please return this advice with payment.)

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Telephone 208-343-5454
Fax 208-384-5844



May 31, 2026

City of Ketchum, City Council
Attn: Matt Johnson
City Attorney
191 5th St. W.
Ketchum, ID 83340

Invoice No. 221964
Client No. 10138
Matter No. 2
Billing Attorney: ARG

INVOICE SUMMARY

For Professional Services Rendered from May 19, 2026 through May 31, 2026.

RE: Sawtooth Serenade Design Review

Total Professional Services	\$ 390.00
Total Costs Advanced	<u>\$.00</u>
TOTAL THIS INVOICE	\$ 390.00

ELAM & BURKE

May 31, 2026

Invoice No. 221964

Client No. 10138

Matter No. 2

Billing Attorney: ARG

PROFESSIONAL SERVICES

Date	Atty	Description	Hours	Amount
5/19/26	ARG	Review and respond to email correspondence from Matt Johnson regarding conflict matter and issues related to same. Review potential appeal matter.	.30	90.00
5/20/26	ARG	Review and respond to email correspondence from Matt Johnson regarding issues related to transcript preparation and process regarding same.	.30	90.00
5/27/26	ARG	Review and respond to email correspondence regarding hearing date and review of additional transcript document. Review information related to appeal issue and proposed project.	.70	210.00

TOTAL PROFESSIONAL SERVICES

\$ 390.00

SUMMARY OF PROFESSIONAL SERVICES

Name	Staff Level	Rate	Billed Hours	Billed Amount	Non-Chargeable Hours	Non-Chargeable Amount
Germaine, Abbey R.	Shareholder	300.00	1.30	390.00	.00	.00
Total			1.30	\$ 390.00	.00	\$.00

TOTAL THIS INVOICE

\$ 390.00

251 E. Front Street, Suite 300
Boise, Idaho 83702
Tax ID No. 82-0451327
Telephone 208-343-5454
Fax 208-384-5844



May 31, 2026

City of Ketchum, City Council
Attn: Matt Johnson
City Attorney
191 5th St. W.
Ketchum, ID 83340

Invoice No. 221964
Client No. 10138
Matter No. 2
Billing Attorney: ARG

REMITTANCE

RE: Sawtooth Serenade Design Review

BALANCE DUE THIS INVOICE

\$ 390.00

ONLINE PAYMENTS

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ACH PAYMENTS IN USD

Account Holder: Elam & Burke, PA
Bank Name: U.S. Bank
Branch Name: Meridian CenterPoint Office
Account Number: 82982196
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CHECK PAYMENTS

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Elam & Burke, PA
ATTN: Accounts Receivable
251 E. Front Street, Suite 300
Boise, ID 83702
(Please return this advice with payment.)

Please reference: Invoice 221964, File # 10138 - 2 on all payments.

INVOICES ARE PAYABLE UPON RECEIPT
Thank you! Your business is greatly appreciated.

H O L S T

123 NE 3RD AVE
SUITE 310
PORTLAND, OR
97232

P: 503.233.9856

June 22, 2026

Project No: 26-037.00

Invoice No: 0031618

Jade Riley
Ketchum Urban Renewal Agency
P.O. Box 2315
191 5th Street West
Ketchum, ID 83340

Invoice Total	\$3,410.00
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Project 26-037.00 City of Ketchum - LTL and Scattered Site

Professional Services from May 01, 2026 to May 31, 2026

Professional Personnel

	Hours	Rate	Amount
Architect 5	6.00	175.00	1,050.00
Architect 6	10.00	190.00	1,900.00
Architect 7	2.00	230.00	460.00
Totals	18.00		3,410.00
Total Labor			3,410.00

Total this Invoice	\$3,410.00
---------------------------	-------------------

Terms: Net 30



CITY OF KETCHUM
P.O. Box 2315
Ketchum ID 83340
Phone: (208) 726-3841

INVOICE

Date	Number	Page
07/09/2026	9811	1

Bill To: KETCHUM URBAN RENEWAL AGENCY
BOX 2315

KETCHUM ID 83340

Customer No. 410

Project:

Terms: Due Upon Receipt

Invoice Due Date: 07/19/2026

Quantity	Description	Unit Price	Net Amount
1	Downtown Core Sidewalks	617,569.43	617,569.43
1	Parking Management / Options	100,000.00	100,000.00
1	YMCA Parking	9,555.50	9,555.50
1	Forest Service Park Renovation	10,110.50	10,110.50
1	Town Square Remodel Phase 1	113,052.56	113,052.56
1	Warm Springs Preserve Welcome Building	250,000.00	250,000.00
Please remit payment via: https://www.ketchumidaho.org/administration/page/online-payments OR City of Ketchum PO Box 2315 Ketchum, ID 83340		Amount	1,100,287.99
		Balance Due	<u><u>1,100,287.99</u></u>



CITY OF KETCHUM
P.O. Box 2315
Ketchum ID 83340
Phone: (208) 726-3841

INVOICE

Date	Number	Page
07/01/2026	9800	1

Bill To: KETCHUM URBAN RENEWAL AGENCY
BOX 2315

KETCHUM ID 83340

Customer No. 410

Project:

Terms: Due Upon Receipt

Invoice Due Date: 07/11/2026

Quantity	Description	Unit Price	Net Amount
1	SALARIES & BENEFITS DIRECT COSTS	9,511.15	9,511.15
Please remit payment via: https://www.ketchumidaho.org/administration/page/online-payments OR City of Ketchum PO Box 2315 Ketchum, ID 83340		Amount	9,511.15
		Balance Due	<u>9,511.15</u>



Ketchum Urban Renewal Agency

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

July 13, 2026

Chair and Commissioners
Ketchum Urban Renewal Agency
Ketchum, Idaho

ADOPTION OF RESOLUTION 26-URA05 APPROVING REIMBURSEMENT AGREEMENT #50103 BETWEEN THE KETCHUM URBAN RENEWAL AGENCY AND ARCH COMMUNITY HOUSING TRUST FOR THE LEADVILLE AVENUE PROJECT.

Introduction/History

The Board has identified Community Housing as a strategic priority and has requested staff to identify partnership opportunities. On November 11, 2025, the Board received a briefing on the project and expressed initial support to fund public infrastructure (sidewalks, alley) associated with the community housing project. ARCH is working to complete an eleven-unit community housing project at Leadville Avenue and 2nd Street. The historic home onsite has already been updated. The new development (ten units) was approved by the Planning and Zoning Commission (attached drawings). As part of the development application, the applicant (ARCH) would be required to construct a new sidewalk and make improvements to the public alley. ARCH has awarded the construction project to a builder and is prepared to commence the project.

Financial Impact

The initial estimate in November 2025 for public infrastructure was \$275,000. The revised bid amount in the reimbursement agreement is \$233,933. Adequate funds exist in the agency budget to address the request.

Staff will also coordinate with the City Council to finalize city financial participation to offset planning fees and development impact fees (estimated at \$109,394).

Recommendation and Motion

Staff recommends approval of Resolution 26-URA05.

"I move to adopt Resolution 26-URA05 approving Reimbursement Agreement #50103 between the Ketchum Urban Renewal Agency and ARCH Community Housing Trust and authorizing the Chair to execute the agreement and associated documents."

Attachments

Resolution 26-URA05

Reimbursement Agreement #50103

Project site plan

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, AUTHORIZING THE AGENCY TO ENTER INTO A REIMBURSEMENT PARTICIPATION AGREEMENT WITH ARCH COMMUNITY HOUSING TRUST, INC. (“AGREEMENT”); AUTHORIZING THE CHAIRMAN OR VICE-CHAIR AND SECRETARY, RESPECTIVELY, TO EXECUTE AND ATTEST SAID AGREEMENT SUBJECT TO CERTAIN CONDITIONS; AUTHORIZING THE CHAIR OR VICE-CHAIR AND SECRETARY TO EXECUTE ALL NECESSARY DOCUMENTS REQUIRED TO IMPLEMENT THE AGREEMENT, AND TO MAKE ANY NECESSARY TECHNICAL CHANGES TO THE AGREEMENT SUBJECT TO CERTAIN CONDITIONS, INCLUDING SUBSTANTIVE CHANGES; 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, Chapter 20, Title 50, Idaho Code, as amended (hereinafter the “Law”) and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (hereinafter the “Act”), a duly created and functioning urban renewal agency for Ketchum, Idaho, hereinafter referred to as the “Agency.”

WHEREAS, the Agency is authorized to undertake and carry out urban renewal projects to eliminate, remedy, or prevent deteriorated or deteriorating areas through redevelopment, rehabilitation, or conservation, or any combination thereof, within its area of operation and is authorized to carry out such projects jointly with the City;

WHEREAS, the City Council, of 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 Ketchum Urban Renewal Plan 2010 (the “2010 Plan”);

WHEREAS, the 2010 Plan established the Revenue Allocation Area (the “Project Area”);

WHEREAS, the 2010 Plan identified improvement to sidewalks, streets, rights-of-way, pedestrian and bicycle access, crosswalks, and safety as important objectives of the 2010 Plan;

WHEREAS, the 2010 Plan and the Project Area terminate November 15, 2030, recognizing the Agency shall receive its allocation of revenues in 2031, pursuant to Idaho Code § 50-2903(7) (the “Termination Date”). Many of the proposed improvements identified in the 2010 Plan have not been completed and continue to suffer from certain deteriorating conditions;

WHEREAS, these projects will greatly enhance safety and pedestrian, will add to the vibrancy of downtown, and will generally improve deteriorated or deteriorating infrastructure;

WHEREAS, ARCH Community Housing Trust, Inc. (“Participant”) owns or controls certain real property located at 140 and 180 Leadville Avenue, Ketchum, Idaho (the “Project Site”) which is more accurately depicted as Lot 3 and 4, Block 22, Ketchum Townsite. The Project Site will be redeveloped and improved resulting in an upgraded residential building (“Participant’s Project”);

WHEREAS, as part of the Participant’s Project, Participant intends to remediate certain Project Site conditions and redevelop the Project Site (the “Improvement Project”) which is located within the Agency’s Project Area;

WHEREAS, as part of Participant’s Project, Participant intends to install certain public infrastructure adjacent to the Site, which includes public sidewalks, curb and gutter improvements, public landscaping, and streetlights and is consistent with the objectives of 2010 Plan;

WHEREAS, the City received estimates for the Improvement Project, and the Agency has agreed to fund a portion of the Improvement Project in a not to exceed amount of \$233,933.50;

WHEREAS, the Agency Board finds it in the best interests of the Agency to continue to enhance the development within the Project Area and in the best interests of the public to provide financial support for the Improvement Project;

WHEREAS, Agency staff has reviewed the Agreement and recommends approval subject to certain conditions;

WHEREAS, the Board of Commissioners finds it in the best public interest to approve the Agreement and to authorize the Chair or Vice-Chair to execute and attest the Agreement, subject to certain conditions, and to execute all necessary documents to implement the transaction, subject to the conditions set forth below.

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 Agreement, attached hereto as Exhibit A, is hereby incorporated herein and made a part hereof by reference and is hereby approved and accepted, recognizing technical changes or corrections which may be required prior to execution of the Agreement.

Section 3: That the Chair or Vice-Chair and Secretary of the Agency are hereby authorized to sign and enter into the Agreement and, further, are hereby authorized to execute all necessary documents required to implement the actions contemplated by the Agreement subject to representations by the Agency staff and Agency legal counsel that all conditions precedent to and any necessary technical changes to the Agreement or other documents are acceptable and are consistent with the provisions of the Agreement and the comments and discussion received at the July 13, 2026, Agency Board meeting, including any substantive changes discussed and approved at that meeting.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED by the Urban Renewal Agency of Ketchum, Idaho, on July 13, 2026. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on July 13, 2026.

URBAN RENEWAL AGENCY OF KETCHUM

By _____
Tyler Davis-Jeffers, Chair

ATTEST:

By _____
Secretary

4926-1365-2667, v. 2

REIMBURSEMENT PARTICIPATION AGREEMENT

THIS REIMBURSEMENT PARTICIPATION AGREEMENT ("Agreement") is entered into by and between the Urban Renewal Agency of the City of Ketchum, also known as the Ketchum Redevelopment Agency, an independent public body, corporate and politic, organized and existing under the laws of the state of Idaho and known as the urban renewal agency of the city of Ketchum, Idaho ("Agency") and ARCH Community Housing Trust, Inc., an Idaho non-profit corporation ("Participant"). Agency and Participant may be collectively referred to as the "Parties" and individually referred to as a "Party."

RECITALS

A. Participant owns or controls certain real property located at 140 and 180 Leadville Avenue, Ketchum, Idaho (the "Project Site") which is more accurately depicted as Lot 3 and 4, Block 22, Ketchum Townsite. The Project Site will be redeveloped and improved resulting in an upgraded residential building as more particularly described on attached **Exhibit A** (the "Participant's Project").

B. As part of the Participant's Project, Participant intends to remediate certain Project Site conditions and redevelop the Project Site (the "Improvement Project"). The Improvement Project is more accurately depicted on the attached **Exhibit B**. A site map showing the Participant's Project is attached as **Exhibit B**.

C. The Participant's Project and the Improvement Project are located in the Ketchum Urban Renewal Plan (the "Plan") area, which consists of the Ketchum Urban Renewal Plan approved by the City Council on November 15, 2006, and the Amended Ketchum Urban Renewal Plan approved by the City Council on November 15, 2010 ("Ketchum Urban Renewal District"). The Plan includes various goals to mitigate and remediate the Ketchum Urban Renewal District. The Agency has also previously adopted a Participation Policy for funding such goals.

D. The Improvement Project includes improvements of public infrastructure to replace sidewalks, curb, gutter, alley and street trees, and streetlights, that are consistent with the objectives of the Plan. The Improvement Project will contribute to enhancing and revitalizing the Ketchum Urban Renewal District. Participant's Improvement Project includes upgrades or enhanced improvements beyond city of Ketchum requirements.

E. Participant has filed an application for funding as set forth in the Participation Policy. Participant qualifies for certain public infrastructure funding under the Participation Policy.

F. The Improvement Project, while not specifically identified in the Plan, consists of traditional public infrastructure improvement which will be of benefit to the public and achieve the overall objectives of the Plan.

G. Agency deems it appropriate to assist in the development of the

Improvement Project to achieve the objectives set forth in the Plan.

AGREEMENTS

NOW, THEREFORE, in consideration of the above recitals, which are incorporated into this Agreement; the mutual covenants contained herein; and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Effective Date. The effective date ("Effective Date") of this Agreement shall be the date when this Agreement has been signed by the Participant and Agency (last date signed) and shall continue until: (1) the completion of all obligations of each Party; or (2) thirty (30) months from the issuance of a Certificate of Occupancy for the Participant's Project, as further described in Section 6 of this agreement, whichever comes first.

2. Construction of the Improvement Project. Participant agrees to construct the Improvement Project consistent with the following:

The Parties agree that the Improvement Project is depicted on **Exhibit B**, with cost estimates for eligible items described in the Schedule of Eligible Costs in **Exhibit C** ("Estimated Eligible Costs"). Any other public improvements that are constructed by the Participant as part of the Participant's Project are not eligible for reimbursement pursuant to this Agreement. Additionally, Agency's reimbursement obligation is limited to the amount set forth in Section 6 of this Agreement.

The Improvement Project shall be designed, engineered, and constructed to comply with applicable city of Ketchum and/or Idaho Transportation Department requirements and standards.

3. Initial Construction Funding. Participant shall pay all of the costs of construction for the Improvement Project. Agency acknowledges that the Schedule of Eligible Costs attached as **Exhibit C** is an estimate by Participant's contractor and that actual costs for the Improvement Project, as well as each line item of cost, may be more or less than is shown on **Exhibit C**. The parties acknowledge and agree that Participant will utilize commercially reasonable contracting, budgeting, and bidding practices to ensure that the Projects are constructed consistent with the construction contracts (the "Construction Contracts") and is undertaken in a reasonable manner. Participant shall be presumed to have utilized commercially reasonable contracting, budgeting, and bidding practices if (1) each general contractor (the "Contractor(s)") has been selected through competitive bids for the Projects, pursuant to Idaho Code § 67-2805(1), which provides for a process of soliciting no fewer than three licensed public works contractors by written means, either by electronic or physical delivery, without the need for publication notice. This process is available for projects not to exceed \$250,000. The parties represent the estimate for the Improvement Project does not exceed \$250,000; (2) the work is

performed by Idaho public works licensed contractors; and (3) the work is not performed by an affiliate or subsidiary of the Owner.

4. Notification of Completion; Inspection. Upon completion of construction, Participant shall notify Agency in writing and request a final construction inspection and/or a meeting with Agency to determine if the Improvement Project meets the requirements of this Agreement. Agency shall provide Participant with written confirmation that the Improvement Project has been completed in compliance with this Agreement.

5. Determining Actual Payment after Completion of Construction. Participant shall provide appropriate documentation ("Cost Documentation") to Agency that Participant has expended funds for eligible costs in order to receive payment per the terms of this Agreement. Any Cost Documentation shall be submitted within thirty (30) days of Participant's notification to Agency that construction of the Improvement Project is complete and shall include:

- a. Schedule of values that includes line items for the Improvement Project improvements approved by Agency for reimbursement, so they are identifiable separate from other line items ("Schedule of Values").
- b. Invoices from Participant's general contractor, subcontractor(s) and material suppliers for each type of eligible cost item (e.g. excavation, material fill, pavement, etc.). Invoices shall specify quantities and unit costs of materials, and a percentage estimate of how much material was used for the Improvement Project in comparison to the amount used for the remainder of Participant's Project ("Invoices").
- c. Explanation of any significant deviation between the initial cost estimates in **Exhibit C** and the actual costs in the Cost Documentation as requested by Agency.
- d. Additional documentation or clarifications may be required and requested by Agency.

Agency shall have the right to review the Cost Documentation and to obtain independent verification that the quantities of work claimed, the unit costs and the total costs for eligible costs are commercially reasonable and consistent with the cost estimates provided by Participant to Agency prior to construction. In the event Participant fails to timely deliver the Cost Documentation, Agency may, in its discretion, elect to terminate its payment obligations under this Agreement by providing Participant with written notice of such default. Participant shall have thirty (30) days from such written notice to cure the default. In the event Participant fails to cure such a default, Agency's payment obligations under this Agreement may be terminated in Agency's sole discretion.

Within fifteen (15) calendar days of Agency's receipt of the Cost Documentation, Agency will notify Participant in writing of Agency's acceptance or rejection of the Cost Documentation and Agency's determination of the Actual Eligible Costs to be reimbursed.

Agency shall, in its discretion, determine the Actual Eligible Costs following its review of the Cost Documentation, verification of the commercial reasonableness of the costs and expenses contained in such Cost Documentation, and comparison of the amounts in the Cost Documentation to the amounts in **Exhibit C**. **In no event shall the total for the Actual Eligible Costs to be reimbursed exceed the amount allowed by Section 6.**

If Participant disagrees with Agency's calculation of the Actual Eligible Costs, Participant must respond to Agency in writing within three (3) business days explaining why Participant believes Agency's calculation was in error and providing any evidence to support any such contentions Participant wants Agency to consider. Agency shall respond to Participant within three (3) business days with a revised amount for the Actual Eligible Costs or notifying Participant Agency will not revise the initial amount calculated. At that point, the determination of the Actual Eligible Costs will be final.

Actual Eligible Costs to be reimbursed are not to exceed \$233,933.50. Agency's determination of the Actual Eligible Costs to be reimbursed is within its sole discretion. Agency and Participant acknowledge actual eligible expenses for the Improvement Project may exceed \$233,933.50.

6. Agency's Reimbursement Payment Amount and Payment Period. In accordance with the Participation Program, Agency agrees to reimburse Participant as follows:

A portion of Actual Eligible Costs of the Improvement Project not to exceed \$233,933.50 **WITH NO INTEREST**. Actual Eligible Costs include certain soft costs (e.g. architectural and engineering design). Agency shall disburse to Participant 50% of the revenue allocation (tax increment) proceeds Agency receives from the Project Site. Participant shall provide Agency with its property tax notices and evidence of property tax payments to assist the Agency in determining the amount of revenue allocation (tax increment) proceeds received and the assessed value of the Participant Project for three years after issuance of the Certificate of Occupancy. Participant shall be responsible for providing Agency property tax notices and evidence of property tax payment from other persons or entities being assessed for ownership interests within the Project Site. Agency disbursements shall commence upon the first receipt of revenue allocation (tax increment) proceeds after the issuance of the Certificate of Occupancy for the Participant's Project and shall continue for a period of thirty (30) months, conditioned upon proof of property tax payment and property tax receipt by the Agency unless the reimbursement of the Actual Eligible Costs not to exceed \$233,933.50 has been extinguished previously. Agency shall determine its obligation for payment based on increases to assessed value. If the Actual Eligible Costs have not been fully reimbursed within thirty (30) months after the issuance of the Certificate of Occupancy for the Participant's Project, any further obligation of the Agency is terminated, and Participant shall have no right for any payments beyond that period. **PARTICIPANT ACKNOWLEDGES THE REVENUE ALLOCATION (TAX INCREMENT)**

PROCEEDS MAY NOT BE SUFFICIENT TO PAY OFF THE REIMBURSEMENT OBLIGATION ON OR BEFORE THE PERIOD SET FORTH HEREIN AND ASSUMES THAT RISK.

Agency may pay at any time, in whole or in part, without penalty, the then remaining outstanding balance of the reimbursement obligation.

Participant may allocate the reimbursement to the cost estimates shown on **Exhibit C** among only those categories identified, but in no event shall be entitled to reimbursement for an amount which exceeds \$233,933.50. Participant and Agency acknowledge the amount of eligible costs exceeds \$233,933.50.

7. Conditions Precedent to Agency's Payment Obligation. Agency agrees to reimburse Participant in the amount as determined in compliance with Sections 2.b., 5, and 6 and submittal of the required information described in Section 6 above.

Participant's Project includes the commitment of providing 11 housing units for workforce housing. Should those 11 housing units not be available for workforce housing, the Agency shall have the right to terminate its reimbursement obligation.

Participant's Project shall be completed, and a certificate of occupancy issued for the Participant's Project, on or before June 2028. Failure of Participant to obtain a Certificate of Occupancy by that date shall be a basis for Agency's termination of its obligations under this Agreement.

Participant's failure to comply with all Agreement provisions shall be a basis for termination of Agency's reimbursement obligation.

8. Subordination of Reimbursement Obligations. The Parties agree this Agreement does not provide Participant with a security interest in any Agency revenues for the Ketchum Urban Renewal District or any other urban renewal plan area, including but not limited to revenue from any "Revenue Allocation Area" (as defined in Title 50, Chapter 29 of the Idaho Code). Notwithstanding anything to the contrary in this Agreement, the obligation of Agency to make the payments as specified in this Agreement shall be subordinate to all Agency obligations that have committed, or in the future commit, available Agency revenues, including but not limited to revenue from any Revenue Allocation Area and may be subject to consent and approval by Agency lenders.

9. Default. Neither Party shall be deemed to be in default of this Agreement except upon the expiration of forty-five (45) days [ten (10) days in the event of failure to pay money] from receipt of written notice from the other Party specifying the particulars in which such Party has failed to perform its obligations under this Agreement unless such Party, prior to expiration of said 45-day period [ten (10) days in the event of failure to pay money], has rectified the particulars specified in said notice of default. In the event of a default, the nondefaulting Party may do the following:

- a. The nondefaulting Party may terminate this Agreement upon written notice to the defaulting Party and recover from the defaulting Party all direct damages incurred by the nondefaulting Party.
- b. The nondefaulting Party may seek specific performance of those elements of this Agreement which can be specifically performed, in addition, recover all damages incurred by the nondefaulting Party. The Parties declare it to be their intent that elements of this Agreement requiring certain actions be taken for which there are not adequate legal remedies may be specifically enforced.
- c. The nondefaulting Party may perform or pay any obligation or encumbrance necessary to cure the default and offset the cost thereof from monies otherwise due to the defaulting Party or recover said monies from the defaulting Party.
- d. The nondefaulting Party may pursue all other remedies available at law, it being the intent of the Parties that remedies be cumulative and liberally enforced so as to adequately and completely compensate the nondefaulting Party.
- e. In the event Participant defaults under this Agreement, Agency (the nondefaulting Party) shall have the right to suspend or terminate its payment under this Agreement, as more specifically defined in this Agreement, for so long as the default continues and if not cured, Agency's obligation for payment shall be deemed extinguished. In addition, if Agency funds shall have been paid, Participant shall reimburse Agency for any such funds Participant received.

10. Captions and Headings. The captions and headings in this Agreement are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, covenants, conditions, or agreements contained herein.

11. No Joint Venture or Partnership. Agency and Participant agree that nothing contained in this Agreement or in any document executed in connection with this Agreement shall be construed as making Agency and Participant a joint venture or partners.

12. Successors and Assignment. This Agreement is not assignable except that the Participant may assign Participant's rights or obligations under this Agreement to a third party only with the written approval of Agency, at Agency's sole discretion and cannot be reasonably denied.

13. Notices and Receipt. All notices given pursuant to this Agreement shall be in writing and shall be given by personal service, by United States mail, or by United States express mail or other established express delivery service (such as Federal Express), postage or delivery charge prepaid, return receipt requested, or by electronic mail (e-mail) addressed to the appropriate Party at the address set forth below:

If to Participant: ARCH Community Housing Trust, Inc.
Attn; Michelle Griffith - Executive Director
PO Box 3569
Hailey, Idaho 83333
michelle@archbc.org

If to Agency: Jade Riley, Executive Director
Ketchum Urban Renewal Agency
P.O. Box 2315
Ketchum, Idaho 83340
208-726-7801
jriley@ketchumidaho.org

14. Applicable Law/Attorney Fees. This Agreement shall be construed and enforced in accordance with the laws of the State of Idaho. Should any legal action be brought by either Party because of breach of this Agreement or to enforce any provision of this Agreement, the prevailing Party shall be entitled to reasonable attorney fees, court costs, and such other costs as may be found by the court.

15. Entire Agreement. This Agreement constitutes the entire understanding and agreement of the Parties. Exhibits to this Agreement are as follows:

Exhibit A	Improvement Project Plan
Exhibit B	Participant's Project Site Map
Exhibit C	Schedule of Eligible Costs

16. Indemnification. Participant shall indemnify, defend, and hold Agency and its respective commissioners, officers, agents, consultants and employees harmless from and against all liabilities, obligations, damages, penalties, claims, costs, charges, and expenses, including reasonable architect, design and attorney fees (collectively referred to in this section as "Claim"), which may be imposed upon or incurred by or asserted against Agency or its respective commissioners, officers, agents, consultants and employees relating to the construction or design of Participant's Project, the Improvement Project or otherwise arising out of Participant's actions or inactions. In the event an action or proceeding is brought against Agency or its respective commissioners, officers, agents, consultants and employees by reason of any such Claim, Participant, upon written notice from Agency shall, at Participant's expense, resist or defend such action or proceeding. Notwithstanding the foregoing, Participant shall have no obligation to indemnify, defend, or hold Agency and its respective commissioners, officers, agents, consultants and employees harmless from and against any matter to the extent it arises from the negligence or willful act of Agency or its respective commissioners, officers, agents, consultants or employees.

Participant shall also indemnify and hold harmless and defend Agency and its commissioners, officers, agents, consultants and employees from and against any and all claims or causes of action asserted by entities or individuals that are not a party to this Agreement regarding the validity or legality of this Agreement and the reimbursement to

Participant of the costs of the Improvement Project by Agency (collectively referred to in this Section as "Legality Claim"). Upon the final decision of a court of competent jurisdiction that is not appealed or not appealable regarding the Legality Claim determining that the reimbursement to Participant by Agency of the costs of the Improvement Project is unlawful or invalid, the Agency shall have no further obligation or liability to reimburse or make payments to Participant for the costs associated with the Improvement Project and Participant shall solely bear the responsibility for such costs. Upon the final decision of a court of competent jurisdiction that is not appealed or not appealable regarding the Legality Claim determining that the reimbursement to Participant by Agency of the costs of the Improvement Project is unlawful or invalid, then Participant, in Agency's sole discretion, may be required to return any funds paid by Agency to Participant for the Improvement Project within ninety (90) days of written request from Agency to Participant.

If a Legality Claim is made, then Agency and Participant shall jointly defend against said claim. Participant has the discretion to hire its own legal counsel with Participant reimbursing the Agency for its reasonable fees and costs, including without limitation, attorney and expert witness fees and costs.

If a claim, other than a legality claim, is brought against Agency or its respective commissioners, officers, agents, consultants and employees by reason of any such claim, Participant, upon written notice from Agency shall, at Participant's expense, bear the costs and expense of defending Agency against such action or proceedings by counsel selected by Agency.

17. Antidiscrimination During Construction. Participant, for itself and its successors and assigns, agrees that in the rehabilitation and/or construction of improvements on the Project Site provided for in this Agreement, the Participant will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity/expression, national origin or ancestry, marital status, age, or physical disability.

18. Compliance with Laws. Participant agrees to comply with all applicable federal, state, and local laws, rules and regulations, including, but not limited to, all conditions imposed by the city of Ketchum through its planning and zoning land use approval process and building permit approval process. Should the Participant not comply with the requirements set forth in the preceding sentence, the Agency shall no longer be obligated to provide the Participant reimbursement as set forth in this Agreement.

19. Warranty on Improvement Project. Participant warrants that the materials and workmanship employed in the construction of the Improvement Project shall be good and sound and shall conform to generally accepted standards within the construction industry. Such warranty shall extend for a period of one (1) year after acceptance of the Improvement Project by Agency, provided nothing herein shall limit the time within which Agency may bring an action against Participant on account of Participant's failure to otherwise construct such improvements in accordance with this Agreement. The one-

year warranty period does not constitute a limitation period with respect to the enforcement of Participant's other obligations under the Agreement.

20. Maintenance. Participant recognizes Agency has no specific authority to accept maintenance responsibility of the Improvement Project and that no agreement has been reached with Agency to accept any maintenance obligations for the Improvement Project. Provided however, that this Section shall not limit or modify any obligation that Agency assumes or may assume in the future pursuant to a separate agreement.

21. Insurance Requirements. Participant shall, or through its contractor, agents, representatives, employees or subcontractors, at its sole cost, obtain and maintain in force for the duration of the construction of the improvements to the Project Site as part of the Improvement Project, insurance of the following types, with limits not less than those set forth below and in a form acceptable to Agency, against claims for injuries to persons or damages to property which may arise from, or in connection with, the performance of the services hereunder by Participant, its agents, representatives, employees or subcontractors:

- a. Commercial General Liability Insurance with a minimum combined single limit liability of \$1,000,000 for each occurrence for bodily injury and property damage; with a minimum limit of liability of \$1,000,000 each person for personal and advertising injury liability. Such policy shall have a general aggregate limit of not less than \$2,000,000, which general aggregate limit will be provided on a per project basis. The policy shall be endorsed to name Agency and City as additional insureds.
- b. Workers' Compensation Insurance, including occupational illness or disease coverage, in accordance with the laws of the nation, state, territory, or province having jurisdiction over Participant's employees, and Employer's Liability Insurance. Participant shall not utilize occupational accident or health insurance policies, or the equivalent, in lieu of mandatory Workers' Compensation Insurance or otherwise attempt to opt out of the statutory Workers' Compensation system.
- c. Automobile Liability Insurance covering use of all owned, non-owned, and hired automobiles with a minimum combined single limit of liability for bodily injury and property damage of \$1,000,000 per occurrence. This policy shall be endorsed to name Agency, including its respective affiliates, directors, and employees, as additional insureds.
- d. All insurance provided by Participant under this Agreement shall include a waiver of subrogation by the insurers in favor of Agency. Participant hereby releases Agency, including its respective affiliates, directors, and employees, for losses or claims for bodily injury, property damage covered by Participant's insurance or other insured claims arising out of Participant's performance under this Agreement or construction of the Improvement Project.

- e. Certificates of insurance satisfactory in form to Agency (ACORD form or equivalent) shall be supplied to Agency evidencing that the insurance required above is in force, that, to the extent commercially reasonable, not less than thirty (30) days' written notice will be given to Agency prior to any cancellation or restrictive modification of the policies, and that the waivers of subrogation are in force. Participant shall also provide, with its certificate of insurance, executed copies of the additional insured endorsements and dedicated limits endorsements required in this Agreement. At Agency's request, Participant shall provide a certified copy of each insurance policy required under this Agreement.
- f. The foregoing insurance coverage shall be primary and noncontributing with respect to any other insurance or self-insurance that may be maintained by Agency. The fact that Participant has obtained the insurance required in this Section shall in no manner lessen or affect Participant's other obligations or liabilities set forth in the Agreement.

22. Exemptions. Participant shall not, without written consent of the Agency, file any application with Blaine County or the state of Idaho which could result in such property tax exemption or property tax abatement, including but not limited to the following:

The Idaho Small Employer Incentive Act of 2005, Chapter 44, Title 63, Idaho Code
The Idaho Small Employer Growth Incentive Exemption, Idaho Code, § 63-606A
New Capital Investment Incentive Act, Chapter 45, Title 63
Idaho Code § 63-602NN, business property tax exemption or similar type exemption.

23. Anti-Boycott Against Israel Certification. Participant hereby certifies pursuant to Section 67-2346, Idaho Code, that it is not currently engaged in, and will not for the duration of this Agreement, knowingly engage in, a boycott of goods or services from Israel or territories under its control.

24. Contract With A Company Owned or Operated by the Government of China Prohibited. Participant hereby certifies pursuant Section 67-2359, Idaho Code, that it is not currently owned or operated by the government of China and will not for the duration of this Agreement be owned or operated by the government of China.

25. Certification Regarding Prohibition on Contracts with Companies Boycotting Certain Sectors. Participant hereby certifies pursuant to Section 67-2347A, Idaho Code, that it is not currently engaged in a boycott of any individual or company because the individual or company: (a) engages in or supports the exploration, production, utilization, transportation, sale, or manufacture of fossil fuel-based energy, timber, minerals, hydroelectric power, nuclear energy, or agriculture; or (b) engages in or

supports the manufacture, distribution, sale, or use of firearms, as defined in Section 18-3302(2)(d), Idaho Code.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Parties hereto have signed this Agreement the day and year below written to be effective the day and year above written.

AGENCY:

Agency: the urban renewal agency of the City of Ketchum, a public body, corporate and politic

Tyler Davis-Jeffers, Chair

Date: _____

PARTICIPANT:

ARCH Community Housing Trust, Inc.

Michelle Griffith, Executive Director

Date _____

Exhibits

- A: Participant's Project and Improvement Project
- B. Participant's Project Site Map
- C: Schedule of Eligible Costs

EXHIBIT A
PARTICIPANT'S PROJECT AND
IMPROVEMENT PROJECT

Redevelopment of the Project Site located at 140 and 180 Leadville Avenue consists of residential new construction apartments and renovation of a historic home, with two carport buildings providing a total of 11 housing units and 11 carports. All units provide workforce housing, with an income target for the property of eighty to one hundred forty percent of area median income (80-140%).

The Improvement Project consists of public improvements to the sidewalks, curb, gutter, and alley and street landscaping.

EXHIBIT B
PARTICIPANT'S PROJECT SITE MAP

EXHIBIT C
SCHEDULE OF ELIGIBLE COSTS

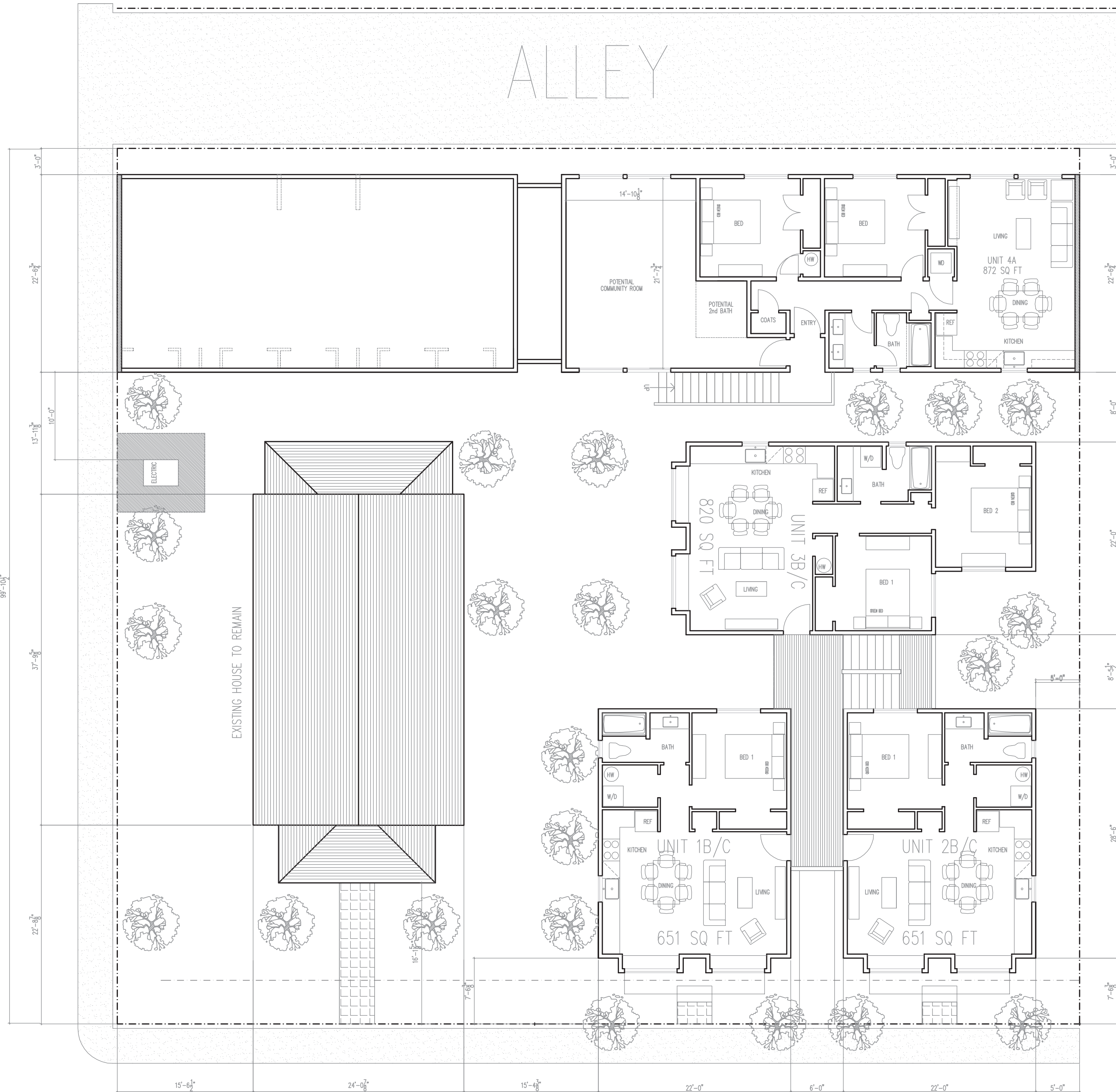
ARCH 140-180 Leadville - City Infrastructure Costs

Grading & Exc.	\$ 6,200.00
AB / AC Prep & Installation	\$ 80,430.00
City Concrete	\$ 61,496.00
City Tree Wells	\$ 66,057.50
Striping & Signage	\$ 6,500.00
Streetlight	\$ 13,250.00

Total	\$ 233,933.5
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Not to exceed \$233,933.50.

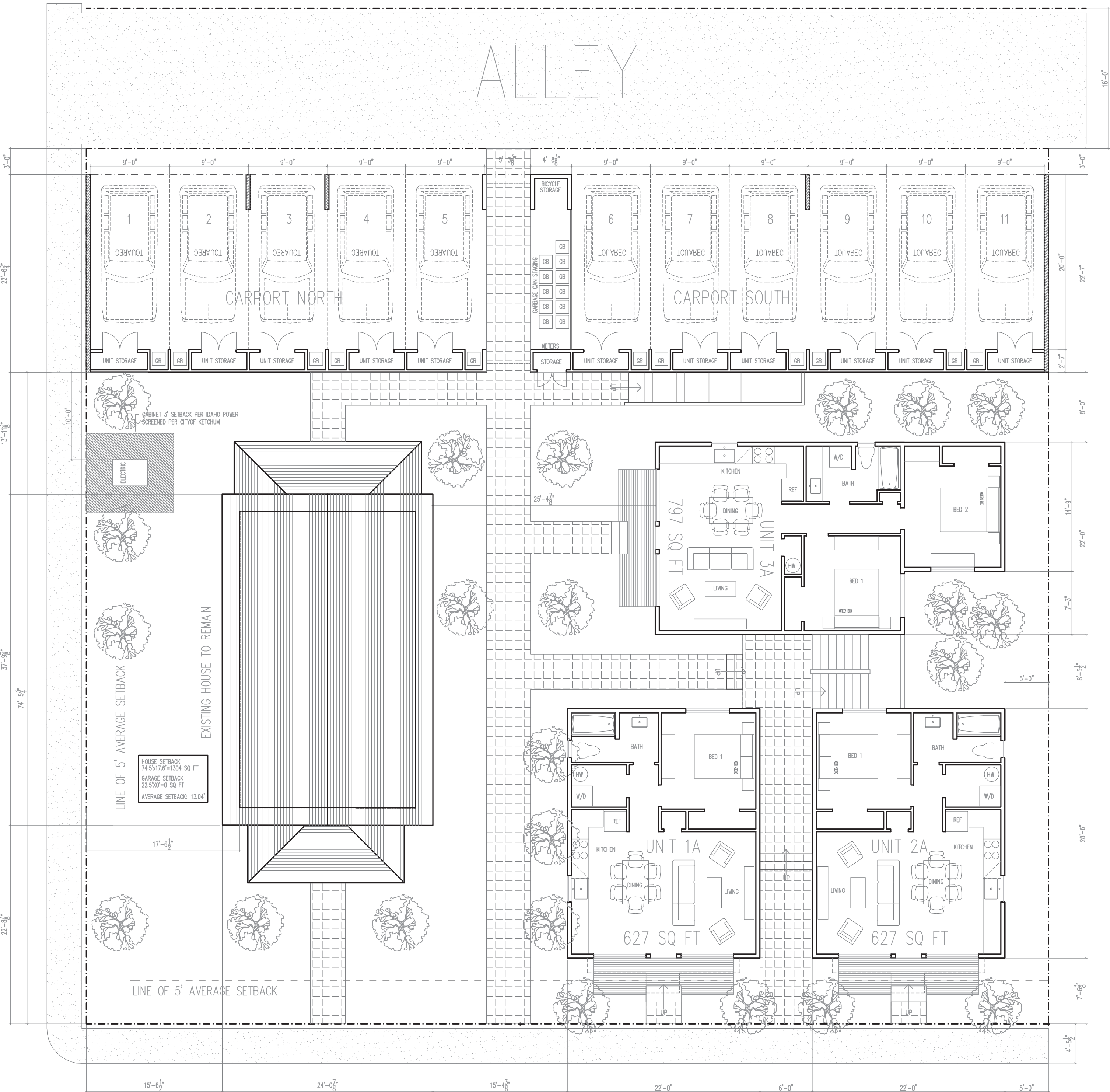
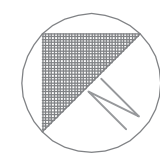
4936-8188-8955, v. 4



180

140

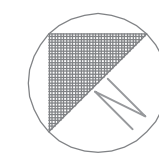
LEADVILLE
LEVELS 2 & 3



180

140

LEADVILLE
GROUND FLOOR



BUILDING A: 1,931 SQ FT GROSS LIVING AREA
BUILDING B: 1,931 SQ FT GROSS LIVING AREA
BUILDING C: 2,438 SQ FT GROSS LIVING AREA
BUILDING D: 1,356 SQ FT GROSS LIVING AREA
EXISTING HOUSE: 910 SQ FT GROSS LIVING AREA
GROSS LIVING AREA SQ FT PROPOSED: 8,566 SQ FT
FAR ALLOWED 2.25 (17,124.040 AFFORDABLE HOUSING 100% 24,765.75 SQ FT
FAR PROPOSED: .77
CARPORT: 2,334 SQ FT

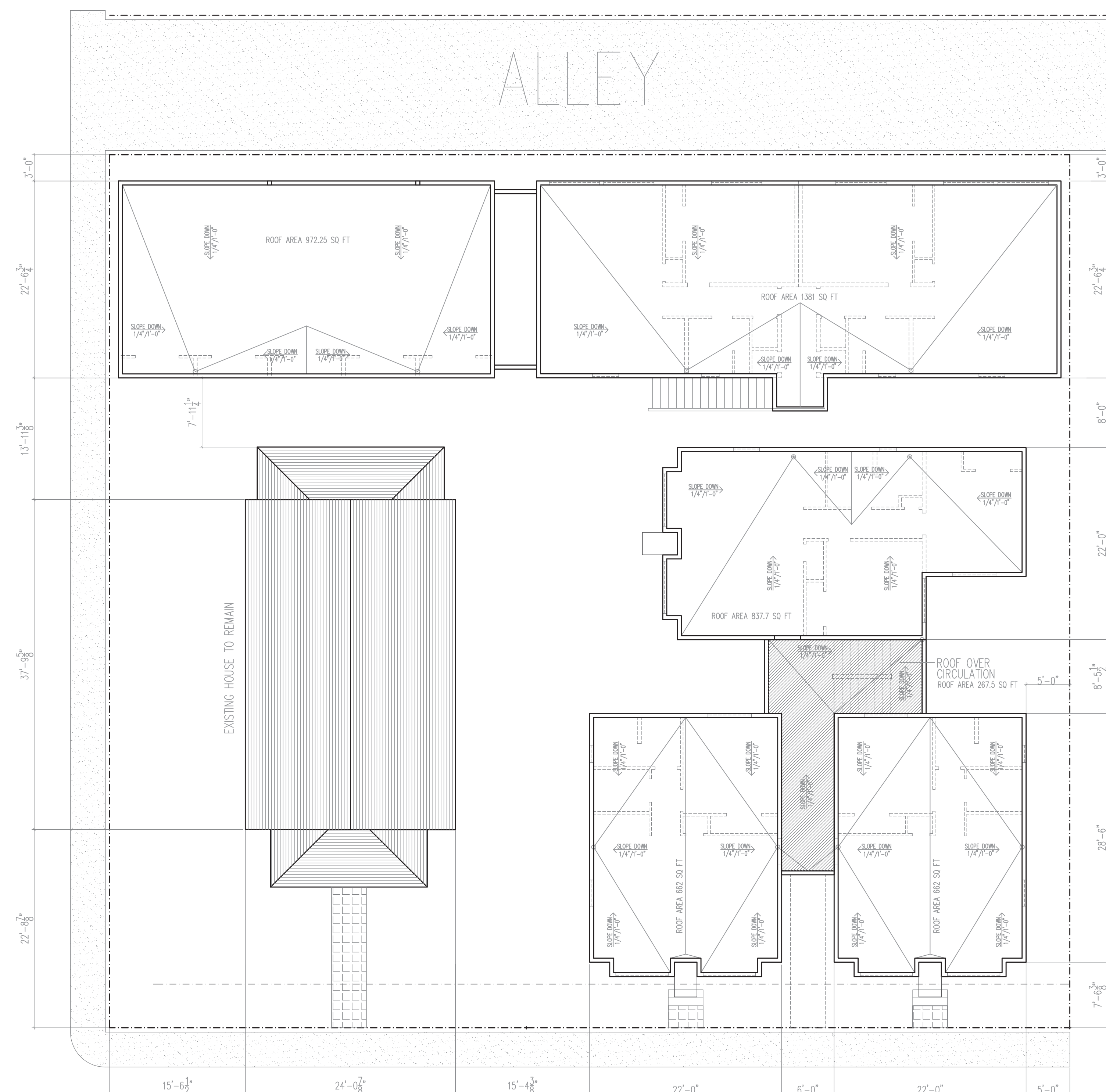
PROPOSED BUILDING HEIGHT: 34.0' (52' ALLOWED PER 17.12.040 100% COMMUNITY HOUSING)

ARCH - N LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340

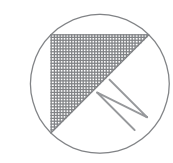
NO.	DESCRIPTION	DATE
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8	PRE DES REV APP	01.11.25
7	PRE DES REV APP	01.07.25
4	PRE PLNG MTG C	10.25.24
3	PRE PLNG MTG B	10.07.24
2	PRE PLNG MTG	08.02.24
1	ISSUE S	

DRAWN BY: MHK
SCALE: 1/8"=1'-0"

A.2



180
LEADVILLE
ROOF PLAN/CRICKETS



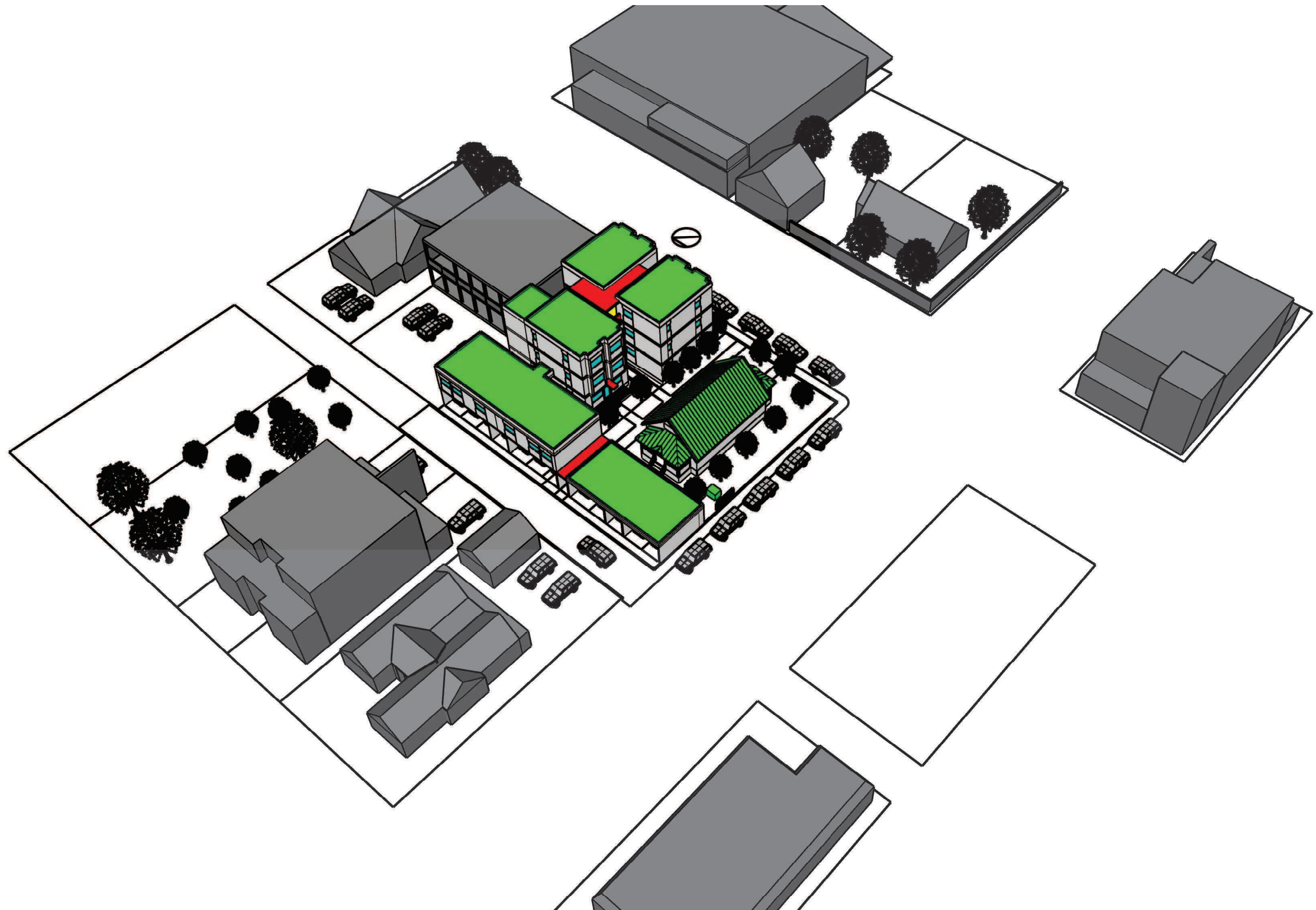
ARCH -N LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340

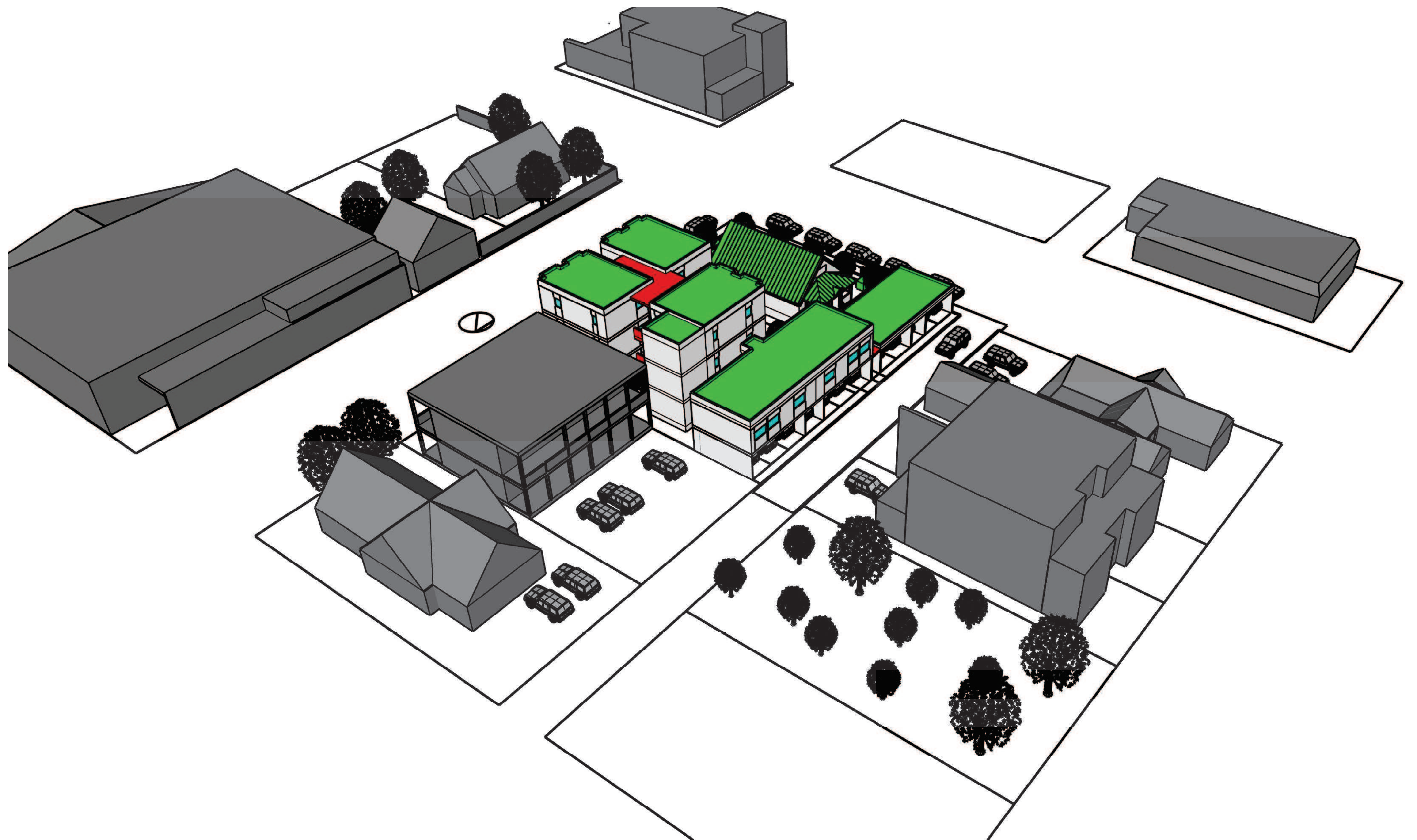
NO.	DESCRIPTION	DATE
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3	PRE PLNG MTG B	10.07.24
2	PRE PLNG MTG	08.02.24
I S S U E S		

DRAWN BY: MHK
SCALE: 1/8"=1'-0"

A.3











Ketchum Urban Renewal Agency

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

July 13, 2026

Chair and Commissioners
Ketchum Urban Renewal Agency
Ketchum, Idaho

Recommendation to Hold Public Hearing for the FY 2027 Budget

Introduction/History

On June 8, 2026, the Board reviewed the proposed budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027, 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 public hearing on the proposed budget was published in the Idaho Mountain Express on June 17, 2026 and June 24, 2026.

Analysis

The Board will hold a public hearing on July 13, 2026, at 4:00 PM for the purpose of considering and adopting a final budget and making appropriations to each fund for the forthcoming FY 2027 at which time the public may appear and be heard upon any part or parts of said budget. After which the Board will consider adopting a resolution at the August 10th meeting.

No public comments have been received to date.

Financial Requirement/Impact

The FY 2027 Urban Renewal Agency Budget provides budget authority for the services and projects the Agency anticipates providing during the new fiscal year.

Recommendation and Motions

No motion required at this time. Staff will prepare the Annual Appropriation Resolution for the August 10, 2026 meeting.

Attachments:

FY 2027 Budget
FY 2027 Budget Publication

	2024	2025	2026	2027
	Actual	Actual	Adopted Budget	Proposed Budget
Revenue Source				
TAX INCREMENT REVENUE	\$ 2,331,589	\$ 2,700,848	\$ 2,619,773	\$ 3,034,673
PROPERTY TAX REPLACEMENT	\$ 15,272	\$ 15,272	\$ 15,000	\$ 15,000
PENALTY AND INTEREST ON TAXES	\$ 7,968	\$ 14,604	\$ 5,000	\$ 5,000
INTEREST EARNINGS	\$ 281,488	\$ 225,653	\$ 140,000	\$ 50,000
INTEREST EARNINGS URA DEBT	\$ 20,222	\$ 25,866	\$ -	\$ -
OTHER REVENUE (Rent)	\$ 33,000	\$ 3,000	\$ -	\$ -
REFUNDS AND REIMBURSEMENTS		\$ 2,325	\$ -	\$ -
WRCHT DEPOSIT 1ST \$ WA			\$ -	\$ -
USE OF FUND BALANCE			\$ 235,808	\$ 3,951,633
Total Revenue	\$ 2,689,539	\$ 2,987,568	\$ 3,015,581	\$ 7,056,306
Expenditure Type				
OFFICE SUPPLIES AND POSTAGE	\$ 30	\$ -	\$ 100	\$ 100
PROFESSIONAL SERVICES	\$ 94,255	\$ 24,153	\$ 120,000	\$ 120,000
ADVERTISING AND LEGAL PUBLICATION	\$ 1,015	\$ 500	\$ 1,000	\$ 1,000
LIABILITY INSURANCE	\$ 3,414	\$ 6,270	\$ 4,000	\$ 4,000
DUES SUBSCRIPTIONS AND MEMBERS	\$ 4,600	\$ 9,200	\$ 5,000	\$ 5,000
PERSONNEL TRAINING/TRAVEL	\$ -	\$ 32	\$ 3,000	\$ 3,000
PARTNERSHIPS	\$ -	\$ -	\$ -	\$ 350,000
ADMINISTRATIVE EXPNS-CITY GEN FUND	\$ -	\$ -		
REIMBURSE CITY GENERAL FUND	\$ 124,764	\$ 95,895	\$ 105,000	\$ 105,000
URA FUND OP CONTINGENCY	\$ -	\$ -	\$ 50,000	\$ 61,900
SUB TOTAL	228,078	136,049	288,100	650,000
Capital Improvements				
INFRASTRUCTURE PROJECTS	\$ 2,260,000	\$ 1,088,019	\$ 2,050,000	\$ 5,718,845
OPA PAYMENTS	\$ 10,000	\$ -	\$ 138,000	\$ 146,000
DEPRECIATION EXPENSE			\$ -	\$ -
AMORTIZATION COSTS			\$ -	\$ -
SUB TOTAL	\$ 2,270,000	\$ 1,088,019	\$ 2,188,000	\$ 5,864,845

Debit Service								
DEBT SERVICE ACCT PRIN-2021	\$	481,014	\$	488,835	\$	495,067	\$	505,612
DEBT SRVC ACCT INTRST-2021	\$	61,192	\$	52,871	\$	44,414	\$	35,849
SUB TOTAL	\$	542,206	\$	541,706	\$	539,481	\$	541,461
Total Expenditures	\$	3,040,284	\$	1,765,774	\$	3,015,581	\$	7,056,306



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

**Notice of Public Hearing
Ketchum Urban Renewal Agency
Proposed Budget for FY 2027**

A public hearing for consideration of the Ketchum Urban Renewal Agency budget for the fiscal year that begins October 1, 2026, and ends September 30, 2027, will be held at the Ketchum City Council chambers, located at 191 5th Street, on July 13, 2026 at 2:00pm. pursuant to Idaho Code 50-1002. Written or oral comments about the proposed budget are welcome. Written comments may be submitted prior to the meeting to: Ketchum Urban Renewal Agency, PO Box 2315 Ketchum, Idaho 83340 or sent to bdavis@ketchumidaho.org.

The Agency budget funds the program, services, and capital projects that the Agency Board has determined to be important to meet the Agency's strategic goals and meet the needs of the residents and businesses within the Agency's boundaries.

The public hearing on the proposed budget is required for formal adoption of the FY 2027 budget. The City Council chambers are accessible to persons with disabilities.

	FY 2025 Actual	FY 2026 Budget	FY 2027 Proposed
<u>EXPENDITURES:</u>			
URA Expenditures	1,224,068	2,476,100	6,514,845
URA Debt Service Expenditures	<u>541,706</u>	<u>539,481</u>	<u>541,461</u>
TOTAL URBAN RENEWAL AGENCY EXPENDITURES	1,765,774	3,015,581	7,056,306
<u>REVENUE:</u>			
Tax Increment Revenue	2,716,120	2,634,773	3,049,673
Other Revenue	271,448	145,000	55,000
Fund Balance	<u>--</u>	<u>235,808</u>	<u>3,951,633</u>
TOTAL URBAN RENEWAL AGENCY REVENUE	2,987,568	3,015,581	7,056,306

Brent Davis
KURA Treasurer

Publish June 17, 2026 and June 24, 2026



Ketchum Urban Renewal Agency

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

July 13, 2026

Chair and Commissioners
Ketchum Urban Renewal Agency
Ketchum, Idaho

ADOPTION OF RESOLUTION 26-URA04 APPROVING REIMBURSEMENT AGREEMENT 50102 BETWEEN THE CITY OF KETCHUM AND THE KETCHUM URBAN RENEWAL AGENCY

Introduction/History

Staff requests approval of the Reimbursement Agreement 50102 between the City of Ketchum and the Ketchum Urban Renewal Agency (KURA) together with the accompanying Resolution authorizing execution of the agreement.

The Ketchum Urban Renewal Plan identifies public infrastructure improvements as a primary strategy for eliminating deteriorating conditions, improving pedestrian safety, supporting redevelopment, and encouraging continued investment within the Urban Renewal District. Each year, the Agency enters into a reimbursement agreement with the City establishing the eligible public improvement projects and maximum reimbursement amounts for the fiscal year. The agreement provides funding for eligible public infrastructure projects approved in the Agency's adopted budget and at subsequent meetings.

Analysis

The proposed Reimbursement Agreement 50102 establishes the responsibilities of both the City and the Agency for administering Agency-funded public improvement projects. The City will continue to manage project design, bidding, construction, contract administration, and project oversight while submitting documentation supporting reimbursement requests. The Agency will reimburse the City for eligible expenditures up to the approved budget amounts following review of supporting documentation.

As of July 8, 2026, the City has incurred One Million, One Hundred Thousand, Two Hundred Eighty-Seven Dollars 99/100 (\$1,100,287.99) in eligible project expenditures. Approval of the agreement will authorize reimbursement of these expenditures and establish the reimbursement process for the remaining FY 2026 projects as work continues. The agreement provides accountability by requiring supporting documentation and reporting to the Agency.

Financial Impact

The Reimbursement Agreement 50102 authorizes reimbursement of up to Two Million, Five Hundred Fifty-One Thousand, Four Hundred Sixty-Seven Dollars 00/100 (\$2,551,467.00) for eligible public infrastructure projects approved in the Agency's FY 2026 budget. As of July 8,

2026, reimbursable expenditures total One Million, One Hundred Thousand, Two Hundred Eighty-Seven Dollars 99/100 (\$1,100,287.99), leaving One Million, Four Hundred Fifty-One Thousand, One Hundred Seventy-Nine Dollars 01/100 (\$1,451,179.01) available for the remaining projects.

URA Reimbursable Expenditures as of 7/8/26

Project	Budget	YTD Expenditures	Remaining Balance
Downtown Core Sidewalks	\$ 900,000.00	\$ 617,569.43	\$ 282,430.57
Parking Management/Options	\$ 100,000.00	\$ 100,000.00	\$ -
YMCA Parking	\$ 800,000.00	\$ 9,555.50	\$ 790,444.50
Forest Service Park Renovation	\$ 55,921.00	\$ 10,110.50	\$ 45,810.50
Town Square Remodel Phase 1	\$ 250,000.00	\$ 113,052.56	\$ 136,947.44
Warm Springs Preserve Welcome Building	\$ 250,000.00	\$ 250,000.00	\$ -
1st & Washington Powerline Undergrounding	\$ 195,546.00	\$ -	\$ 195,546.00
TOTAL	\$ 2,551,467.00	\$ 1,100,287.99	\$ 1,451,179.01

Supporting financial reports documenting the reimbursable expenditures are included in the attachment.

Recommendation and Motion

Staff recommends approval of Resolution 26-URA04 approving the Reimbursement Agreement 50102 between the City of Ketchum and the Ketchum Urban Renewal Agency and authorizing the Chair to execute the agreement and associated documents.

"I move to adopt Resolution 26-URA04 approving the Reimbursement Agreement 50102 between the City of Ketchum and the Ketchum Urban Renewal Agency and authorizing the Chair to execute the agreement and associated documents."

Attachments

Expenditure Accounting
Resolution 26-URA04

URA Reimbursable Expenditures as of 7/8/26

Project	Budget	YTD Expenditures	Remaining Balance
Downtown Core Sidewalks	\$ 900,000.00	\$ 617,569.43	\$ 282,430.57
Parking Management/Options	\$ 100,000.00	\$ 100,000.00	\$ -
YMCA Parking	\$ 800,000.00	\$ 9,555.50	\$ 790,444.50
Forest Service Park Renovation	\$ 55,921.00	\$ 10,110.50	\$ 45,810.50
Town Square Remodel Phase 1	\$ 250,000.00	\$ 113,052.56	\$ 136,947.44
Warm Springs Preserve Welcome Building	\$ 250,000.00	\$ 250,000.00	\$ -
1st & Washington Powerline Undergrounding	\$ 195,546.00	\$ -	\$ 195,546.00
TOTAL	\$ 2,551,467.00	\$ 1,100,287.99	\$ 1,451,179.01

Period 10/25 (10/31/2025) - 08/26 (08/31/2026)

Jul 08, 2026 1:07PM

Report Criteria:

Actual amounts

All accounts

Account.Account number = "0341937110"

Date	Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance
03-4193-7110 DOWNTOWN CORE SIDEWALK (P)						
			10/01/2025 (00/25) Balance	.00 *	.00 *	.00
10/01/2025	AP	90	Opal Engineering, PLLC	8,452.50		
			10/31/2025 (10/25) Period Totals and Balance	8,452.50 *	.00 *	8,452.50
11/05/2025	AP	361	Enourato, Lisa	85.00		
			11/30/2025 (11/25) Period Totals and Balance	85.00 *	.00 *	8,537.50
11/02/2025	AP	317	Opal Engineering, PLLC	1,440.00		
11/11/2025	AP	163	Canyon Excavation, LLC	23,340.00		
12/01/2025	AP	254	Enourato, Lisa	255.00		
12/01/2025	AP	318	Opal Engineering, PLLC	2,010.00		
12/03/2025	AP	312	Jacobs Engineering Group, Inc.	16,431.59		
			12/31/2025 (12/25) Period Totals and Balance	43,476.59 *	.00 *	52,014.09
12/10/2025	AP	241	EARTH & STRUCTURES	902.00		
12/23/2025	AP	552	Jacobs Engineering Group, Inc.	12,360.00		
12/23/2025	AP	554	Jacobs Engineering Group, Inc.	944.10		
01/03/2026	AP	382	Enourato, Lisa	42.50		
			01/31/2026 (01/26) Period Totals and Balance	14,248.60 *	.00 *	66,262.69
01/27/2026	AP	254	Jacobs Engineering Group, Inc.	1,681.60		
01/27/2026	AP	255	Jacobs Engineering Group, Inc.	1,681.60		
02/01/2026	AP	260	Opal Engineering, PLLC	7,335.00		
02/12/2026	AP	552	Jacobs Engineering Group, Inc.	628.70		
02/18/2026	JE	2	Recalss sidewalk expense	919.00		
			02/28/2026 (02/26) Period Totals and Balance	12,245.90 *	.00 *	78,508.59
01/15/2026	AP	346	PHILLIPS LAND SURVEYING, PLLC	2,280.00		
01/15/2026	AP	347	PHILLIPS LAND SURVEYING, PLLC	2,280.00		
02/21/2026	AP	171	PHILLIPS LAND SURVEYING, PLLC	1,600.00		
03/01/2026	AP	167	Opal Engineering, PLLC	3,510.00		
03/16/2026	AP	331	Jacobs Engineering Group, Inc.	436.50		
			03/31/2026 (03/26) Period Totals and Balance	10,106.50 *	.00 *	88,615.09
03/27/2026	AP	167	Starhope Engineering	7,500.00		
03/27/2026	AP	466	Starhope Engineering	3,600.00		
03/31/2026	AP	56	Enourato, Lisa	658.75		
04/03/2026	AP	231	Lunceford Excavation, Inc.	29,422.00		
04/03/2026	AP	233	Lunceford Excavation, Inc.	15,115.00		
04/09/2026	AP	270	Jacobs Engineering Group, Inc.	702.30		
04/30/2026	JE	40	Reclass Sidewalk expenses	1,269.00		
			04/30/2026 (04/26) Period Totals and Balance	58,267.05 *	.00 *	146,882.14
03/17/2026	AP	182	Lunceford Excavation, Inc.	20,950.00		
04/08/2026	AP	420	Lunceford Excavation, Inc.	21,390.00		
04/14/2026	AP	183	Lunceford Excavation, Inc.	19,360.00		
04/27/2026	AP	185	Lunceford Excavation, Inc.	72,003.38		
04/27/2026	AP	186	Lunceford Excavation, Inc.	45,150.00		
04/29/2026	AP	303	Brickline Stone & Pavers	22,705.00		
05/05/2026	AP	139	Enourato, Lisa	467.50		
05/08/2026	AP	648	Urban Accessories	10,427.50		
05/10/2026	AP	643	Starhope Engineering	1,200.00		
05/10/2026	AP	644	Starhope Engineering	950.00		
05/11/2026	AP	421	Lunceford Excavation, Inc.	6,000.00		
05/11/2026	AP	422	Lunceford Excavation, Inc.	25,876.00		
05/11/2026	AP	467	PHILLIPS LAND SURVEYING, PLLC	1,479.16		
05/11/2026	AP	468	PHILLIPS LAND SURVEYING, PLLC	1,479.16		
			05/31/2026 (05/26) Period Totals and Balance	249,437.70 *	.00 *	396,319.84

Date	Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance
03-4193-7110 DOWNTOWN CORE SIDEWALK (P) (continued)						
05/01/2026	AP	601	Chavez Engineering	3,600.00		
05/01/2026	AP	602	Chavez Engineering	3,735.00		
05/08/2026	AP	600	Urban Accessories	10,427.50		
05/20/2026	AP	136	Lunceford Excavation, Inc.	45,150.00		
05/25/2026	AP	378	Galena-Benchmark Engineering	3,405.00		
06/01/2026	AP	183	Chavez Engineering	300.00		
06/01/2026	AP	184	Chavez Engineering	225.00		
06/02/2026	AP	81	Enourato, Lisa	658.75		
06/02/2026	AP	484	Lunceford Excavation, Inc.	53,362.54		
06/02/2026	AP	485	Lunceford Excavation, Inc.	54,237.00		
06/03/2026	AP	486	Lunceford Excavation, Inc.	18,988.19		
06/05/2026	AP	379	Big Wood Landscape, Inc.	8,015.37		
06/05/2026	AP	487	Lunceford Excavation, Inc.	19,145.24		
06/30/2026 (06/26) Period Totals and Balance				221,249.59 *	.00 *	617,569.43
08/31/2026 (08/26) Period Totals and Balance				.00 *	.00 *	617,569.43

YTD Encumbrance	455,382.17	YTD Actual	617,569.43	Total	1,072,951.60	YTD Budget	900,000.00	Unexpended	172,951.60-
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Number of transactions: 55 Number of accounts: 1

Debit	Credit	Proof
617,569.43	.00	617,569.43

Total GENERAL CAPITAL IMPROVEMENT FD:

Number of transactions: 55 Number of accounts: 1

Debit	Credit	Proof
617,569.43	.00	617,569.43

Grand Totals:

Report Criteria:

Actual amounts

All accounts

Account.Account number = "0341937110"

Period 10/25 (10/31/2025) - 08/26 (08/31/2026)

Jul 08, 2026 1:11PM

Report Criteria:

Actual amounts

All accounts

Account.Account number = "0341937501", "0341937500"

Date	Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance
03-4193-7500 PARKING MANAGEMENT						
			10/01/2025 (00/25) Balance	.00 *	.00 *	.00
10/01/2025	AP	194	Clevertiti Systems Corporation	26,414.00		
11/08/2025	AP	124	IRISH ELECTRIC	9,472.00		
			12/31/2025 (12/25) Period Totals and Balance	35,886.00 *	.00 *	35,886.00
12/08/2025	AP	172	IRISH ELECTRIC	6,768.00		
12/26/2025	AP	173	IRISH ELECTRIC	6,078.30		
			01/31/2026 (01/26) Period Totals and Balance	12,846.30 *	.00 *	48,732.30
02/04/2026	AP	496	Clevertiti Systems Corporation	32,359.50		
			03/31/2026 (03/26) Period Totals and Balance	32,359.50 *	.00 *	81,091.80
05/30/2026	AP	248	Ramp	1,643.00		
			06/30/2026 (06/26) Period Totals and Balance	1,643.00 *	.00 *	82,734.80
			08/31/2026 (08/26) Period Totals and Balance	.00 *	.00 *	82,734.80
YTD Encumbrance		16,226.50	YTD Actual	82,734.80	Total	98,961.30
			YTD Budget	95,000.00	Unexpended	3,961.30-

03-4193-7501 PUBLIC PARKING OPTIONS (P)

			10/01/2025 (00/25) Balance	.00 *	.00 *	.00
01/23/2026	AP	113	Motorola Solutions	20,886.84		
			03/31/2026 (03/26) Period Totals and Balance	20,886.84 *	.00 *	20,886.84
04/01/2026	AP	132	IRISH ELECTRIC	2,351.90		
04/01/2026	AP	133	IRISH ELECTRIC	4,423.00		
			06/30/2026 (06/26) Period Totals and Balance	6,774.90 *	.00 *	27,661.74
			08/31/2026 (08/26) Period Totals and Balance	.00 *	.00 *	27,661.74
YTD Encumbrance		1,200.00	YTD Actual	27,661.74	Total	28,861.74
			YTD Budget	100,000.00	Unexpended	71,138.26

Number of transactions: 9 Number of accounts: 2

Debit

Credit

Proof

Total GENERAL CAPITAL IMPROVEMENT FD:

110,396.54

.00

110,396.54

Number of transactions: 9 Number of accounts: 2

Debit

Credit

Proof

Grand Totals:

110,396.54

.00

110,396.54

Report Criteria:

Actual amounts

All accounts

Account.Account number = "0341937501", "0341937500"

Period 10/25 (10/31/2025) - 08/26 (08/31/2026)

Jul 08, 2026 1:12PM

Report Criteria:

Actual amounts

All accounts

Account.Account number = "0341937502"

Date	Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance
03-4193-7502 INFRASTRUCTURE FOR HOUSING Ymca Parking						
			10/01/2025 (00/25) Balance	.00 *	.00 *	.00
10/20/2025	AP	345	Galena-Benchmark Engineering	345.00		
			11/30/2025 (11/25) Period Totals and Balance	345.00 *	.00 *	345.00
11/20/2025	AP	227	Galena-Benchmark Engineering	975.00		
11/20/2025	AP	228	Galena-Benchmark Engineering	437.00		
			12/31/2025 (12/25) Period Totals and Balance	1,412.00 *	.00 *	1,757.00
12/17/2025	AP	124	HDR Engineering, Inc.	1,987.50		
01/08/2026	AP	329	Galena-Benchmark Engineering	425.00		
01/19/2026	AP	405	HDR Engineering, Inc.	813.50		
			01/31/2026 (01/26) Period Totals and Balance	3,226.00 *	.00 *	4,983.00
01/08/2026	AP	25	Galena-Benchmark Engineering	215.00		
02/03/2026	AP	457	Galena-Benchmark Engineering	520.00		
			02/28/2026 (02/26) Period Totals and Balance	735.00 *	.00 *	5,718.00
04/02/2026	AP	204	Galena-Benchmark Engineering	3,837.50		
			04/30/2026 (04/26) Period Totals and Balance	3,837.50 *	.00 *	9,555.50
			08/31/2026 (08/26) Period Totals and Balance	.00 *	.00 *	9,555.50
YTD Encumbrance 191,817.35 YTD Actual 9,555.50 Total 201,372.85 YTD Budget 800,000.00 Unexpended 598,627.15						

Number of transactions: 9 Number of accounts: 1

Total GENERAL CAPITAL IMPROVEMENT FD:

Number of transactions: 9 Number of accounts: 1

Grand Totals:

Debit	Credit	Proof
9,555.50	.00	9,555.50
9,555.50	.00	9,555.50

Report Criteria:

Actual amounts

All accounts

Account.Account number = "0341937502"

Period 10/25 (10/31/2025) - 08/26 (08/31/2026)

Jul 08, 2026 1:15PM

Report Criteria:

Actual amounts

All accounts

Account.Account number = "0341947135"

Date	Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance
03-4194-7135 FOREST SRV PARK RENOVATION						
			10/01/2025 (00/25) Balance	.00 *	.00 *	.00
10/15/2025	AP	145	Provisualization, Inc	1,000.00		
			11/30/2025 (11/25) Period Totals and Balance	1,000.00 *	.00 *	1,000.00
11/02/2025	AP	291	Provisualization, Inc	2,611.50		
12/31/2025	AP	763	Liv Jensen Engineering	1,100.00		
			01/31/2026 (01/26) Period Totals and Balance	3,711.50 *	.00 *	4,711.50
12/31/2025	AP	219	Thornton Heating	3,824.00		
02/01/2026	AP	411	Provisualization, Inc	810.00		
			02/28/2026 (02/26) Period Totals and Balance	4,634.00 *	.00 *	9,345.50
03/01/2026	AP	193	Provisualization, Inc	186.50		
03/01/2026	AP	194	Provisualization, Inc	578.50		
			03/31/2026 (03/26) Period Totals and Balance	765.00 *	.00 *	10,110.50
			08/31/2026 (08/26) Period Totals and Balance	.00 *	.00 *	10,110.50
YTD Encumbrance		46,154.56	YTD Actual	10,110.50	Total	56,265.06
			YTD Budget	80,921.00	Unexpended	24,655.94

Number of transactions: 7 Number of accounts: 1

Debit

Credit

Proof

Total GENERAL CAPITAL IMPROVEMENT FD:

10,110.50

.00

10,110.50

Number of transactions: 7 Number of accounts: 1

Debit

Credit

Proof

Grand Totals:

10,110.50

.00

10,110.50

Report Criteria:

Actual amounts

All accounts

Account.Account number = "0341947135"

Period 10/25 (10/31/2025) - 08/26 (08/31/2026)

Jul 08, 2026 1:10PM

Report Criteria:

Actual amounts

All accounts

Account.Account number = "0341947162"

Date	Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance	
03-4194-7162 TOWN SQUARE REMODEL PHASE I							
			10/01/2025 (00/25) Balance	.00 *	.00 *	.00	
10/27/2025	AP	132	NICOLE SNYDER INTERIORS	2,060.00			
			10/31/2025 (10/25) Period Totals and Balance	2,060.00 *	.00 *	2,060.00	
11/04/2025	AP	441	GGLO LLC	4,295.00			
11/05/2025	AP	364	Enourato, Lisa	127.50			
			11/30/2025 (11/25) Period Totals and Balance	4,422.50 *	.00 *	6,482.50	
10/29/2025	AP	18	Big Wood Landscape, Inc.	34,726.12			
12/04/2025	AP	324	GGLO LLC	1,055.00			
			12/31/2025 (12/25) Period Totals and Balance	35,781.12 *	.00 *	42,263.62	
01/03/2026	AP	380	Enourato, Lisa	255.00			
01/08/2026	AP	569	GGLO LLC	2,220.00			
			01/31/2026 (01/26) Period Totals and Balance	2,475.00 *	.00 *	44,738.62	
02/03/2026	AP	107	Enourato, Lisa	85.00			
			02/28/2026 (02/26) Period Totals and Balance	85.00 *	.00 *	44,823.62	
02/26/2026	AP	183	LANDSCAPE FORMS, LLC	.01			
02/26/2026	AP	184	LANDSCAPE FORMS, LLC	4,947.95			
03/03/2026	AP	60	Enourato, Lisa	255.00			
03/03/2026	AP	348	GGLO LLC	1,632.50			
			03/31/2026 (03/26) Period Totals and Balance	6,835.46 *	.00 *	51,659.08	
03/31/2026	AP	59	Enourato, Lisa	233.75			
04/08/2026	AP	284	GGLO LLC	9,440.00			
			04/30/2026 (04/26) Period Totals and Balance	9,673.75 *	.00 *	61,332.83	
03/31/2026	AP	304	Pacific Plants	8,700.00			
04/27/2026	AP	184	Lunceford Excavation, Inc.	3,998.38			
05/05/2026	AP	136	Enourato, Lisa	786.25			
05/05/2026	AP	471	GGLO LLC	12,690.00			
05/13/2026	AP	346	Big Wood Landscape, Inc.	13,353.85			
			05/31/2026 (05/26) Period Totals and Balance	39,528.48 *	.00 *	100,861.31	
04/14/2026	AP	505	Open Room	12,000.00			
06/02/2026	AP	78	Enourato, Lisa	191.25			
			06/30/2026 (06/26) Period Totals and Balance	12,191.25 *	.00 *	113,052.56	
			08/31/2026 (08/26) Period Totals and Balance	.00 *	.00 *	113,052.56	
YTD Encumbrance	69,677.55	YTD Actual	113,052.56 Total	182,730.11	YTD Budget	250,000.00 Unexpended	67,269.89

Number of transactions: 21 Number of accounts: 1

Total GENERAL CAPITAL IMPROVEMENT FD:

Number of transactions: 21 Number of accounts: 1

Grand Totals:

Debit	Credit	Proof
113,052.56	.00	113,052.56
Debit	Credit	Proof
113,052.56	.00	113,052.56

Report Criteria:

Actual amounts

All accounts

Account.Account number = "0341947162"

Vendor:	1716 Conrad Brothers Construction PO Box 3432 Hailey, ID 83333	Totals Category	Report Dates	Year 2026	Year 2025
Phone:		1099 Amount		.00	.00
Contact:		Purchases	718,377.09	276,542.16	523,146.60
Activation Date:		Adjustments		.00	.00
Termination Date:		Payments	718,377.09	425,929.50	373,759.26
Terms Code:	Open Terms	Discounts		.00	.00
Default Description:		Discounts Lost		.00	.00
Standard GL Accou					
Vendor Type:	Normal				
Rating:					
1099 ID Number:	82-0521003				
Balance:	.00				
CORP					

Invoice Date	Invoice Number	Seq	GL Period	Type	Input Date	Description	Amount	Payment Due Date	Discount	PO Number	PO Seq	Check Number	GL Account	1099 Type
11/07/2025	1222	1	12/25	Invoice	11/25/2025	Utilities & Grading of Warm Springs Preserve	48,140.00	11/25/2025	-	25115	2	96840	93-4900-7950	None
11/07/2025	1222	2	12/25	Invoice	11/25/2025	Welcome Building at Warm Springs Preserve	174,147.3	11/25/2025	-	25115	3	96840	93-4900-7950	None
11/18/2025	1359	1	12/25	Invoice	12/09/2025	Welcome Building at Warm Springs Preserve	70,160.26	12/09/2025	-	25115	3	96920	93-4900-7950	None
12/12/2025	24861	1	01/26	Invoice	01/22/2026	City Hall Door Installation	12,143.06	01/21/2026	-	26084	1	97203	01-4194-5900	None
12/18/2025	1260	1	02/26	Invoice	02/04/2026	Welcome Building at Warm Springs Preserve	137,244.2	02/04/2026	-	25115	3	97320	93-4900-7950	None
03/02/2026	U2510337	1	06/26	Invoice	06/17/2026	Welcome Building at Warm Springs Preserve	211,308.9	06/17/2026	-	25115	3	98034	93-4900-7950	None
05/31/2026	26-817	1	06/26	Invoice	06/17/2026	Welcome Building at Warm Springs Preserve	65,233.25	06/17/2026	-	25115	3	98034	93-4900-7950	None

Check Date	Check Number	Seq	GL Period	Type	Input Date	Amount	Discount Taken	Discount Lost	Invoice Number	Inv Seq	Invoice Description	Bank	GL Account	1099
12/01/2025	96840	1	12/25	Calculated	12/02/2025	48,140.00	.00	.00	1222	1	Utilities & Grading of Warm Springs Preserve	1	93-4900-795	None
12/01/2025	96840	2	12/25	Calculated	12/02/2025	174,147.3	.00	.00	1222	2	Welcome Building at Warm Springs Preserve	1	93-4900-795	None

Vendor History
Transaction Dates: 10/1/2025 - 7/8/2026

City of Ketchum

Check Date	Check Number	Seq	GL Period	Type	Input Date	Amount	Discount Taken	Discount Lost	Invoice Number	Inv Seq	Invoice Description	Bank	GL Account	1099
12/15/2025	96920	1	12/25	Calculated	12/15/2025	70,160.26	.00	.00	1359	1	Welcome Building at Warm Springs Preserve	1	93-4900-795	None
01/29/2026	97203	1	01/26	Calculated	01/29/2026	12,143.06	.00	.00	24861	1	City Hall Door Installation	1	01-4194-590	None
02/12/2026	97320	1	02/26	Calculated	02/12/2026	137,244.2	.00	.00	1260	1	Welcome Building at Warm Springs Preserve	1	93-4900-795	None
06/25/2026	98034	1	06/26	Calculated	06/25/2026	65,233.25	.00	.00	26-817	1	Welcome Building at Warm Springs Preserve	1	93-4900-795	None
06/25/2026	98034	2	06/26	Calculated	06/25/2026	211,308.9	.00	.00	U2510337	1	Welcome Building at Warm Springs Preserve	1	93-4900-795	None

PO Detail

PO Date	PO Number	Seq	GL Period	Type	Input Date	Description	Amount	PO Balance	Req Number	Re Seq	Invoice Number	GL Account	Recvd
01/08/2026	26084	1	01/26	PO	01/08/2026	City Hall Door Installation	12,143.06	-	24861		24861	01-4194-590	No

Requisition Detail

Requisition Date	Requisition Number	Seq	Status	Status Date	Description	Amount	PO Number	GL Account
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Report Criteria:
[Report]: Vendor Number = 1716

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 REIMBURSEMENT AGREEMENT FOR FY 2026 PUBLIC INFRASTRUCTURE FUNDING BETWEEN THE CITY OF KETCHUM AND THE KETCHUM URBAN RENEWAL AGENCY; AUTHORIZING THE CHAIR OR VICE-CHAIR AND SECRETARY, RESPECTIVELY, TO EXECUTE AND ATTEST SAID REIMBURSEMENT AGREEMENT SUBJECT TO CERTAIN CONDITIONS; AUTHORIZING THE CHAIR OR VICE-CHAIR AND SECRETARY TO EXECUTE ALL NECESSARY DOCUMENTS REQUIRED TO IMPLEMENT THE REIMBURSEMENT AGREEMENT AND TO MAKE ANY NECESSARY TECHNICAL CHANGES TO THE REIMBURSEMENT AGREEMENT SUBJECT TO CERTAIN CONDITIONS, INCLUDING SUBSTANTIVE CHANGES; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, is 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, Chapter 20, Title 50, Idaho Code, as amended (hereinafter the “Law”) and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (hereinafter the “Act”), a duly created and functioning urban renewal agency for Ketchum, Idaho, hereinafter referred to as the “Agency.”

WHEREAS, the Agency is authorized to undertake and carry out urban renewal projects to eliminate, remedy, or prevent deteriorated or deteriorating areas through redevelopment, rehabilitation, or conservation, or any combination thereof, within its area of operation and is authorized to carry out such projects jointly with the City;

WHEREAS, the City Council, of 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 Ketchum Urban Renewal Plan 2010 (the “2010 Plan”);

WHEREAS, the 2010 Plan established the Revenue Allocation Area (the “Project Area”);

WHEREAS, the 2010 Plan identified improvement to sidewalks, streets, rights-of-way, pedestrian and bicycle access, crosswalks, and safety as important objectives of the 2010 Plan;

WHEREAS, the 2010 Plan and the Project Area terminate November 15, 2030, recognizing the Agency shall receive its allocation of revenues in 2031, pursuant to Idaho Code § 50-2903(7) (the "Termination Date"). Many of the proposed improvements identified in the 2010 Plan have not been completed and continue to suffer from certain deteriorating conditions;

WHEREAS, these projects will greatly enhance pedestrian safety, will add to the vibrancy of downtown, and will generally improve deteriorated or deteriorating infrastructure;

WHEREAS, the City received estimates for the Rehabilitation Project and the Agency has agreed to fund a portion of the Rehabilitation Project, up to the following amounts: Downtown Core Sidewalk Infrastructure - \$900,000; Parking Management Options - \$100,000; Public Parking (YMCA) - \$800,000; Forest Service Park Renovation - \$55,921; Town Square Remodel Phase 1 - \$250,000; Warm Springs Preserve Welcome Building- \$250,000; 1st and Washington Powerline Undergrounding - \$195,546;

WHEREAS, the Agency Board finds it in the best interests of the Agency to continue to enhance the development within the Project Area and in the best interests of the public to provide financial support for the Rehabilitation Project;

WHEREAS, the ability for the City and Agency to cooperate and jointly benefit each other is expressly allowed pursuant to Idaho Code § 50-2015;

WHEREAS, Agency staff has reviewed the Reimbursement Agreement and recommends approval of the Reimbursement Agreement subject to certain conditions;

WHEREAS, the Board of Commissioners finds it in the best public interest to approve the Reimbursement Agreement and to authorize the Chair or Vice-Chair to execute and attest the Reimbursement Agreement, subject to certain conditions, and to execute all necessary documents to implement the transaction, subject to the conditions set forth below.

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 Reimbursement Agreement, attached hereto as Exhibit A, is hereby incorporated herein and made a part hereof by reference and is hereby approved and accepted, recognizing technical changes or corrections may be required prior to execution of the Reimbursement Agreement.

Section 3: That the Chair or Vice-Chair and Secretary of the Agency are hereby authorized to sign and enter into the Reimbursement Agreement and, further, are hereby authorized to execute all necessary documents required to implement the actions contemplated by the Reimbursement

Agreement subject to representations by the Agency staff and Agency legal counsel, that all conditions precedent to and any necessary technical changes to the Reimbursement Agreement or other documents are acceptable upon advice from the Agency's legal counsel, that said changes are consistent with the provisions of the Reimbursement Agreement and the comments and discussions received at the July 13, 2026, Agency Board meeting, including any substantive changes discussed and approved at that meeting.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED by the Urban Renewal Agency of Ketchum, Idaho, on July 13, 2026. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on July 13, 2026.

URBAN RENEWAL AGENCY OF KETCHUM

By _____
Tyler Davis-Jeffers, Chair

ATTEST:

By _____
Secretary

EXHIBIT A
REIMBURSEMENT AGREEMENT 50102

**KURA AGREEMENT 50102
REIMBURSEMENT AGREEMENT FOR CITY PROJECTS
(FY 2026)**

THIS REIMBURSEMENT AGREEMENT FOR CITY PROJECTS (the “Reimbursement Agreement”) is made and entered into this _____ day of _____, 2026, by and between the city of Ketchum, Idaho, a municipal corporation of the state of Idaho (the “City”), and the Urban Renewal Agency of the city of Ketchum, Idaho, also known as the Ketchum Urban Renewal Agency, an independent public body corporate and politic (the “Agency”), individually referred to as “Party” and collectively as the “Parties.”

RECITALS

WHEREAS, the Agency is authorized to undertake and carry out urban renewal projects to eliminate, remedy, or prevent deteriorated or deteriorating areas through redevelopment, rehabilitation, or conservation, or any combination thereof, within its area of operation and is authorized to carry out such projects jointly with the City;

WHEREAS, the City Council, of 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 Ketchum Urban Renewal Plan 2010 (the “2010 Plan”);

WHEREAS, the 2010 Plan established the Revenue Allocation Area (the “Project Area”), which established an area for redevelopment and anticipated improvement projects;

WHEREAS, the 2010 Plan identified improvement to sidewalks, streets, rights-of-way, pedestrian and bicycle access, crosswalks, and safety as important objectives of the 2010 Plan;

WHEREAS, the 2010 Plan and the Project Area terminate November 15, 2030, recognizing the Agency shall receive its allocation of revenues in 2031, pursuant to Idaho Code § 50-2903(7) (the “Termination Date”). Many of the proposed improvements identified in the 2010 Plan have not been completed and continue to suffer from certain deteriorating conditions;

WHEREAS, the City requested funding participation from the Agency for FY26 related to pedestrian and transit improvements, including sidewalks, public parking, forest service park renovation, town square design, and utility undergrounding (“Rehabilitation Project”);

WHEREAS, these projects will greatly enhance pedestrian safety, will add to the vibrancy of downtown, and will generally improve deteriorated or deteriorating infrastructure;

WHEREAS, the City received estimates for the Rehabilitation Project and the Agency has agreed to fund a portion of the Rehabilitation Project, up to the following amounts: Downtown Core Sidewalk Infrastructure - \$900,000; Parking Management Options - \$100,000; Public Parking (YMCA) - \$800,000; Forest Service Park Renovation - \$55,921; Town Square Remodel Phase 1 - \$250,000; Warm Springs Preserve Welcome Building- \$250,000; 1st and Washington Powerline Undergrounding - \$195,546;

WHEREAS, the Agency Board finds it in the best interests of the Agency to continue to enhance the development within the Project Area and in the best interests of the public to provide financial support for the Rehabilitation Project;

WHEREAS, the City and the Agency hereby find and determine that this Reimbursement Agreement enables them to cooperate to their mutual advantage in a manner that will best accord with the needs and development of the City and the Agency;

WHEREAS, the ability for the City and Agency to cooperate and jointly benefit each other is expressly allowed pursuant to Idaho Code § 50-2015;

WHEREAS, in consideration of the payment by the Agency for costs, as more specifically defined in this Reimbursement Agreement, the City agrees to serve and perform as project manager for the final planning, design, engineering, and construction of the Rehabilitation Project.

AGREEMENT

NOW, THEREFORE, in consideration of the provisions contained herein and the recitals set forth above, which are a material part of this Reimbursement Agreement, the Parties agree as follows:

1. Definitions. As used in this Reimbursement Agreement, the following words, unless the context dictates otherwise, shall have the following meanings:

Act shall mean collectively the Idaho Urban Renewal Law of 1965, title 50, chapter 20, Idaho Code, as amended and supplemented and the Local Economic Development Act of 1988, title 50, chapter 29, Idaho Code as amended and supplemented.

Board shall mean the Board of Commissioners of the Agency as the same shall be duly and regularly constituted from time to time.

Contract shall mean the contract through which the general contractors are awarded the construction of the Rehabilitation Project.

Contractor shall mean the selected general contractors awarded the construction of the Rehabilitation Project.

Rehabilitation Project shall mean the public infrastructure projects conducted by the City for FY26 and for which the Agency has agreed to reimburse a portion of the cost for same.

2. Recitals and Purpose.

- a. The Parties agree that the foregoing recitals are not mere recitations but are covenants of the Parties, binding upon them as may be appropriate and a portion of the consideration for the agreements contained herein.
- b. The purpose of this Reimbursement Agreement 50102 is to provide for the definition of rights, obligations, and responsibilities of the Agency and the City regarding the reimbursement of said Rehabilitation Project.

3. City Services and Responsibilities for the Rehabilitation Project. The City, in exchange for funding assistance by the Agency, shall furnish its skill and judgment necessary to carry out the project administration for the Rehabilitation Project.

3.1 Planning, Design, Engineering, and Construction. City and Agency shall coordinate hiring of necessary planning, design, engineering or landscape architectural services, cost estimating, and construction management and administration for the Rehabilitation Project consistent with the public procurement and bidding requirements. These services include the completion of bid documents for advertising and securing construction bids for the Rehabilitation Project. City shall provide the Agency with periodic reports and updates on the completion of the final design services, engineering services, cost estimating, and bid specifications for Agency review and comment, including approval of the final design of the Rehabilitation Project.

3.2 Project Construction Estimates. The City has obtained estimates for the Rehabilitation Project.

3.3 Design and Rehabilitation. The obligations under this Reimbursement Agreement shall end thirty (30) days after final payment to the Contractor under the Contract has been paid. The City shall:

- a. Provide administration of the Rehabilitation Project in compliance with generally accepted standards recognizing that the Rehabilitation Project is a partially Agency funded project with the City providing project management. City shall comply with all applicable statutory provisions including, but not limited to, chapter 28, title 67, Idaho Code;
- b. Provide necessary project management and oversight to assure Contractor's timely progress and process all invoices and payment requests and verify Contractor's entitlement to all progress payments or other payments requested by Contractor;
- c. Recommend necessary or desirable changes to the Agency and, if accepted, prepare and sign necessary change orders;

- d. Inspect the work and advise the Agency whenever work fails to conform with the Contract documents;
- e. Receive and hold all certificates of insurance required by the Contract;
- f. Provide progress reports to Agency either in writing or by presentation to Agency at Agency's Board meetings;
- g. Assist in the interpretation of the drawings and specifications among the City, Agency, and the Contractor;
- h. Maintain all necessary records, documents, drawings, and other related documents normally maintained for a public works project; and
- i. Determine when the Rehabilitation Project or a designated portion thereof is substantially complete, issue Certificates of Substantial Completion (if necessary), and determine when the work is ready for final inspection and final payment to the Contractor.

3.4 City Contribution. A portion of this Rehabilitation Project as described in this Reimbursement Agreement is within the Project Area and is funded through the Agency. The City budgeted funds for a portion of the work. The City shall contribute all funds toward any work or improvements to areas outside the Project Area.

4. Agency and City Obligations. The purpose of this Reimbursement Agreement is to provide for the definition of rights, obligations, and responsibilities of the Agency and the City regarding the Rehabilitation Project.

5. Effective Date. This Reimbursement Agreement shall be effective upon execution of the Reimbursement Agreement by Agency's Chairman of the Board of Commissioners and the Mayor of the City and/or the City Administrator, as the case may be, the effective date being the date of last signature.

6. Amount and Method of Reimbursement.

- a. Total FY26 Rehabilitation Costs. As consideration for the public improvement and value of the Rehabilitation Project set forth above, the Agency shall pay the City a total funding contribution, not to exceed Two Million, Five Hundred Fifty-One Thousand, Four Hundred Sixty-Seven and 00/100 (\$2,551,467.00). All project costs related to areas outside of the Project Area were borne by the City. The total funding contribution will be broken out into the following infrastructure improvements:
 - i. Downtown Core Sidewalk Infrastructure. The Agency's funding contribution to the City shall not exceed Nine Hundred Thousand Dollars and 00/100 (\$900,000.00).

- ii. Parking Management/Options. The Agency's funding contribution to the City shall not exceed One Hundred Thousand Dollars and 00/100 (\$100,000.00).
- iii. Public Parking (YMCA). The Agency's funding contribution to the City shall not exceed Eight Hundred Thousand Dollars and 00/100 (\$800,000.00)
- iv. Forest Service Park Renovation. The Agency's funding contribution to the City shall not exceed Fifty-Five Thousand, Nine Hundred Twenty-One Dollars and 00/100 (\$55,921.00).
- v. Town Square Design Remodel Phase 1. The Agency's funding contribution to the City shall not exceed Two Hundred Fifty Thousand Dollars and 00/100 (\$250,000.00).
- vi. Warm Springs Preserve Welcome Building. The Agency's funding contribution to the City shall not exceed Two Hundred Fifty Thousand Dollars and 00/100 (\$250,000.00).
- vii. 1st & Washington Powerline Undergrounding. The Agency's funding contribution to the City shall not exceed One Hundred Ninety-Five Thousand, Five Hundred Forty-Six Dollars and 00/100 (\$195,546.00).

In order to provide sufficient documentation to ensure compliance, the City shall provide the Agency with the following information in invoices or financial reports and in a final invoice and financial report upon completion of the Rehabilitation Project:

- a. requests for payment for billing invoices received for work related to the Project with sufficient documentation to ensure accuracy;
- b. certification by the City that the costs incurred for construction services are consistent with the scope of the Rehabilitation Project; and
- c. monthly reports on the Rehabilitation Project's status as described above.

Upon receipt and approval of the invoice or financial report, Agency shall remit payment to the City for all approved amounts within forty-five (45) days of Agency's receipt of an invoice or payment request. If Agency disputes any amount, Agency shall pay the undisputed amount within forty-five (45) days and reasonably cooperate with the City to resolve the disputed amount. City shall include this payment process within the Contract with the selected contractor.

7. Records Project Costs. Costs pertaining to the Rehabilitation Project shall be kept on the basis of generally accepted accounting principles and shall be available to the Agency or the Agency's authorized representative at mutually convenient times.

8. Insurance.

- a. The City (either itself, or the selected Contractor) shall purchase and maintain, for the benefit of the City and the Agency, insurance for protection from claims under the worker's compensation law of the state of Idaho arising from work performed on the Rehabilitation Project; claims for damages because of bodily injury, including personal injury, sickness, disease, or death of any of the City's employees or of any person while working on the Rehabilitation Project; claims for damages because of injury to or destruction or loss of use of tangible property as a result of work on the Rehabilitation Project; and claims arising out of the performance of this Reimbursement Agreement and caused by negligent acts for which the City is legally liable. The terms and limits of liability shall be determined solely by the City, and nothing herein shall be construed as any waiver of any claim or defense by the City or the Agency premised upon any claim of sovereign immunity or arising from the Idaho Tort Claims Act. The amount of insurance shall be in the amounts set forth in the Idaho Tort Claims Act.
- b. The City shall also purchase and maintain for the benefit of the City and Agency property damage insurance for any property damage to the Rehabilitation Project, or other property owned by the City.

9. Indemnity. Only to the extent permitted by Idaho law, the City shall defend, indemnify, and hold Agency and their respective officers, agents, and employees harmless from and against all liabilities, obligations, damages, penalties, claims, costs, charges, and expenses, including reasonable planning, design and engineering fees, and attorney fees (collectively referred to in this section as "Claim"), which may be imposed upon or incurred by or asserted against Agency or its respective officers, agents, and employees relating to the planning, design, and engineering of the Rehabilitation Project or otherwise arising out of this Reimbursement Agreement. In the event an action or proceeding is brought against Agency or their respective officers, agents, and employees by reason of any such Claim, the City, upon written notice from Agency, shall, at the City's expense, resist or defend such action or proceeding.

Notwithstanding the foregoing, the City shall have no obligation to indemnify and hold Agency and its respective officers, agents, and employees harmless from and against any matter to the extent it arises from the negligence or willful act of Agency or its respective officers, agents, or employees or from conduct resulting in an award of punitive damages against Agency.

10. Amendment. This entire Reimbursement Agreement may be amended at any time and from time to time by the mutual written consent of the City and the Agency.

11. Severability. In the event any provision of this Reimbursement Agreement shall be declared by a court of competent jurisdiction to be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

12. Notice. Any and all notices required to be given by either of the Parties hereto, unless otherwise stated in this Reimbursement Agreement, shall be in writing and be deemed communicated when mailed in the United States mail, certified, return receipt requested, addressed as follows:

To Agency:

Tyler Davis-Jeffers, Chair
Ketchum Urban Renewal Agency
P.O. Box 2315
Ketchum, ID 83340

To City:

City of Ketchum
P.O. Box 2315
Ketchum, ID 83340

13. Non-Waiver. Failure of either Party to exercise any of the rights under this Reimbursement Agreement, or breach thereof, shall not be deemed to be a waiver of such right or a waiver of any subsequent breach.

14. Choice of Law. Any dispute under this Reimbursement Agreement, or related to this Reimbursement Agreement, shall be decided in accordance with the laws of the state of Idaho.

15. Attorney Fees. Should any litigation be commenced between the Parties hereto concerning this Reimbursement Agreement, the prevailing Party shall be entitled, in addition to any other relief as may be granted, to costs and reasonable attorneys' fees as determined by a court or arbitrator of competent jurisdiction. This provision shall be deemed to be a separate contract between the Parties and shall survive any default, termination, or forfeiture of this Reimbursement Agreement.

16. Authority to Execute. Agency and the City have duly authorized and have full power and authority to execute this Reimbursement Agreement.

17. Assignment. It is expressly agreed and understood by the Parties hereto that the City shall not have the right to assign, transfer, hypothecate, or sell any of its rights under this Reimbursement Agreement except upon the prior express written consent of Agency.

18. Disputes. In the event that a dispute arises between Agency and the City regarding application or interpretation of any provision of this Reimbursement Agreement, the aggrieved Party shall promptly notify the other Party to this Reimbursement Agreement of the dispute within ten (10) days after such dispute arises. If the Parties have failed to resolve the dispute within thirty (30) days after delivery of such notice, each Party shall have the right to pursue any rights or remedies it may have at law or in equity.

19. Anti-Boycott Against Israel Certification. The City and Agency hereby certify pursuant to Section 67-2346, Idaho Code, they are not currently engaged in, and will not for the duration of this Agreement, knowingly engage in, a boycott of goods or services from Israel or territories under its control.

20. Contract With A Company Owned or Operated by the Government of China Prohibited. The City and Agency hereby certify pursuant Section 67-2359, Idaho Code, that they are not currently owned or operated by the government of China and will not for the duration of this Agreement be owned or operated by the government of China.

21. Certification Regarding Prohibition on Contracts with Companies Boycotting Certain Sectors. City and Agency hereby certify pursuant to Section 67-2347A, Idaho Code, that neither are currently engaged in, a boycott of any individual or company because the individual or company: (a) engages in or supports the exploration, production, utilization, transportation, sale, or manufacture of fossil fuel-based energy, timber, minerals, hydroelectric power, nuclear energy, or agriculture; or (b) engages in or supports the manufacture, distribution, sale, or use of firearms, as defined in Section 18-3302(2)(d), Idaho Code.

22. Entire Agreement. This Reimbursement Agreement along with any and all exhibits attached hereto and incorporated herein by reference contains and integrates all of the terms and conditions mentioned herein or incidental hereto, and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the Rehabilitation Project.

IN WITNESS WHEREOF, the Parties hereto, through their respective governing boards, have executed this Reimbursement Agreement on the date first cited above.

CITY OF KETCHUM

By _____
Pete Prekeges, Mayor

ATTEST:

City Clerk

KETCHUM URBAN RENEWAL AGENCY

By _____
Tyler Davis-Jeffers, Chair

ATTEST:

Secretary

CIP Project Status Update			
Project Name		Location	Status (as of 7/9/26)
2026 PROJECTS			
ROADS & PARKING			
CC	1st Avenue	E Sun Valley Rd to E 5th St	Postponed to 09/08/26
CC	R&M - Chip Sealing	Downtown + Neighborhoods	Complete
CC	Town Square Alley Asphalt	Alley bet Sun Valley Rd & 4th St	combined with 1st Ave Paving project (September 2026)
URA	YMCA Parking	Saddle Rd. & Lewis Lot	Temp parking Fall 2026, TBD on asphalt paving
CC	Stop Signs	Downtown	Implementation scheduled for Summer/Fall 2026
POWER LINE UNDERGROUNDING			
URA	IPCo undergrounding - Alley	between Washington & 1st Ave	Working on neighbor outreach & cost share.
URA	IPCo undergrounding - Parking Lot	1st/Wash lot & alleys	Negotiations reopened with potential easement. Expected Fall construction
SIDEWALKS			
URA	Huck and Paddle to Kneadery Sidewalk + Fix West Side	Downtown	Complete
URA	1st Avenue & 5th Street Infill + SW Corner Rehab	Downtown	Complete
URA	South of Town	River to Bridge	North PEG building demolition (Mid to late July)
URA	Atkinsons Driveway Apron Adjustment	Downtown	Complete
URA	6th St & Leadville Ave Intersection	Hotel Ketchum/Leadville parking lot corner	On hold for VE and mid season budget assessment
PARKS & FACILITIES			
			- Bathroom interior design includes new tile, fixtures & refreshed flooring. - Shooting for early August to begin interior. Exterior remodel concepts underway, to present in August to URA. - Meeting with concrete contractor next week to review ramp project cost & timing. Targeting completion by end of August.
URA	Town Square Reduced Scope Implementation	Downtown	
URA	Warm Springs Preserve Welcome Building	Warm Springs Preserve	Complete
2027 Planning & Design			
URA	Multi Use Pathway - Hwy 75	6th St to Saddle Rd	Design contract approved
URA	2nd Ave Bike Path	South of Town	Design beginning late Summer '26
URA/CC	Bike/Ped Neighborhood Connections	Downtown	Design beginning late Summer '26
CC	Hwy 75 North of Town Rebuild	North of Town	Design TO for council approval on 5/14
CC	10th St Road Rehab - in conjunction with Hwy 75 Rebuild	North of Town	Design TO for council approval on 5/14
CC	Recreation & Visitor Center Refresh	Downtown	Initial concepts being worked on Summer 2026