



KETCHUM URBAN RENEWAL BOARD MEETING Agenda

REGULAR MEETING

April 19, 2021 beginning at 2:00 PM

480 East Avenue, Ketchum, Idaho

In recognition of the Coronavirus (COVID-19), members of the public may observe the meeting live on the City's website at <https://www.ketchumura.org/kura/meetings>. If you would like to comment on an agenda item, please submit your comment to participate@ketcumidaho.org by noon the day of the meeting. Comments will be provided to the Ketchum Urban Renewal Agency.

CALL TO ORDER

ROLL CALL

CONSENT CALENDAR: (ALL ACTION ITEMS)

1. Recommendation to approve KURA bills

COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS

DISCUSSION ITEMS

2. Discussion and direction on refinancing of 2010 Bonds
3. Discussion and direction to staff on selection of Bond Counsel for 2021 bond refinancing
4. ACTION ITEM: Recommendation to review and approve SVED quarterly payment
5. Recommendation to review, discuss and prioritize for funding Transportation Plan capital improvement projects
6. Update on HAWK signal installation at 4th Street and Main Street
7. Discussion and direction to staff on projects to fund in FY 2021
8. Recommendation to discuss and provide direction on draft Administration and Support Services Agreement
9. ACTION ITEM: Recommendation to review and approve legal services billing for the 2021 bond refinancing
10. Legislative Update from KURA Attorney

ADJOURNMENT

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

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Report Criteria:

Invoices with totals above \$0 included.
 Paid and unpaid invoices included.
 Vendor.Vendor Number = 1650,4561,2028,3981
 [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 DEVEL	1264	Q2 2021	3,750.00
ELAM & BURKE	189753.1	General Representation	710.35
ELAM & BURKE	190181	General Representation March 2021	773.05
98-4410-4400 ADVERTISING & LEGAL PUBLICATIO			
EXPRESS PUBLISHING, INC.	12627971	10002196 033121	34.50
EXPRESS PUBLISHING, INC.	12628802	10002196 033121	16.56
98-4410-6100 REPAIR & MAINT--MACHINERY & EQ			
CITY OF KETCHUM	4683	Coating plus inv#20129 reimburse city paid	508.80
Total URBAN RENEWAL EXPENDITURES:			5,793.26
Total URBAN RENEWAL AGENCY:			5,793.26
Grand Totals:			5,793.26

Ketchum Urban Renewal Agency

Bond Refinancing Options

Eric Heringer

MANAGING DIRECTOR

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Email: eric.heringer@psc.com

Summary of Existing Bonds

SERIES 2010 BONDS

- \$6,440,000 Par Amount Issued
- October 15, 2034 final maturity
- \$5,240,000 Current amount outstanding

- Max Annual Debt Service: \$549,625
- Call Date: 10/15/2020 (any date on or after)
- Call Price: Par plus accrued interest
- DSRF Requirement: \$549,625 (held by Trustee)
- Additional Bonds Test:
 - i) 1.25x coverage from Pledged Revenues in year prior; or
 - ii) Feasibility Consultant report showing 1.35x projected coverage from next two years
 - iii) not required for refunding transaction

The 2010 Bonds are “currently callable and can be refinanced on a tax-exempt basis

Existing Debt Structure (as of 5/4/2021)

Revenue Allocation Ref Bonds, Ser 2010 (10URA)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bond Balance	Total Bond Value
05/04/2021						5,240,000	5,240,000
10/15/2021	240,000	4.750%	138,977.50	378,977.50	378,977.50	5,000,000	5,000,000
04/15/2022			133,277.50	133,277.50		5,000,000	5,000,000
10/15/2022	260,000	4.800%	133,277.50	393,277.50	526,555.00	4,740,000	4,740,000
04/15/2023			127,037.50	127,037.50		4,740,000	4,740,000
10/15/2023	295,000	5.000%	127,037.50	422,037.50	549,075.00	4,445,000	4,445,000
04/15/2024			119,662.50	119,662.50		4,445,000	4,445,000
10/15/2024	310,000	5.000%	119,662.50	429,662.50	549,325.00	4,135,000	4,135,000
04/15/2025			111,912.50	111,912.50		4,135,000	4,135,000
10/15/2025	325,000	5.300%	111,912.50	436,912.50	548,825.00	3,810,000	3,810,000
04/15/2026			103,300.00	103,300.00		3,810,000	3,810,000
10/15/2026	340,000	5.300%	103,300.00	443,300.00	546,600.00	3,470,000	3,470,000
04/15/2027			94,290.00	94,290.00		3,470,000	3,470,000
10/15/2027	360,000	5.300%	94,290.00	454,290.00	548,580.00	3,110,000	3,110,000
04/15/2028			84,750.00	84,750.00		3,110,000	3,110,000
10/15/2028	375,000	5.300%	84,750.00	459,750.00	544,500.00	2,735,000	2,735,000
04/15/2029			74,812.50	74,812.50		2,735,000	2,735,000
10/15/2029	400,000	5.300%	74,812.50	474,812.50	549,625.00	2,335,000	2,335,000
04/15/2030			64,212.50	64,212.50		2,335,000	2,335,000
10/15/2030	420,000	5.500%	64,212.50	484,212.50	548,425.00	1,915,000	1,915,000
04/15/2031			52,662.50	52,662.50		1,915,000	1,915,000
10/15/2031	440,000	5.500%	52,662.50	492,662.50	545,325.00	1,475,000	1,475,000
04/15/2032			40,562.50	40,562.50		1,475,000	1,475,000
10/15/2032	465,000	5.500%	40,562.50	505,562.50	546,125.00	1,010,000	1,010,000
04/15/2033			27,775.00	27,775.00		1,010,000	1,010,000
10/15/2033	490,000	5.500%	27,775.00	517,775.00	545,550.00	520,000	520,000
04/15/2034			14,300.00	14,300.00		520,000	520,000
10/15/2034	520,000	5.500%	14,300.00	534,300.00	548,600.00		
	5,240,000		2,236,087.50	7,476,087.50	7,476,087.50		

Does not include 4/15/2021 interest payment

Refinancing Scenarios

Review the following Refunding Scenarios

Base Case:

- Shorten the final maturity to 2030 with level debt service
- DSRF not contributed to refunding

Base Case Comparison:

- Compare Private Placement (Bank Purchase) with Market Sale

Additional Refunding Scenarios (assumes bank placement)

- Include the DSRF contribution pay off old bonds (2030 final maturity)
- Include the DSRF contribution to pay off old bonds PLUS new money component sized for 1.5x coverage based on FY 2020 audited tax increment revenue.
- Include the DSRF contribution to pay off old bonds PLUS new money component sized for 2.0x coverage based on FY 2020 audited tax increment revenue.

Refinancing Analysis Summary – Sale Method Comparison

(rates as of April 6, 2021)

	Market Sale	Bank Placement	Bank Placement (Contribute DSRF)
True Interest Cost (“TIC”)	1.58%	1.75%	1.75%
Issuance Costs	\$126,125	\$42,500	\$42,500
All-In TIC	1.93%	1.92%	1.94%
Reserve Fund	Not Contributed	Not Contributed	contribute to refi
Gross Savings	\$1,626,000	\$1,628,000	\$2,228,703
Present Value Savings	\$1,275,000	\$1,278,000	\$1,278,000
PV Savings as % of Par	24.3%	24.4%	24.4%
Final Maturity	2030	2030	2030
Annual Payment	~\$610,000	~\$610,000	~\$545,000
Increase/(Decrease) in annual debt service	~\$60,000	~\$60,000	~(\$5,000)
Time To Complete	4 months	2 months	2 months

Refinancing Analysis Summary – New Money Component

(rates as of April 6, 2021)

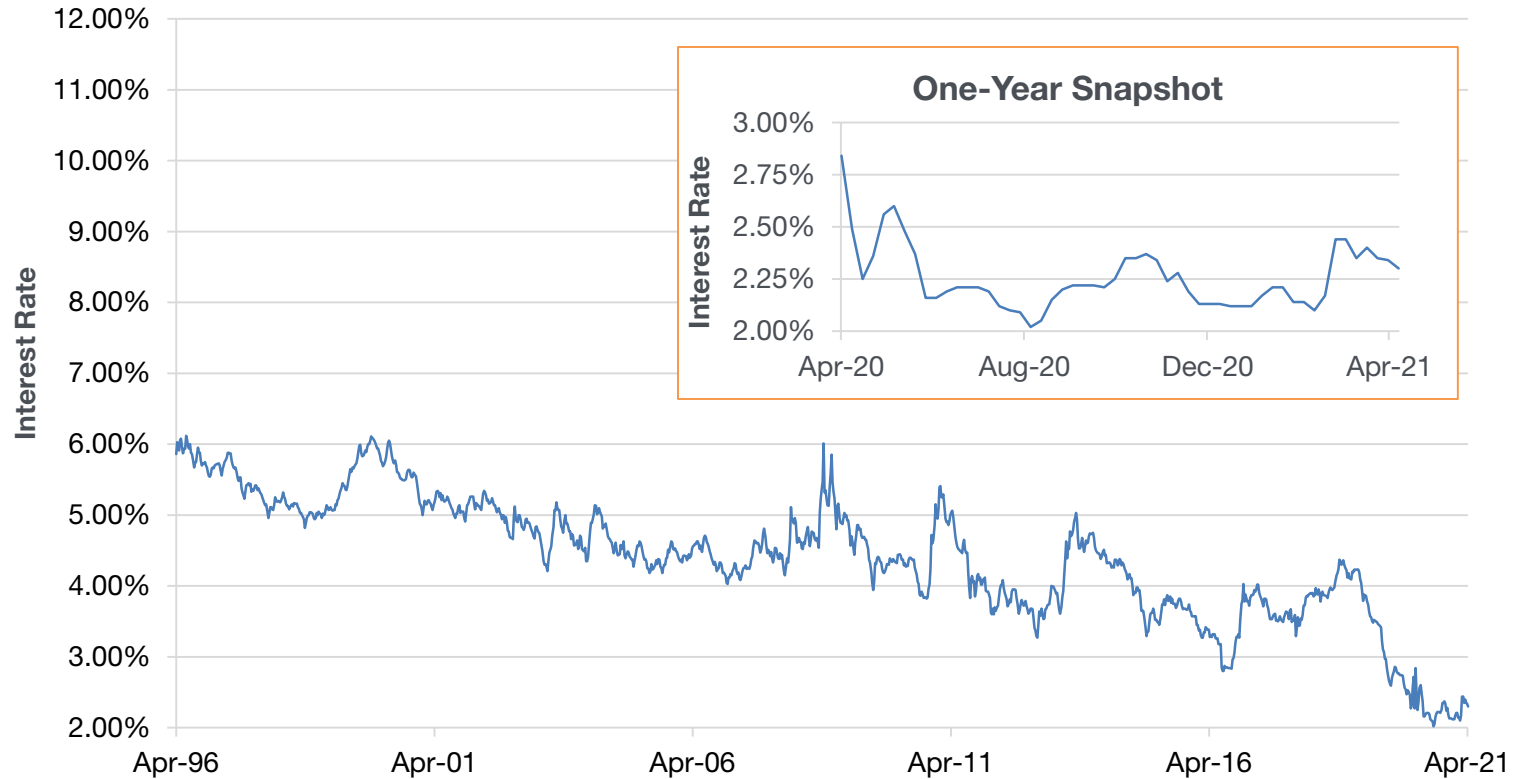
The following chart summarizes KURA's borrowing capacity based on provided adequate coverage (1.5x or 2x) of annual bond payments from FY 2020 TIF Revenue

	1.5x coverage	2x coverage
Available Proceeds	\$5.98 Million	\$3.25 Million
Final Maturity	2030	2030
Annual Payment	~\$1,175,000	~\$880,000
FY 2020 TIF Revenue	\$1,762,500	\$1,762,500
Coverage	1.50x	2.00x
TIF Revenue available after Debt Service	\$587,500	\$882,500
Less: Reimbursement Obligations*	(\$236,000)	(\$236,000)
Less: Administration & Operations (FY 2020)	(\$96,000)	(\$96,000)
Remaining TIF Revenue	\$255,500	\$550,500

*Reimbursement Obligations do not include reimbursements to the City of Ketchum (General or In-Lieu Housing).

Interest Rates

General Obligation Bond Buyer Index History



Path Forward

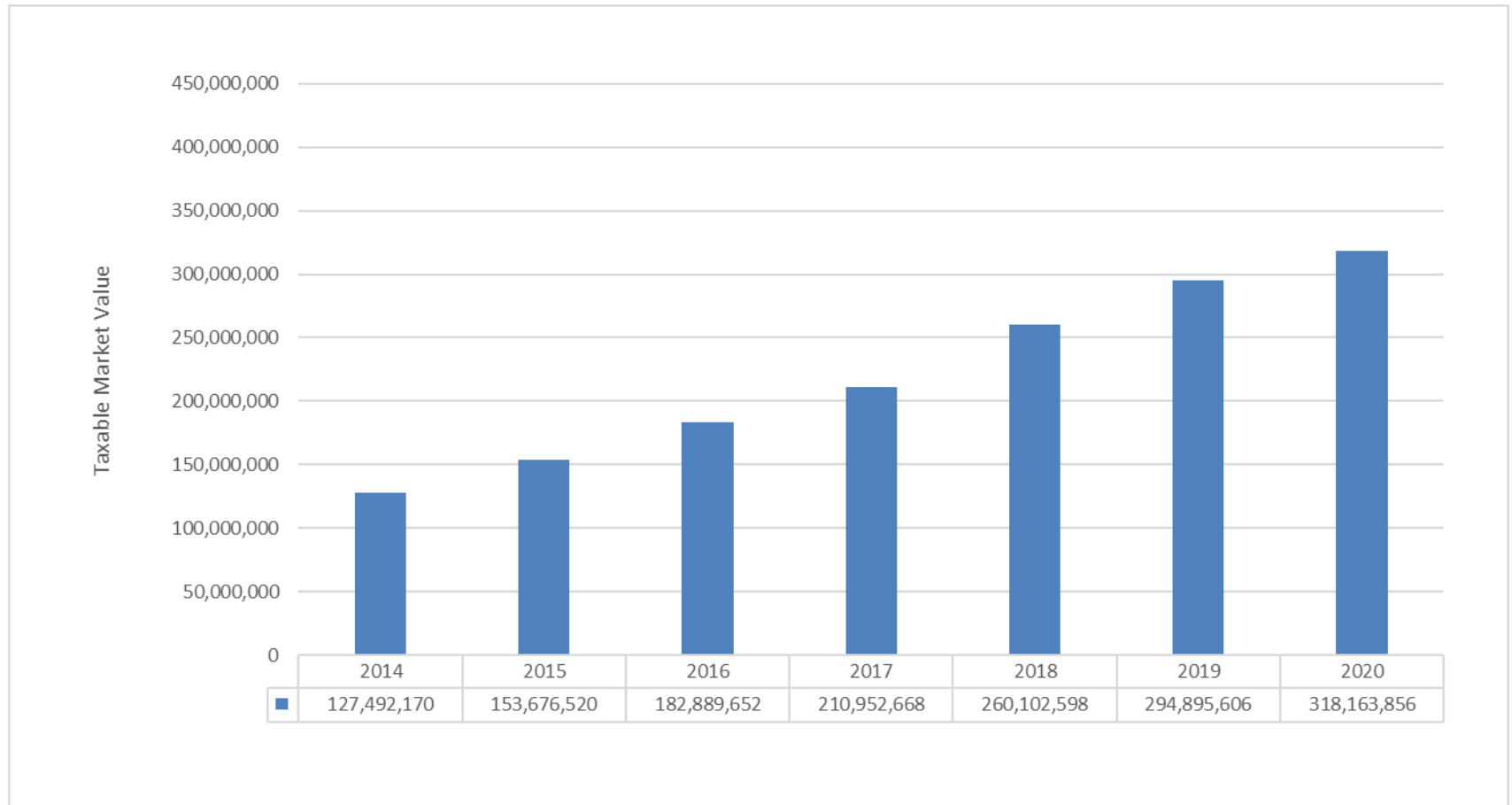
- ~~• Outline planning goals~~
- ~~• Develop refunding scenarios~~
- Review refunding scenarios with KURA
- Decision to proceed with refunding or not
- Determine preferred refunding strategy, if decision to move forward
 - Structure
 - Sale method
- Execute refunding strategy

Basic Schedule Outline – Bank Placement

April 19	Regular KURA Board Meeting – Review Financing Scenarios
April 23	Circulate BANK RFP
TBD	Circulate 1 st draft of Bond Resolution (Bond Counsel)
May 14	BANK RFPs due (21 days)
TBD	Circulate 2 nd draft of Bond Resolution and Transcript Index (Bond Counsel)
May 17	Regular KURA Board Meeting – select bank **preliminary interest rate and sizing**
TBD	Deliver Notice of Sale to Idaho Mountain Express
TBD	Final form of Bond Resolution provided in Board packets
TBD	Idaho Mountain Express Publish Notice of Sale
TBD	Regular[Special] KURA Board Meeting to Approve Resolution (30 day contest period begins) **final interest rate and sizing**
TBD	Provide Notice of adoption of Resolution to Idaho Mountain Express
TBD	Idaho Mountain Express Publish Notice of adoption of Resolution
TBD	30-day contest period ends
TBD	Pre-Close
TBD	Close – Funds Received by KURA

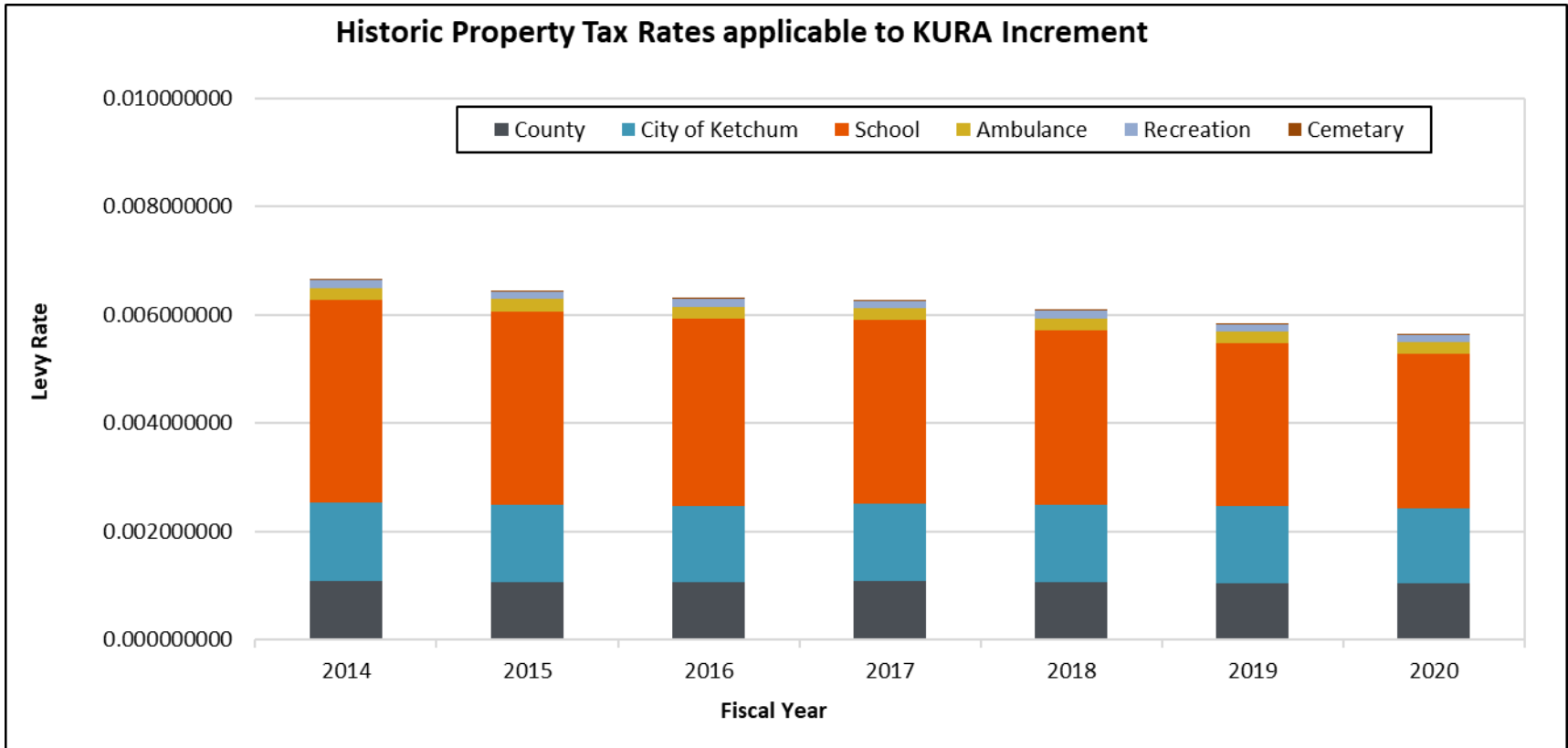
Tax Increment Value History - Update

16% compound annual growth rate tax year 2014-2020



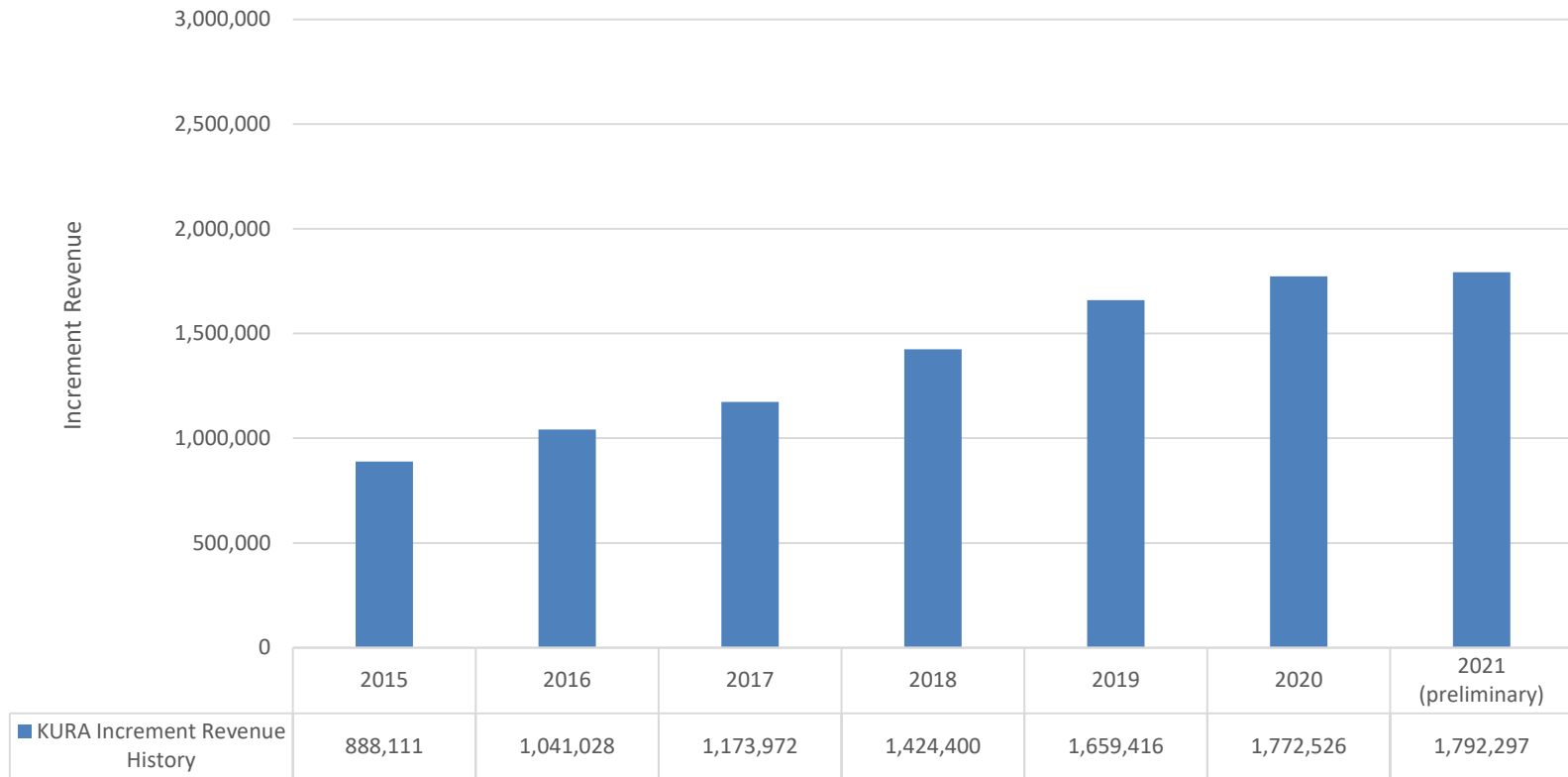
Tax Increment Levy Rate History

2.7% compound annual decline in combined tax rate 2014-2020



Tax Increment Revenue History

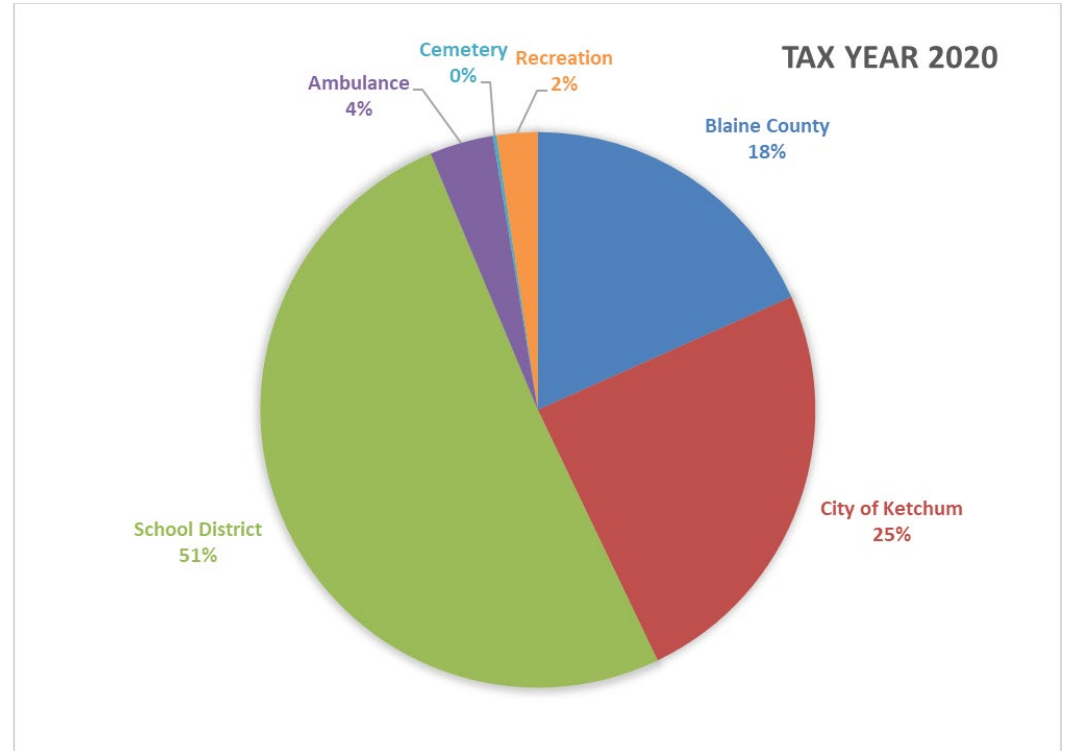
15% compound annual growth rate over last 5 Fiscal Years (2015 – 2020).



Tax Year 2020 Summary of tax rates that impact URA revenues

	TAX YEAR 2020	
Tax Rates (*)		
Blaine County	0.001033078	18.3%
City of Ketchum	0.001383279	24.6%
School District	0.002861153	50.8%
Ambulance	0.000209456	3.7%
Cemetery	0.000011599	0.2%
Recreation	0.000134686	2.4%
Total Tax Rate	0.005633251	100%

*List does not include Big Wood Flood Control District which generates approximately \$200 per year in tax increment revenue.



Top 10 Increment Taxpayer List

		Tax Year 2020	
Rank	Tax Payer	Increment Value	% of Total Increment Value
1	Aspen Skiing Company LLC	\$ 20,347,074	6.40%
2	Scott USA Inc.	4,734,680	1.49%
3	Barrier Jimmy Ray Trustee	3,757,429	1.18%
4	Limelight 414 LLC	3,484,947	1.10%
5	Comartin Natalie Spieker Trust	3,325,352	1.05%
6	Scott Peter W Trustee	3,114,233	0.98%
7	Heily Andrew Obryan	3,082,836	0.97%
8	Fleishhacker Françoise G, Trust	3,027,916	0.95%
9	Tatum Richie M Trustee	2,998,982	0.94%
10	Quinney David E Jr	2,929,333	0.92%

Top 10 Taxpayers	\$ 50,802,782	15.97%
All other Taxpayers	\$ 267,361,074	84.03%
Total Increment Value	\$ 318,163,856	100.00%



**SUN VALLEY
ECONOMIC
DEVELOPMENT**

SVED 2021 Action Plan

REVISED

January 15, 2021

2021 Action Plan - Framework

Performance Objective Number	Action Plan Category	Strategic Categories
1	Business Attraction, Expansion, Retention and/or Creation	ATTRACTION+
2		COVID
3		HOUSING
4		INFRASTRUCTURE
5		WORKFORCE
6	Place Making	RECREATION
7		EVENTS
8	Training	PROFESSIONAL
9		OTHER
10	Other	MEMBERSHIP
11		FINANCIAL
12		ORGANIZATIONAL

Action Plan - Attraction, Retention, Expansion & Creation

	Potential Strategy	Potential Tactics/Projects	Priority/ Weight (3=Hi)	Potential Targets
1	Recruit specific/focused relocation leads	Food & Beverage services Small professional offices Satellite offices Promotion of WRV Quality of Place	3	Jester/Food Innovation Center Private equity, VCs, etc Stories & testimonials
2	Respond to Commerce RFPs	As needed	3	Non-infrastructure heavy co's
3	Solicit & draft Idaho incentive applications	TRIs PTEs STEP & Other	3	Jester
4	Regular outreach to local businesses and organizations	Phone call & Zoom until covid safe	3	Target with DoC priority 75 list Internal 3+/week

Action Plan - COVID Response

	Potential Strategy	Potential Tactics/Projects	Priority/ Weight (3=Hi)	Potential Targets
1	Access to Funding	CARES IV applications SBA program applications Other agency applications Local grant applications	3	2 webinars for educatn/support 2+ SBA local applications RIVDA seminar Develop local grant program
2	Community Education	Dashboard issuance Relocation metrics analysis Business surveys & polling Forum & summit hosting	3	6 monthly reports Forum or report for community 2x surveys 1 Covid program
3	Improvements in Operating Environment	Blaine Recovery Comm/WG participatn Regulatory change advocacy	3	Convene weekly/monthly mtgs New common space access Revised indoor space rules Accelerate business vaccines
4	Community Economic Future Reimaging	Blaine Post-COVID vision Brand repositioning messaging	2	Revised White Paper(s) Messaging materials
5	Changes in business models	Succession planning/real estate control Ownership brokerage	1	2+ closing interventions

Action Plan - Housing & Infrastructure

	Potential Strategy	Potential Tactics/Projects	Priority/ Weight (3=Hi)	Potential Targets
1	Expansion of Middle-Income Inventory	Medium term inventory database Multi-family project advocacy Regulatory policy change Supply incentives	3	Analysis & reporting Peregrine, Big Valley, other SUR 2.0, ACIs, ADUs policy Property Tax Exemption amend.
2	Accessible Rental Options	Mixed Use project advocacy City Policy change advocacy Long-term rental incentive policies Short Term Rental regulatory change	2	State Lobby consortium formed ST rentals, employment covenants National strategy assessment IEDA Public Affairs lobbying
3	Hotel-led Affordable Housing Units	Hotel project advocacy	2	Marriott Signature, 1 st & 4th
4	Expansion of Broadband Access	CARES IV/FCC grant applications Regional supply/demand analysis Open Internet Provider access Subsidized modems	2	Indian Creek, So. Bellevue, etc.
5	Improved Transportation Systems	SUN capabilities Commuting/Public Transit	2	Support lead organization efforts

Action Plan - Workforce

	Potential Strategy	Potential Tactics/Projects	Priority/ Weight (3=Hi)	Potential Targets
1	Workforce Development	TPM Regional Cohort formation Apprenticeship programs Internship programs	2	Construction/Trades, Hospitality Culinary Home-bound students
2	Community Education	Living wage/ALICE metrics	1	Support lead organization efforts
3	Talent Attraction	Quality of Place marketing Satellite Urban office marketing	1	BBB, Relocate Recreate Google, FB, etc.

Action Plan - Place Making/Training/Other

	Potential Strategy	Potential Tactics/Projects	Priority/ Weight (3=Hi)	Potential Targets
1	Increase recreational assets & opportunities	Baldy Forest Health WRV Travel Management Plan Hwy 75 Parking SV Culinary Institute	2	Working Group/Sponsor support FEMA BRIC grant application
2	Revitalize Marquis Events	Organize 2021 Economic Summit Conduct economic impact assessments	2	New post-Covid world theme Symp, Trailing, Jazz, Tour, Ice, etc
3	Improve team skills & influence	Increased IEDA engagement RIVDA Board participation	2	Join Govt Affairs/other commttee SBA/SBDC loan review commttee
4	Expand Membership rolls	New member value proposition Young professional's program Urban relocatees program	3	85 new baseline target 5 lapsed renewals 5 new members signups
5	Maintain/improve Financial Performance	Optimize P&L performance Secure additional grants	3	CARES IV program access
6	Optimize organizational Structure	Evaluate collaboration alternatives Secure alternative funding sources	3	VSV consolidation Bus. Improve. Dist. assessme

Sun Valley Economic Development
February 2021

Describe any activities taken this month to advance your industry targeting objectives (Objective A)- issued January Covid dashboard for Blaine County, indicating a continuing month-on-month decrease in local business economic risks with stability in business closures, improvements in LOT and the labor situation; signed up for MountainCareers.com to enable future posting of professional jobs on national web platform used by resorts.

Describe any activities taken this month to advance your business outreach objectives (Objective B) –direct outreach to 24 local business organizations; continued data gathering on STR limitation options; gathering data for study of new homeowner demographics; reviewed 2 Dept of Commerce RFI requests; worked with Project Jester for submittal of final TRI application in advance of March EAC review; advised Idaho Economic Development Association Public Affairs committee on advocacy on county funding, URA, Wolf Trapping, public art spend restrictions and limitations on Gov’s emergency powers bills in front of the legislature.

Describe any activities taken this month to advance your main street and entrepreneurship activities (Objective C) – numerous meetings of Blaine Recovery Committee and Business Working Group; continued collecting of testimonial list of new local professionals relocating to Blaine Co for remote work.

Describe any activities taken this month to advance your placemaking objectives (Objective D) –awarded small \$1700 WRWF annual grant for culinary; continued evaluation of new Idaho \$35m Broadband grant terms and conditions for prospective geographies.

Describe any activities taken this month to advance your professional development objectives (Objective E) –working towards setup of Talent Pipeline Management Academy - Hospitality cohort across Idaho to develop pipeline; evaluated 1 loan applications to Region IV Development

Describe any other activities taken this month that fall outside of your workplan objectives- new board nomination for presentation at next board meeting; continued evaluation of local ED integration opportunities.

FY2021 Opportunites Report

Projects that involve CapEx, job creation, and/or incentives

Date	Project/ Company Name	City	Industry	Opportunity Type	Number Existing Jobs	Potential Job Creation	Potential Capital Investment	Incentives Applied For	Project Stage	Summary of Project
7/1/2020	Grocery Outlet	Hailey	Retail	Business Attraction	0	40	\$300,000	None	In Progress	Will occupy old Kings location; new franchisee selected to lead startup; hiring for Feb 2021 opening; modest capital for interior retrofit;
7/1/2020	Blaine Manor/ARCH	Hailey	Housing	Community Development	0	40/1	\$15,000,000	None	In Progress	60 new apartments on former Blaine Maynor site developed by ARCH as Affordable Housing tax credit project; IHFA competitive award; final design stage with ground breaking expected Sept 2020
7/1/2020	Marriot Fairfield	Hailey	Tourism	Business Attraction	0	60	\$8,000,000	None	In Progress	New hotel in Hailey underconstructuion and about 79% complete
7/1/2020	Harriman Hotel	Ketchum	Tourism	Business Attraction	0	90	\$12,000,000	None	In Progress	New hotel in Ketchum still seeking core equity partners; additional site work conducted to enure compliance with building permits issued
8/15/2020	Sun Valley Guides	Ketchum	Recreation	Business Expansion	20	3	\$150,000	Other	In Progress	Planning for more guests this winter due to uncertain Bald Mtn operations; negotiated contract for snow machine fleet expansion and USFS license area expansion; connecting with RIVDA to evaluate financng options
8/20/2020	Gravity Fitness	Hailey	Recreation	Business Expansion	40	5	\$2,300,000	Other	In Progress	Examining improvements in facility to tennis courts and creation of outdoor pool spa area; also looking at buy out of facility from landlord; connecting with RIVDA toevaluate financing options
9/1/2020	FEMA BRIC Grant	Blaine Co	Tourism	Community Development	2000	20	\$10,000,000	Other	In Progress	Pre-app submitted for two potential grants under this program 1) Baldy Forest Health involving remediation of forest dead fall and unhealthy biome circa \$10m and 2) Hospital micro grid to increase energy resiliance circa \$2m. M Partnering on grants with Blaine Co, USFS, BLM, local not for profits. Applicaiton due Dec 15 2020.
9/1/2020	CARES Broadband Grant	Carey & Picabo	Communications	Community Development	75	2	\$1,000,000	Other	In Progress	Successful application for expanding household (Picabo) and public services infrastructure (Carey). Safelink actively engaged in installation for Dec deadline.
9/1/2020	CARES Broadband Grant	Sun Valley	Communications	Community Development	20	0	\$30,000	Other	In Progress	successful application for expanding public services infrastructureat SV Fire Station. Cox actively engaged in installation for Dec deadline.
10/1/2020	Mavrick Serice Station shipping fulfillment center	Hailey	transportation	Business Attraction	0	20	\$300,000	None	In Progress	initial planning for gas staton/C store at current Silver Creek Ford locaiton; SCF would colocate in north Hailey with LL Green
10/1/2020		Hailey	Retail	Business Attraction	0	na	na	None	In Progress	Site finder asking about 1-2 acres for small warehouse for undisclosed customer
11/1/2020	CLO Solutions	Ketchum	Professional Services	Business Attraction	0	2	\$0	None	Closed Won	Set up of small professional office providing small corporate legal outsourcing services
11/1/2020	Guggenheim Partners	Sun Valley	Professional Services	Business Attraction	0	1	\$0	None	Closed Won	Set up of small professional office providing wealth management and investment services
11/1/2020	Revelry Group (Project Jester)	Ketchum	Food & Beverage	Business Attraction	0	29	\$50,000.00	TRI	In Progress	Evaluating consolidating move to Blaine from Portland in12 months; planning to establish headoffice for 2-4 affiliated companies (F&B, Outfitting Services, Food Innovation lab) with minimum 20 employes
12/3/2020	Food Innovation Center	Twin Falls	Food & Beverage	Start Up Business	0	10	\$5,000,000	Other	In Progress	Joined feasibility study team to provide linkages with SV area, Culinary Institiute and potential Project Jester relocation
1/20/2021	LL Green/Silver Creek	Hailey	Commerical mixed use	Community Development	40	45	\$10,000,000	None	In Progress	Major redevelopment of vacant 3 acre parcel on Hwy 75; proposed location for expanded LL Green Hardware and relocated Silver Creek Auto; also 9 townhome buildings along residentialbuffer zone; currently under review by P&Z; receiving pushback from NIMBY coalition

2/9/2021	Solstice Condominiums	Ketchum	Commercial mixed use	Community Development	0	40	\$27,000,000	None	In Progress	Major redevelopment of vacant 18,000 sf city parcel on Hwy 75 in North Ketchum; proosed location for 59,000 sf3.5 story mixed use building with 4 retail storefronts, 8 workforce housing units and 12 luxury residences; receiving pushback from city staff as not in Ketchum character; currently in front of P&Z
2/10/2021	Croy Canyon Campgro	Hailey	Recreation	Community Development	0	2	\$500,000	None	In Progress	New summer only campground planned for west of Hailey on Croy Canyon road; site with 24 RV and 9 tent sites; funding via \$500k grant from Idaho Parks & Rec; under review via LUPA process

Sun Valley Economic Development, Inc.

PROFIT AND LOSS

January - December 2020

	TOTAL
Income	
Income	
Events	2,000.00
Grant Income	35,574.95
Private Sector	55,200.00
Public Sector	
Blaine County	25,000.00
Ketchum	9,500.00
Kura	15,000.00
Sun Valley	7,500.00
Total Public Sector	57,000.00
Total Income	149,774.95
Interest Income	2.14
Restricted Income - TCC	-4,750.00
z In Kind Revenue & Services	2,700.00
Total Income	\$147,727.09
GROSS PROFIT	\$147,727.09
Expenses	
Office Administration	
Accounting	4,247.54
Bank Costs	903.59
Dues & Subscriptions	-20.00
Other Fees & Service	51.49
Total Office Administration	5,182.62
Operating Expenses	
Compensation	
Analyst/Administrator	4,600.00
Executive Director	76,624.00
Membership Director	46,741.65
Total Compensation	127,965.65
Consulting	4,200.00
Marketing	3,020.98
Travel, Meals & Entertainment Expense	304.38
Web Site	120.00
Total Operating Expenses	135,611.01
Total Expenses	\$140,793.63
NET OPERATING INCOME	\$6,933.46
Other Expenses	\$0.00
NET OTHER INCOME	\$0.00
NET INCOME	\$6,933.46

Sun Valley Economic Development, Inc.

BALANCE SHEET

As of December 31, 2020

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Bank Accounts	
Checking-Sustain Blaine (Zions)	0.00
Total Bank Accounts	0.00
Checking x 0713	27,291.75
PayPal	0.00
Savings x4864	75,000.00
Total Bank Accounts	\$102,291.75
Accounts Receivable	
Accounts Receivable	12,049.95
Total Accounts Receivable	\$12,049.95
Other Current Assets	
Undeposited Funds	650.00
Total Other Current Assets	\$650.00
Total Current Assets	\$114,991.70
Other Assets	
Organizational Costs	10.00
Total Other Assets	\$10.00
TOTAL ASSETS	\$115,001.70
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	11,600.00
Total Accounts Payable	\$11,600.00
Other Current Liabilities	
Refundable Deposit	0.00
Total Other Current Liabilities	\$0.00
Total Current Liabilities	\$11,600.00
Long-Term Liabilities	
SBA CARES EIDL - LOAN 2.75% 30 Year	88,900.00
Total Long-Term Liabilities	\$88,900.00
Total Liabilities	\$100,500.00
Equity	
Unrestricted Net Assets	7,568.24
Net Income	6,933.46
Total Equity	\$14,501.70
TOTAL LIABILITIES AND EQUITY	\$115,001.70

KURA 2020 ROI

Sun Valley Economic Development Return on Investment		Return Metrics>>	Culinary Only ²	Plus Limelight TRI ³	Plus Revelry TRI ⁴	
		Annual Returns>>	\$ 478,105	\$ 2,815,105	\$ 2,815,105	
Investment Metrics ¹						
KURA 1-Yr	\$ 40,000		\$ 12	\$ 70	\$ 70	for every \$1 invested
KURA 3-Yr	\$ 70,000		\$ 7	\$ 40	\$ 40	
KURA 5-Yr	\$ 100,000		\$ 5	\$ 28	\$ 28	

Notes:

¹ Includes awards to both SVED & SVCI

² Based on local operating & capital expenditures

³ Based on Staff Payroll only

⁴ TBD; Pending for 2021

Methodology consistent with Southern Idaho Economic Development



SUN VALLEY CULINARY INSTITUTE

Please join us for our
Professional Development Series

SVCI is excited to announce our **first** Professional Development Series, **May 3-6** at the Institute.

These short and concentrated classes are designed to teach essential culinary and service skills for those who want to enter foodservice, who are new to foodservice employment, or who wish to broaden their skill set.

This program will empower participants to be more confident in their culinary and/or service abilities.

Encourage your staff to join **Chefs Naomi Everett** and **Christopher Koetke** for this new educational initiative designed to directly benefit the local foodservice community. Our chefs represent not only decades of culinary educational experience, but decades of foodservice experience. Students may take individual classes or sign up for both the **Culinary Track** and/or the **Service Track**.

Class Dates: May 3-6
Class Times; 10AM-2PM
Cost: \$25/Day
Lunch Provided

Space is limited to 8 Students/Day



Culinary Track

May 3, 2021 10AM – Noon

- Safety and Sanitation
- FAT TOM
- Personal behaviors/hygiene
- The basics of biological, chemical, and physical hazards
- Reducing the possibility of foodborne illness, chemical poisoning, or physical contamination
- Cleaning and sanitizing
- Critical temperatures - Cooking, holding, chilling, and reheating
- Elements of Tasting
- Physiology
- Perceived likes and dislikes
- How to critically taste

Noon – Lunch

May 3, 2021 12:30PM – 2PM

- Product utilization
- Cross-utilization
- Waste management
- Costing
- Yield costing
- Recipe costing
- Menu pricing

May 4, 2021 10AM – Noon

- Basic Knife Skills
- Safely handling knives
- Sharpening knives
- Basic knife cuts

Noon – Lunch

May 4, 2021 12:30PM – 2PM

- Introductory Cooking Methods
- Dry heat methods (sauté, grill, roast, deep fry)
- Moist heat methods (poaching, blanching, steaming)
- Combination methods (braising and stewing)

Service Track

May 5, 2021 10AM – Noon

- Customer Service Skills
- Telephone etiquette
- Communication skills, verbal/nonverbal
- Sanitation and hygiene
- Service dos and don'ts—the finer points
- Service sequence

Noon – Lunch

May 5, 2021 12:30PM – 2:00PM

- Front-of-House organization
- Service-ware identification and preparation
- Table settings and preparing for service
- Food presentation
- Order taking
- Communication with the kitchen (special orders, allergens, etc.)

May 6, 2021 10AM – Noon

- Introductory Wine and Beer Service Class
- Serving beer and wine
- Understanding customer preferences and making suggestions
- Pairing beer and wine with food

Noon – Lunch

May 6, 2021 12:30PM – 2:00 PM

- The Basics of Beer and Wine
- Basic beer styles
- Basic wine styles

[Register Now](#)

Questions?

Contact Karl Uri at karl@sunvalleyculinary.org or 208-913-0494



Presented by
The Revelry Group



Supported by the
Ketchum Urban Renewal Agency



Ketchum Urban Renewal Agency

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

April 19, 2021

Chair and Commissioners
Ketchum Urban Renewal Agency
Ketchum, Idaho

RECOMMENDATION TO REVIEW, DISCUSS AND PRIORITIZE TRANSPORTATION PLAN CAPITAL PROJECTS

Introduction/History

The City has adopted the Transportation Plan that identifies specific capital improvements for implementation. The KURA may be interested in helping fund some of the improvements. Funding for the projects may come from several different sources such as the City's General Fund, Impact Fees from development and KURA funds if the Board agrees to fund all or a portion of a project.

Analysis

Staff is recommending the KURA begin review and discussion of the list of Transportation Plan improvements and identify projects the Board may be interested in funding or partially funding.

Staff suggests the Board go through the list and prioritize the projects KURA is interested in funding and then discuss the amount of funding the Board may want to contribute.

Actual funding would occur as part of each fiscal year budget. This process is to set the priorities and potential amount of funding.

City of Ketchum														
Master Transportation Plan - CIP Projects														
Project ID	Project Name	Funding Source	Total Project Cost	Year of Construction	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
A1	Bike Wayfinding Plan	TBD	10,000	2022	-	-	-	-	-	-	-	-	-	-
A2	2nd Avenue Sharrows/Protected Bike lane	TBD	86,000	2023	-	-	80,000	-	-	-	-	-	-	-
A3	Gem Street & Leadville Avenue Sharrows	TBD	15,000	2023	-	-	10,000	-	-	-	-	-	-	-
A4	Alpine Lane & 9th Street Sharrows	TBD	15,000	2023	-	-	10,000	-	-	-	-	-	-	-
A5	1st Street Sharrows	TBD	13,000	2023	-	-	8,000	-	-	-	-	-	-	-
A6	6th Street Sharrows	TBD	13,000	2023	-	-	8,000	-	-	-	-	-	-	-
A7	SH-75 Pathway-North of Town	ITD?	296,000	2023?	-	39,000	257,000	-	-	-	-	-	-	-
B1	Main Street and 1st Street	TBD	120,000	2026	-	-	-	-	15,600	104,400	-	-	-	-
B2	Main Street and Sun Valley Road	TBD	130,000	2026	-	-	-	-	16,900	113,100	-	-	-	-
B3	Main Street and 4th Street	TBD	200,000	2026	200,000	-	-	-	-	-	-	-	-	-
B4	Main Street and 5th Street	TBD	120,000	2026	-	-	-	-	15,600	104,400	-	-	-	-
B5	Main Street and 6th Street	TBD	60,000	2026	-	-	-	-	7,800	52,200	-	-	-	-
C1	1st Avenue and 1st Street	TBD	130,000	2025	-	-	-	-	130,000	-	-	-	-	-
C2	1st Avenue and Sun Valley Road	TBD	110,000	2025	14,300	95,700	-	-	-	-	-	-	-	-
C3	1st Avenue and 4th Street	TBD	140,000	2025	-	-	-	-	140,000	-	-	-	-	-
C4	1st Avenue and 5th Street	TBD	140,000	2025	-	-	-	-	140,000	-	-	-	-	-
D1	East Avenue and 2nd Street	TBD	120,000	2025	-	-	-	-	120,000	-	-	-	-	-
D2	East Avenue and Sun Valley Road	TBD	130,000	2022	16,900	113,100	-	-	-	-	-	-	-	-
D3	East Avenue and 5th Street	TBD	130,000	2025	-	-	-	-	130,000	-	-	-	-	-
E1	Warm Springs Road and Saddle Road	TBD	170,000	2026	-	-	-	-	-	170,000	-	-	-	-
S1	Downtown Core Sidewalk infill	TBD	2,000,000	2022-2029	-	193,333	193,333	193,333	193,333	193,333	193,333	193,333	193,333	193,333
S2	Warm Springs Road Sidewalk	TBD	210,000	2027	-	-	-	-	-	-	210,000	-	-	-
S3	4th Street Sidewalk	TBD	370,000	2028	-	-	-	-	-	-	-	370,000	-	-
S4	Main Street Signal Pedestrian Upgrades	TBD	500,000	2029	-	-	-	-	-	-	-	-	500,000	-
F1	4th Street Closure	TBD	100,000	2029	-	-	-	-	-	-	-	-	100,000	-
F2	Warm Springs Road and 10th Street and Lewis Street Intersection Improvements Concept Study	TBD	75,000	2021	75,000	-	-	-	-	-	-	-	-	-
F3	Warm Springs Road and 10th Street and Lewis Street Intersection Construction	TBD	2,000,000	TBD	-	-	-	-	-	-	-	-	-	-
F4	Main Street Lane Reconfiguration Study	TBD	100,000	2021	-	-	-	-	-	-	-	-	-	100,000
F5	Implement Paid Parking	TBD	700,000	TBD	-	-	-	-	-	-	-	-	-	-
M3	Mill and Overlay East Avenue	General Fund	600,000	2024	-	600,000	-	-	-	-	-	-	-	-
M4	Mill and Overlay Walnut Avenue	General Fund	80,000	2023	-	80,000	-	-	-	-	-	-	-	-
M?	Mill and Overlay 1st Avenue	TBD	-	2025	-	-	-	-	-	-	-	-	-	-
M1	Sidewalk Curb and Gutter Repairs	TBD	1,000,000	2022-2030	-	111,111	111,111	111,111	111,111	111,111	111,111	111,111	111,111	111,111
M2	4th Street Pavers	TBD	2,000,000	TBD	-	-	-	-	-	-	-	-	-	-
M?	Warm Springs Base/Lewis Street/Northwood LID	TBD	-	TBD	-	-	-	-	-	-	-	-	-	-
PM1	Pavement Marking Maintenance	TBD	450,000	2022-2030	-	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
CH1	Asphalt Maintenance	TBD	250,000	2020-2023	-	125,000	125,000	-	-	-	-	-	-	-
Annual Cost					306,200	1,407,244	852,444	354,444	1,070,344	898,544	564,444	724,444	954,444	454,444
Total Budgeted Cost					7,587,000									
Total All Projects Costs					12,583,000									

Bicycle/Multi-Use											Budgeted Amount											
Project ID	Project Type	Project Name	Description	Funding Source	Project Cost	Engineering Cost	Construction Cost	Total Project Cost	Timeframe	Improvements	Year of Construction	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	
A1	Bicycle/Multi-use	Bike Wayfinding Plan	Conduct a study to support the proposed sharrow installation and connection with other bike facilities to determine wayfinding sign placement and coordination with current City wayfinding system	TBD	10,000	-	-	10,000	Short-term		2022	-	-	-	-	-	-	-	-	-	-	-
A2	Bicycle/Multi-use	2nd Avenue Sharrow/Protected Bike lane	Install sharrow bike markings and signing along 2nd Avenue from Seneca Lane to 1st Street and protected bike lanes from 1st Street to 6th Street	TBD	6000	5,000	75,000	86,000	Short-term	Improvements to follow Wayfinding plan	2023	-	-	80,000	-	-	-	-	-	-	-	-
A3	Bicycle/Multi-use	Gem Street & Leadville Avenue Sharrow	Install sharrow bike markings and signing along Gem Street from SH-75 to Leadville and on Leadville Avenue from Gem Street to 6th Street	TBD	5000	-	10,000	15,000	Short-term	Improvements to follow Wayfinding plan	2023	-	-	10,000	-	-	-	-	-	-	-	-
A4	Bicycle/Multi-use	Alpine Lane & 9th Street Sharrow	Install sharrow bike markings and signing along Alpine Lane from 1st Street to 9th Street and on 9th Street to SH-75	TBD	5000	-	10,000	15,000	Short-term	Improvements to follow Wayfinding plan	2023	-	-	10,000	-	-	-	-	-	-	-	-
A5	Bicycle/Multi-use	1st Street Sharrow	Install sharrow bike markings and signing along 1st Street from 2nd Avenue to Alpine Lane	TBD	5000	-	8,000	13,000	Short-term	Improvements to follow Wayfinding plan	2023	-	-	8,000	-	-	-	-	-	-	-	-
A6	Bicycle/Multi-use	6th Street Sharrow	Install sharrow bike markings and signing along 6th Street from 2nd Avenue to Washington Avenue and Main Street to Alpine Lane	TBD	5000	-	8,000	13,000	Short-term	Improvements to follow Wayfinding plan	2023	-	-	8,000	-	-	-	-	-	-	-	-
A7	Bicycle/Multi-use	SH-75 Pathway-North of Town	Install a separated paved pathway parallel to SH-75 from 9th Street (Knob Hill) to Saddle Road. Provide a 12' wide pathway	ITD?		39,000	257,000	296,000	Short-term		2023?	-	39,000	257,000	-	-	-	-	-	-	-	-
												Annual Cost										
												Total Cost										

Pedestrian Safety												Budgeted Amount										
Project ID	Project Type	Project Name	Description	Funding Source	Engineering Cost	Construction Cost	Total Project Cost	Timeframe	Notes	Year of Construction		FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	
B1	Pedestrian Safety	Main Street and 1st Street	1. Add bulb outs on Main Street approaches & rebuild pedestrian ramps 2. Update pedestrian crossing signals to automatically provide a WALK signal rather than requiring pedestrian to push the button when crossing side streets parallel to SH-75.	TBD	15,600	104,400	120,000	Short-term	Coordinate with ITD Main St. Reconst. Project	2026		-	-	-	-	15,600	104,400	-	-	-	-	
B2	Pedestrian Safety	Main Street and Sun Valley Road	1. Add bulb outs on Main Street approaches & rebuild pedestrian ramps 2. Update pedestrian crossing signals to automatically provide a WALK signal rather than requiring pedestrian to push the button when crossing side streets parallel to SH-75.	TBD	16,900	113,100	130,000	Short-term	Coordinate with ITD Main St. Reconst. Project	2026		-	-	-	-	16,900	113,100	-	-	-	-	
B3	Pedestrian Safety	Main Street and 4th Street	Update pedestrian crossing to a pedestrian hybrid beacon (high intensity activated crosswalk [HAWK]) with curbside push buttons for cyclists	TBD	-	200,000	200,000	Short-term	In process - KLRBA funded	2026		200,000	-	-	-	-	-	-	-	-	-	
B4	Pedestrian Safety	Main Street and 5th Street	1. Add bulb outs on Main Street approaches & rebuild pedestrian ramps 2. Update pedestrian crossing signals to automatically provide a WALK signal rather than requiring pedestrian to push the button when crossing side streets parallel to SH-75	TBD	15,600	104,400	120,000	Short-term	Coordinate with ITD Main St. Reconst. Project	2026		-	-	-	-	15,600	104,400	-	-	-	-	
B5	Pedestrian Safety	Main Street and 6th Street	1. Upgrade median to be wider and include detectable warnings on each side for ADA compliance. 2. Upgrade pedestrian ramps with the crossings on Main Street and 6th Street to provide accessible route to new Warm Springs Road sidewalks.	TBD	7,800	52,200	60,000	Short-term	Coordinate with ITD Main St. Reconst. Project	2026		-	-	-	-	7,800	52,200	-	-	-	-	
Annual Cost												200,000	0	0	0	0	15,900	174,100	0	0	0	0
Total Cost												830,000										

Pedestrian Safety											Budgeted Amount										
Project ID	Project Type	Project Name	Description	Funding Source	Engineering Cost	Construction Cost	Total Project Cost	Timeframe	Notes	Year of Construction	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	
C1	Pedestrian Safety	1st Avenue and 1st Street	Add bulb outs on 1st Avenue approaches & rebuild pedestrian ramps	TBD	16,900	113,100	130,000	Short-term		2025	-	-	-	-	130,000	-	-	-	-	-	
C2	Pedestrian Safety	1st Avenue and Sun Valley Road	Add bulb outs on 1st Avenue approaches (existing in NW corner) & rebuild pedestrian ramps	TBD	14,300	95,700	110,000	Short-term	Coordinate with ITD road transfer	2025	14,300	95,700	-	-	-	-	-	-	-	-	
C3	Pedestrian Safety	1st Avenue and 4th Street	Add bulb outs on 1st Avenue approaches & rebuild pedestrian ramps	TBD	18,200	121,800	140,000	Short-term		2025	-	-	-	-	140,000	-	-	-	-	-	
C4	Pedestrian Safety	1st Avenue and 5th Street	Add bulb outs on 1st Avenue approaches & rebuild pedestrian ramps	TBD	18,200	121,800	140,000	Short-term		2025	-	-	-	-	140,000	-	-	-	-	-	
											Annual Cost	14,300	95,700	-	-	410,000	-	-	-	-	-
											Total Cost:	14,300	95,700	-	-	410,000	-	-	-	-	-

Pedestrian Safety											Budgeted Amount									
Project ID	Project Type	Project Name	Description	Funding Source	Engineering Cost	Construction Cost	Total Project Cost	Timeframe	Notes	Year of Construction	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
D1	Pedestrian Safety	East Avenue and 2nd Street	Add bulb outs on East Avenue approaches & rebuild pedestrian ramps	TBD	15,600	104,400	120,000	Short-term	Coordinate with Mill and overlay	2025	-	-	-	-	120,000	-	-	-	-	-
D2	Pedestrian Safety	East Avenue and Sun Valley Road	Add bulb outs on East Avenue approaches & rebuild pedestrian ramps	TBD	16,900	113,100	130,000	Short-term	Coordinate with ITD road transfer	2022	16,900	113,100	-	-	-	-	-	-	-	-
D3	Pedestrian Safety	East Avenue and 5th Street	Add bulb outs on East Avenue approaches & rebuild pedestrian ramps	TBD	16,900	113,100	130,000	Short-term	Bluebird development to do a portion, coordinate with Mill and overlay.	2025	-	-	-	-	130,000	-	-	-	-	-
Annual Cost											16,900	113,100	-	-	250,000	-	-	-	-	-
Total Cost											380,000									

Pedestrian Safety											Budgeted Amount									
Project ID	Project Type	Project Name	Description	Funding Source	Project Cost	Engineering Cost	Construction Cost	Total Project Cost	Timeframe	Year of Construction	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
E1	Pedestrian Safety	Warm Springs Road and Saddle Road	Tighten vehicle turning radii with curbing to reduce pedestrian crossing distance and reduce speed of turning vehicles Update pedestrian ramps	TBD		22,000	148,000	170,000	Short-term	2026	-	-	-	-	-	170,000	-	-	-	-
											Annual Cost									
											-									
											Total Cost									
											170,000									

Pedestrian Safety											Budgeted Amount										
Project ID	Project Type	Project Name	Description	Funding Source	Engineering Cost	Construction Cost	Total Project Cost	Timeframe	Notes/Comments	Year of Construction	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	
S1	Pedestrian Safety	Downtown Core Sidewalk Infill	Connect existing sidewalks in downtown core.	TBD	260,000	1,740,000	2,000,000	Short-term		2022-2029	-	193,333	193,333	193,333	193,333	193,333	193,333	193,333	193,333	193,333	
S2	Pedestrian Safety	Warm Springs Road Sidewalk	Extend sidewalk on west side of road from bus stop to bike path across from YMCA. Includes stormwater upgrades with new curb and gutter.	TBD	27,000	183,000	210,000	Short-term		2027	-	-	-	-	-	-	210,000	-	-	-	
S3	Pedestrian Safety	4th Street Sidewalk	Connect existing sidewalk from Washington Avenue to 2nd Avenue Sidewalk infill.	TBD	48,100	321,900	370,000	Short-term		2028	-	-	-	-	-	-	-	370,000	-	-	
S4	Pedestrian Safety	Main Street Signal Pedestrian Upgrades	Install pedestrian improvements including new signal hardware to allow pedestrian scramble at each signalized intersection.	TBD	-	500,000	500,000	Short-term	SV Road and Main St. in progress	2029	-	-	-	-	-	-	-	-	-	500,000	
Annual Cost											-	193,333	193,333	193,333	193,333	193,333	193,333	409,333	363,333	693,333	193,333
Total Cost											2,820,000										

Traffic Mitigation											Budgeted Amount													
Project ID	Project Type	Project Name	Description	Funding Source	Engineering Cost	Construction Cost	Total Project Cost	Timeframe	Year of Construction	Year of Construction	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30				
F1	Pedestrian Enhancement	4th Street Closure	Close the segment from Main Street to East Avenue to motor vehicles	TBD	-	100,000	100,000	Future Development	2020		-	-	-	-	-	-	-	-	-	100,000	-			
F2	Traffic Congestion Mitigation	Warm Springs Road and 10th Street and Lewis Street Intersection Improvements Concept Study	Conduct an alternatives analysis of various intersection improvements at Warm Springs Road and 10th Street and Lewis Street, including a roundabout at 10th, dog bone roundabout or double roundabout at 10th and Lewis, or mini-roundabouts at each intersection	TBD	-	75,000	75,000	Future Development	2021	Combine with Main Street Alternative Analysis	75,000	-	-	-	-	-	-	-	-	-	-			
F3	Traffic Congestion Mitigation	Warm Springs Road and 10th Street and Lewis Street Intersection Construction	Design and construct the preferred intersection improvements identified in the Concept Study	TBD	-	2,000,000	2,000,000	Future Development	TBD		-	-	-	-	-	-	-	-	-	-	-			
F4	Traffic Congestion Mitigation	Main Street Lane Reconfiguration Study	Conduct a lane reconfiguration study to investigate changing the 4-lane Main Street into a 3-lane section with one travel lane in each direction and a center median to allow dedicated left turn lanes at public street intersections	TBD	-	100,000	100,000	Future Development	2021	Combine with Lewis Street Concept and ITD Main Street Reconstruction (2026)	-	-	-	-	-	-	-	-	-	-	100,000			
F5	Parking Management	Implement Paid Parking		TBD	-	700,000	700,000	Future Development	TBD		-	-	-	-	-	-	-	-	-	-	-			
											Annual Cost		75,000	-	-	-	-	-	-	-	-	-	100,000	100,000
											Total Cost		775,000	-	-	-	-	-	-	-	-	-	-	-

Safety											Budgeted Amount												
Project ID	Project Type	Project Name	Description	Funding Source	Engineering Cost	Construction Cost	Total Project Cost	Timeframe	Year of Construction	Year of Construction	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30			
M3	Safety	Mill and Overlay East Avenue	Mill and Overlay East Avenue	General Fund	78,000	522,000	600,000	2024	Seal coat next year/Streets high priority/minimal life/ prefer 2023 but coordinate with Bluebird	2024	-	600,000	-	-	-	-	-	-	-	-	-		
M4	Safety	Mill and Overlay Walnut Avenue	Mill and Overlay Walnut Avenue	General Fund	10,400	69,600	80,000	2023	Seal coat this year/Streets high priority/minimal life	2023	-	80,000	-	-	-	-	-	-	-	-	-		
M7	Safety	Mill and Overlay 1st Avenue	Mill and Overlay First Avenue	TBD	-	-	-	2025	-	2025	-	-	-	-	-	-	-	-	-	-	-		
M1	Pedestrian Safety	Sidewalk Curb and Gutter Repairs	City wide repairs annually	TBD	-	1,000,000	1,000,000	Annual Work	-	2022-2030	-	111,111	111,111	111,111	111,111	111,111	111,111	111,111	111,111	111,111	111,111		
M2	Pedestrian Safety	4th Street Pavers	Replace pavers for smooth surface	TBD	-	2,000,000	2,000,000	2020-2025	-	TBD	-	-	-	-	-	-	-	-	-	-	-		
M7		Warm Springs Base/Lewis Street/Northwood LID		TBD	-	-	-			TBD	-	-	-	-	-	-	-	-	-	-	-		
											Annual Cost	791,111	111,111	111,111	111,111	111,111	111,111	111,111	111,111	111,111	111,111	111,111	
											Total Cost	1,680,000											

Safety											Budgeted Amount										
Project ID	Project Type	Project Name	Description	Funding Source	Project Cost	Engineering Cost	Construction Cost	Total Project Cost	Timeframe	Year of Construction	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	
PM1	Safety	Pavement Marking Maintenance	All City owned streets (parking, crosswalks, etc.) Crosswalks and "shark teeth" on Main Street (SH-75) and Sun Valley Road west of Main Street (SH-75 Spur)	TBD		-	450,000	450,000	Annual Work	2022-2030		50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
											Annual Cost										
											Total Cost										
											450,000										

Safety										Budgeted Amount									
Project ID	Project Type	Project Name	Description	Funding Source	Engineering Cost	Construction Cost	Total Project Cost	Timeframe	Year of Construction	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
CH1	Safety	Asphalt Maintenance	Chip seal City owned streets	TBD	-	250,000	250,000	2020-2023	2022-2023	-	125,000	125,000	-	-	-	-	-	-	-
										Annual Cost									
										Total Cost									
										250,000									



Ketchum Urban Renewal Agency

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

April 19, 2021

Chair and Commissioners
Ketchum Urban Renewal Agency
Ketchum, Idaho

Recommendation to Review, Discuss and Provide Direction on Projects for FY 2020

Each year the KURA discusses and decides project to fund. Up until last year, the Board was focused on in-fill sidewalk projects. That effort was put on hold last year and the following projects were funded:

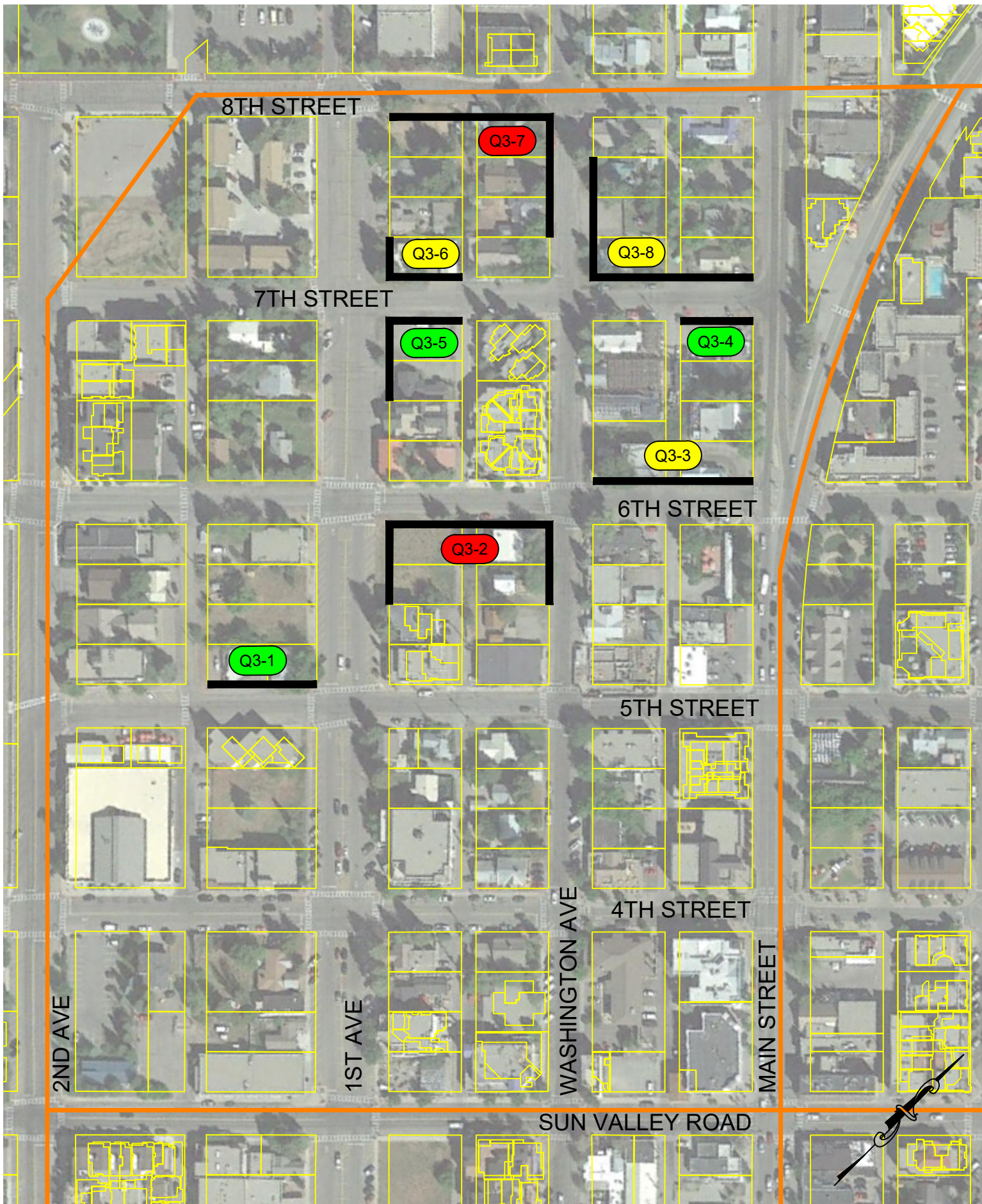
- Repair 4th street pavers from Walnut to Washington
- Install and improve ADA curb ramps throughout the downtown intersections
- Convert the pedestrian activated light at 4th Street and Main Street to a Hawk system which improves pedestrian and bicycle safety. Once this system is in place, the signal at Sun Valley Road and Main Street can be modified to include a pedestrian scramble crossing system.

The following projects are proposed for Board discussion for this fiscal year:

- Repair 4th street pavers from Walnut to Washington
- Replace the pavers in the alley behind town square with asphalt or concrete—the existing pavers just don't hold up to the snow removal and truck traffic
- Replace the pavers/install snow melt in town square—the existing pavers are not holding up during snow removal and significant dollars are spent to remove the snow in the winter
- Proceed with implementation of the quadrant 3 sidewalk segments consisting of:
 - Q3-3 north side of 6th Street between Warm Springs Road and Washington Ave
 - Q3-4 South side of 7th Street at Warm Springs Road

- Q3-8 north side of 7th Street between Warm Springs Road and Washington Ave and east side of Washington Avenue between 7th Street and 8th Street

Staff is seeking direction on projects the Board is interested in funding this fiscal year.



QUADRANT 3

LEGEND

GALENA CLASSIFICATION Q#-# Q#-# Q#-#

Project Introduction

The Ketchum URA initiated a sidewalk feasibility study by Galena Engineering in the Spring of 2018. The Ketchum downtown core was divided into four quadrants; 1- Southwest, 2- Southeast, 3- Northwest, 4- Northeast. Locations were observed in their current condition by Galena Engineering and classified as Green (easiest to construct), Yellow (moderately difficult to construct), Red (most difficult to construct).

Site Summary

Location: 5th Street from 1st Avenue west to the Alley
R.O.W. Width: 60'
Required Improvements: 5' Sidewalk, 2' Curb and Gutter, 10' Parallel Parking
Total Lineal Footage: 150

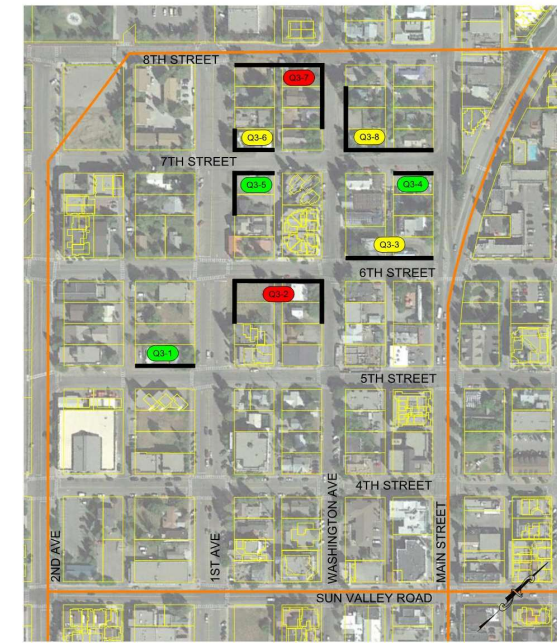
Galena Classification:

Green

Observations

Existing Curb: None
Anticipated Grading Issues: None
Encroachments: None
Utility Relocation: Street light may need to be relocated

Approx. Construction Cost: \$ 41,250.00 (\$250/LF + Approx. 10% Design Fee)



QUADRANT 3

LEGEND
 GALENA CLASSIFICATION Green Yellow Red

Quadrant Map

Photos



5th Street from Alley Facing East



5th Street from Mid-Block Facing North



5th Street from 1st Avenue Facing East

Project:	Ketchum URA Sidewalk Feasibility Study
Job No:	7535
By:	SKS
Date:	14-May-18

**Quadrant 3
 Site 1**

Galena Engineering, Inc.
 civil engineering & land surveyors

Project Introduction

The Ketchum URA initiated a sidewalk feasibility study by Galena Engineering in the Spring of 2018. The Ketchum downtown core was divided into four quadrants; 1- Southwest, 2- Southeast, 3- Northwest, 4- Northeast. Locations were observed in their current condition by Galena Engineering and classified as Green (easiest to construct), Yellow (moderately difficult to construct), Red (most difficult to construct).

Site Summary

Location: 1st Avenue from 6th Street south to Mid-Block & 6th Street from 1st Avenue to Washington Avenue & Washington Avenue from 6th Street south to Mid-Block
R.O.W. Width: 100' (1st Avenue); 60' (6th Street); 60' (Washington Avenue)
 60' ROW: 5' Sidewalk, 2' Curb and Gutter, 10' Parallel Parking
Required Improvements: 100' ROW: 8' Sidewalk, 2' Curb and Gutter, 22' 60° Angled Parking
Total Lineal Footage: 440

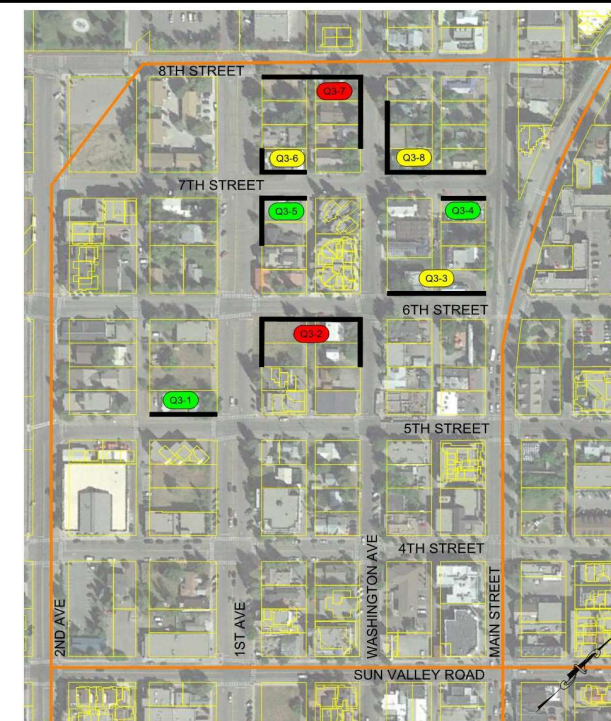
Galena Classification:

Red

Observations

Existing Curb: None
Anticipated Grading Issues: Retainage will be required on 6th Street and Washington Avenue
Encroachments: Car port structure encroaching; medium conifers may need to be removed
Utility Relocation: Hydrant may need to be relocated

Approx. Construction Cost: \$ 242,000.00 (\$500/LF + Approx. 10% Design Fee)



QUADRANT 3

Quadrant Map

Photos



1st Avenue from 6th Street Facing South



6th Street from 1st Avenue Facing East



6th Street from Mid-Block Facing East



6th Street from Washington Avenue Facing West



Washington Avenue from 6th Street Facing South

Project:	Ketchum URA Sidewalk Feasibility Study
Job No:	7535
By:	SKS
Date:	14-May-18

Quadrant 3
Site 2

Galena Engineering, Inc.
civil engineering & land surveyors

Project Introduction

The Ketchum URA initiated a sidewalk feasibility study by Galena Engineering in the Spring of 2018. The Ketchum downtown core was divided into four quadrants; 1- Southwest, 2- Southeast, 3- Northwest, 4- Northeast. Locations were observed in their current condition by Galena Engineering and classified as Green (easiest to construct), Yellow (moderately difficult to construct), Red (most difficult to construct).

Site Summary

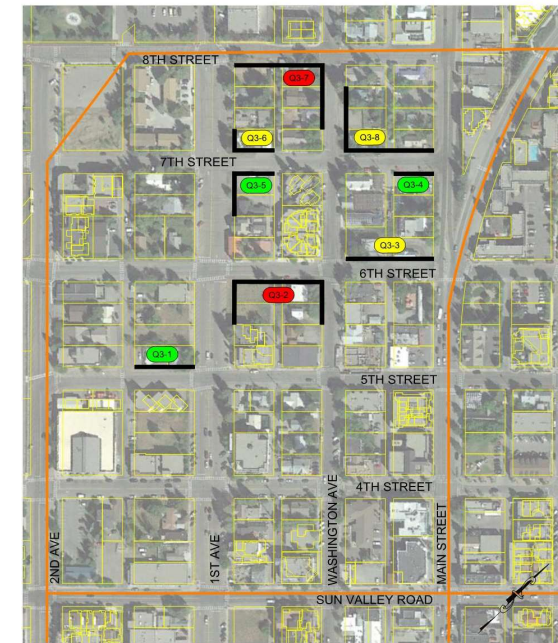
Location: 6th Street from Washington Avenue east to Main Street
R.O.W. Width: 60'
Required Improvements: 5' Sidewalk, 2' Curb and Gutter, 10' Parallel Parking
Total Lineal Footage: 220

Galena Classification: Yellow

Observations

Existing Curb: None
Anticipated Grading Issues: Retainage will be required at the corner of 6th Street and Washington Avenue; building threshold elevation may result in challenges
Encroachments: Minor landscaping
Utility Relocation: Power pole and transformer mid-block may cause clearance issues

Approx. Construction Cost: \$ 78,650.00 (\$325/LF + Approx. 10% Design Fee)



QUADRANT 3

LEGEND
 GALENA CLASSIFICATION: Green Yellow Red

Quadrant Map

Photos



Northeast corner of 6th Street and Washington Avenue



6th Street from Washington Avenue Facing East



6th Street from Mid-Block Facing East



6th Street from Mid-Block Facing West



Northwest Corner of 6th Street and Main Street Facing East

Project:	Ketchum URA Sidewalk Feasibility Study
Job No:	7535
By:	SKS
Date:	14-May-18

**Quadrant 3
 Site 3**

Galena Engineering, Inc.
 civil engineering & land surveyors

Project Introduction

The Ketchum URA initiated a sidewalk feasibility study by Galena Engineering in the Spring of 2018. The Ketchum downtown core was divided into four quadrants; 1- Southwest, 2- Southeast, 3- Northwest, 4- Northeast. Locations were observed in their current condition by Galena Engineering and classified as Green (easiest to construct), Yellow (moderately difficult to construct), Red (most difficult to construct).

Site Summary

Location: 7th Street from Warm Springs Road west to Alley
R.O.W. Width: 60'
Required Improvements: 5' Sidewalk, 2' Curb and Gutter, 10' Parallel Parking
Total Lineal Footage: 100

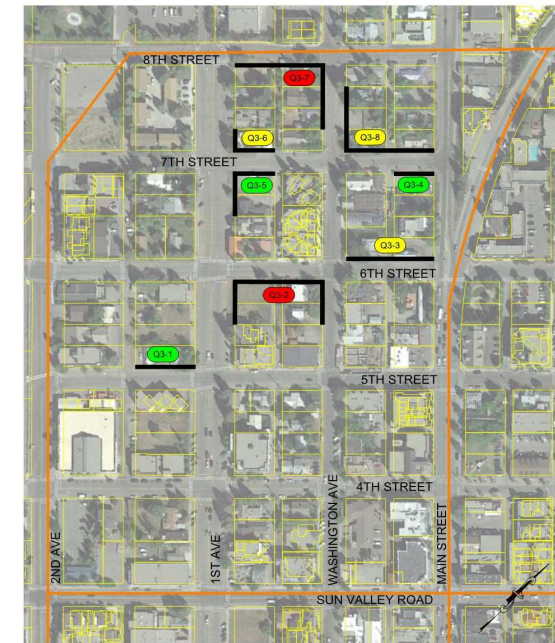
Galena Classification:

Green

Observations

Existing Curb: None
Anticipated Grading Issues: Minor grading challenges near Warm Springs intersection
Encroachments: None
Utility Relocation: None

Approx. Construction Cost: \$ 27,500.00 (\$250/LF + Approx. 10% Design Fee)



QUADRANT 3

Quadrant Map

Photos



7th Street from Alley Facing East



7th Street Mid-Block Facing East

Project:	Ketchum URA Sidewalk Feasibility Study
Job No:	7535
By:	SKS
Date:	14-May-18

Quadrant 3
Site 4

Galena Engineering, Inc.
civil engineering & land surveyors

Project Introduction

The Ketchum URA initiated a sidewalk feasibility study by Galena Engineering in the Spring of 2018. The Ketchum downtown core was divided into four quadrants; 1- Southwest, 2- Southeast, 3- Northwest, 4- Northeast. Locations were observed in their current condition by Galena Engineering and classified as Green (easiest to construct), Yellow (moderately difficult to construct), Red (most difficult to construct).

Site Summary

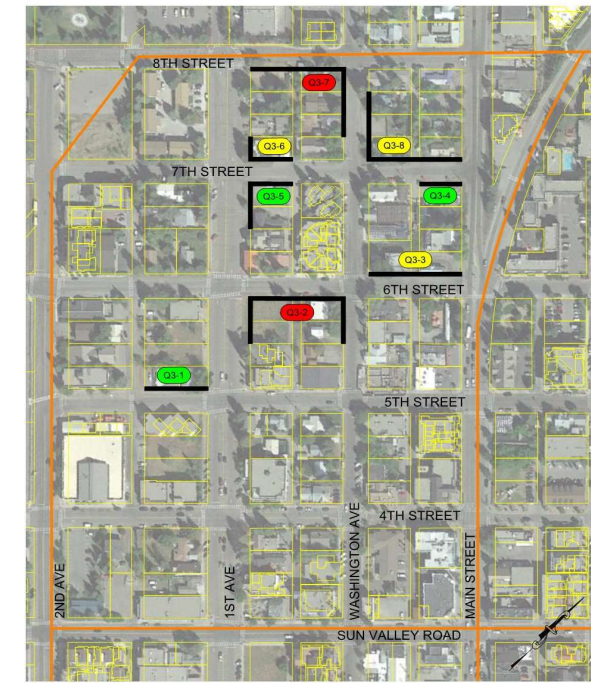
Location: 1st Avenue from 7th Street south to Mid-Block & 7th Street from 1st Avenue east to Alley
R.O.W. Width: 100' (1st Avenue); 60' (7th Street)
 60' ROW: 5' Sidewalk, 2' Curb and Gutter, 10' Parallel Parking
Required Improvements: 100' ROW: 8' Sidewalk, 2' Curb and Gutter, 22' 60° Angled Parking
Total Lineal Footage: 210

Galena Classification: Green

Observations

Existing Curb: None
Anticipated Grading Issues: None
Encroachments: None
Utility Relocation: None

Approx. Construction Cost: \$ 57,750.00 (\$250/LF + Approx. 10% Design Fee)



QUADRANT 3

LEGEND
 GALENA CLASSIFICATION Green Yellow Red

Quadrant Map

Photos



7th Street from Alley Facing East



1st Avenue from 7th Street Facing South

Project:	Ketchum URA Sidewalk Feasibility Study
Job No:	7535
By:	SKS
Date:	14-May-18

Quadrant 3
 Site 5

Galena Engineering, Inc.
 civil engineering & land surveyors

Project Introduction

The Ketchum URA initiated a sidewalk feasibility study by Galena Engineering in the Spring of 2018. The Ketchum downtown core was divided into four quadrants; 1- Southwest, 2- Southeast, 3- Northwest, 4- Northeast. Locations were observed in their current condition by Galena Engineering and classified as Green (easiest to construct), Yellow (moderately difficult to construct), Red (most difficult to construct).

Site Summary

Location: 1st Avenue from 7th Street north along 111 E 7th Street & 7th Street from 1st Avenue east to Alley
R.O.W. Width: 100' (1st Avenue); 60' (7th Street)
 60' ROW: 5' Sidewalk, 2' Curb and Gutter, 10' Parallel Parking
Required Improvements: 100' ROW: 8' Sidewalk, 2' Curb and Gutter, 22' 60° Angled Parking
Total Lineal Footage: 155

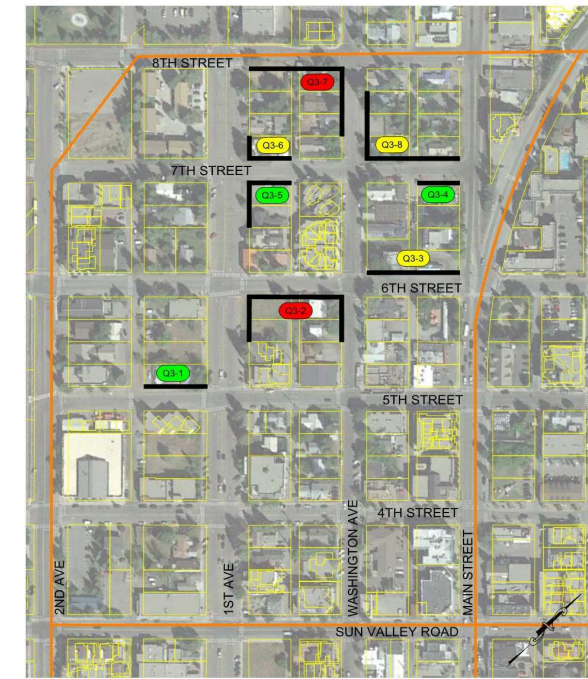
Galena Classification:

Yellow

Observations

Existing Curb None
Anticipated Grading Issues Paver driveway may pose grading challenges
Encroachments None
Utility Relocation Hydrant may need to be relocated

Approx. Construction Cost: \$ 55,412.50 (\$325/LF + Approx. 10% Design Fee)



QUADRANT 3

Quadrant Map

Photos



1st Avenue from 111 E 7th Street Facing South



7th Street from 1st Avenue Facing East



7th Street from 1st Avenue Facing East

Project:	Ketchum URA Sidewalk Feasibility Study
Job No:	7535
By:	SKS
Date:	14-May-18

**Quadrant 3
Site 6**

Galena Engineering, Inc.
civil engineering & land surveyors

Project Introduction

The Ketchum URA initiated a sidewalk feasibility study by Galena Engineering in the Spring of 2018. The Ketchum downtown core was divided into four quadrants; 1- Southwest, 2- Southeast, 3- Northwest, 4- Northeast. Locations were observed in their current condition by Galena Engineering and classified as Green (easiest to construct), Yellow (moderately difficult to construct), Red (most difficult to construct).

Site Summary

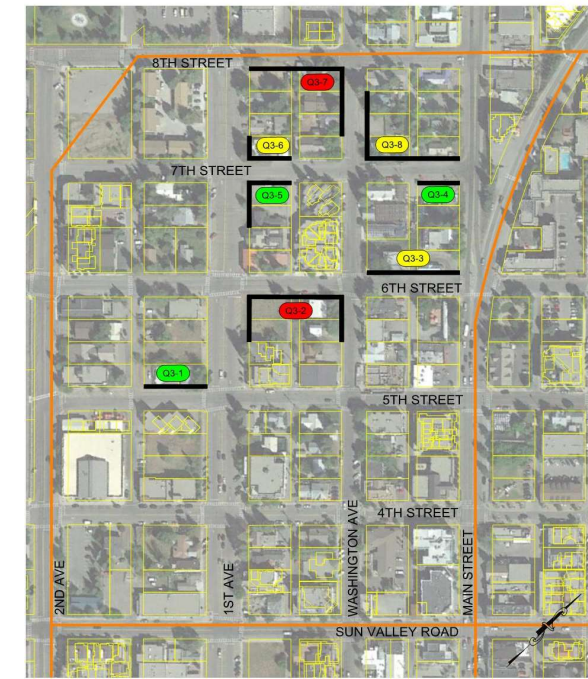
Location: 8th Street from 1st Avenue east to Washington Avenue & Washington Avenue from 8th Street south to 731 N Washington Avenue Frontage.
R.O.W. Width: 60' (8th Street); 60' (Washington Avenue)
Required Improvements: 5' Sidewalk, 2' Curb and Gutter, 10' Parallel Parking
Total Lineal Footage: 390

Galena Classification: Red

Observations

Existing Curb: None
Anticipated Grading Issues: Major grading challenges will require retaining wall for a large portion of 8th Street sidewalk, and a portion of Washington Avenue
Encroachments: None
Utility Relocation: Hydrant may need to be relocated

Approx. Construction Cost: \$ 214,500.00 (\$500/LF + Approx. 10% Design Fee)



QUADRANT 3

Quadrant Map

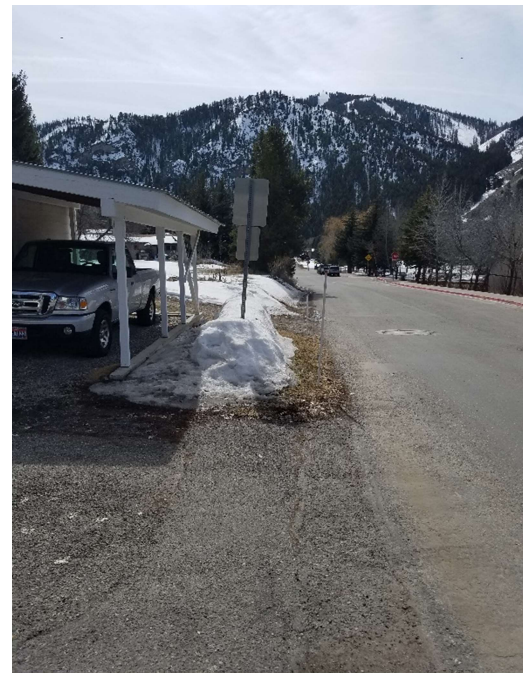
Photos



Washington Avenue from Mid-Block Facing North



8th Street from Washington Avenue Facing West



8th Street from Mid-Block Facing West- Carport Encroachment



8th Street from Mid-Block Facing West- Major Grading Issues



Southeast Intersection of 8th Street and 1st Avenue

Project:	Ketchum URA Sidewalk Feasibility Study
Job No:	7535
By:	SKS
Date:	14-May-18

Quadrant 3
Site 7

Galena Engineering, Inc.
civil engineering & land surveyors

Project Introduction

The Ketchum URA initiated a sidewalk feasibility study by Galena Engineering in the Spring of 2018. The Ketchum downtown core was divided into four quadrants; 1- Southwest, 2- Southeast, 3- Northwest, 4- Northeast. Locations were observed in their current condition by Galena Engineering and classified as Green (easiest to construct), Yellow (moderately difficult to construct), Red (most difficult to construct).

Site Summary

Location: 7th Street from Warm Springs Road west to Washington Avenue & Washington Avenue from 7th Street north to 760 N Washington Avenue Frontage
R.O.W. Width: 60' (7th Street); 60' (Washington Avenue)
Required Improvements: 5' Sidewalk, 2' Curb and Gutter, 10' Parallel Parking
Total Lineal Footage: 385

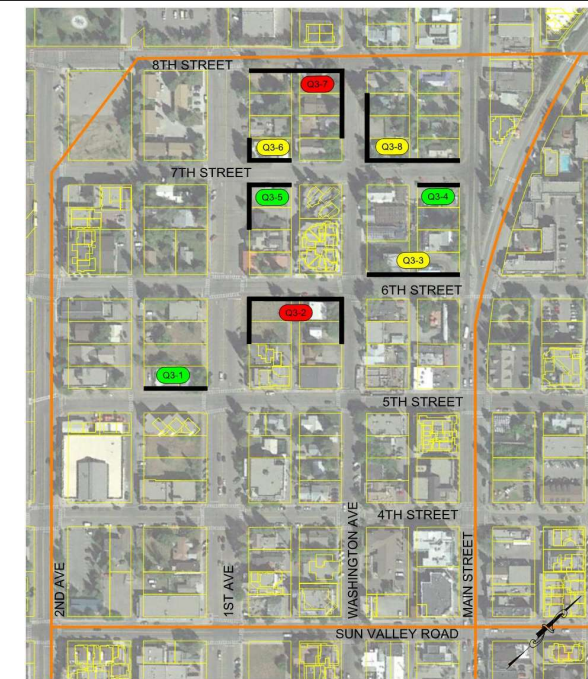
Galena Classification:

Yellow

Observations

Existing Curb: None
Anticipated Grading Issues: Minor grading challenges near Warm Springs intersection
Encroachments: Large trees may need to be removed
Utility Relocation: None

Approx. Construction Cost: \$ 137,637.50 (\$325/LF + Approx. 10% Design Fee)

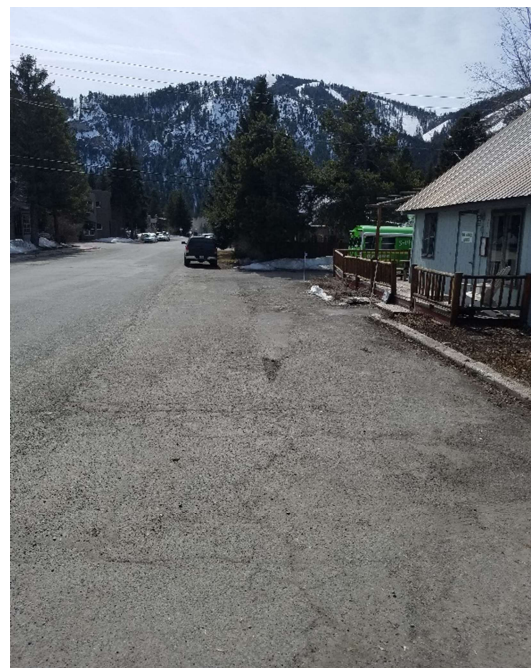


QUADRANT 3

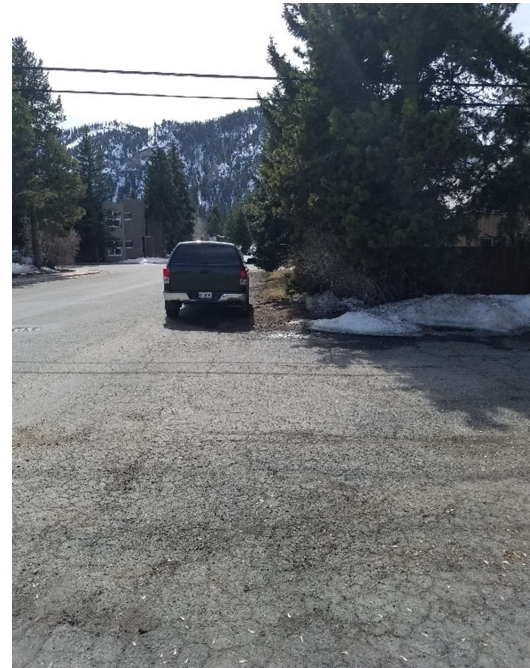
LEGEND
 GALENA CLASSIFICATION Green Yellow Red

Quadrant Map

Photos



7th Street from Warm Springs Road Facing West



7th Street from Mid-Block Facing West



Washington Avenue from 7th Street Facing North



Washington Avenue from Mid-Block Facing North

Project:	Ketchum URA Sidewalk Feasibility Study
Job No:	7535
By:	SKS
Date:	14-May-18

**Quadrant 3
 Site 8**




Galena Engineering, Inc.
 civil engineering & land surveyors

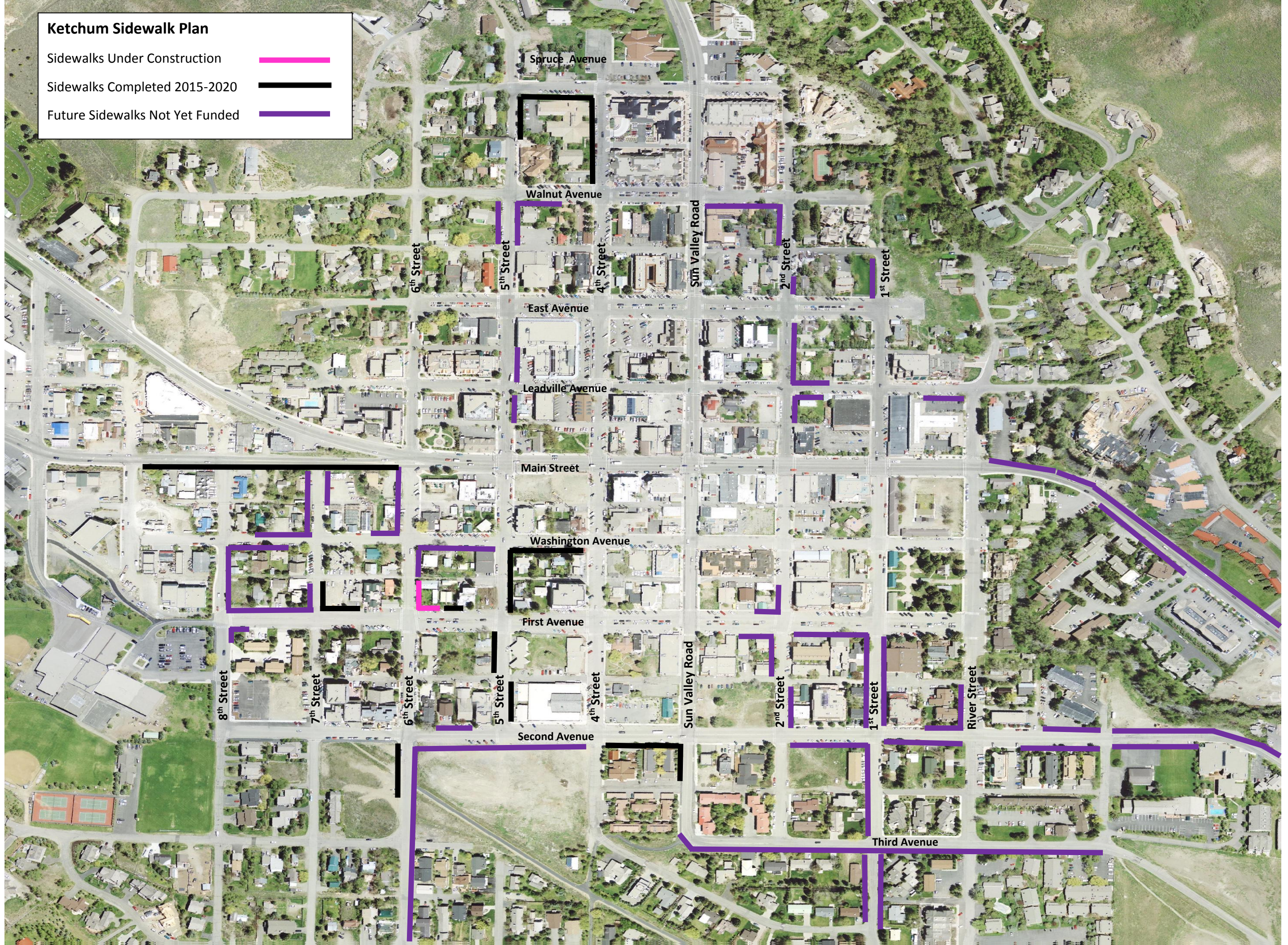
**2020 SIDEWALK INFILL
Rough Order Cost Estimate**

Task No.	Segment No.	Street Name	2019 Cost Estimate*	2020 Cost Escalation (5%)	Total Rough Order Cost Estimate
1.00	Q1-1	Q1-1, 1st Street from East Ave east to alley, 150 feet, Green	\$53,800	\$2,690.00	\$56,490.00
		Total Cost Quadrant 1	\$53,800		\$56,490.00
5.00	Q2-1	Q2-1, River St from 2nd Ave east to the Alley & 2nd Ave from River St north along 191 W River St, 260 ft, Yellow	\$146,500	\$7,325.00	\$153,825.00
6.00	Q2-2	Q2-2, 1st Street from 2nd Avenue east to the Alley, 150 ft, Yellow	\$63,600	\$3,180.00	\$66,780.00
7.00	Q2-3	Q2-3, 1st Street from 1st Avenue west to the Alley, 150 feet, Yellow	\$69,500	\$3,475.00	\$72,975.00
8.00	Q2-4	Q2-4, 2nd Street from 2nd Avenue east to the Alley, 150 feet, Green	\$65,400	\$3,270.00	\$68,670.00
9.00	Q2-5	Q2-5, 2nd Street from 1st Avenue west to Alley & 1st Avenue north along 211 N 1st Avenue, 205 feet, Yellow	\$76,500	\$3,825.00	\$80,325.00
		Total Cost Quadrant 2	\$421,500		\$442,575.00
10.00	Q3-1	Q3-1, 5th Street from 1st Avenue west to the Alley, 150 ft, Green	\$90,692	\$4,534.61	\$95,226.79
11.00	Q3-2	Q3-2, 1st Ave from 6th St sth to Mid-Blk & 6th St from 1st Ave to Wash Ave & Wash Ave from 6th St sth to Mid-Blk, 440 feet, Red (portion along 1st Ave to be built by proposed development)	\$242,000	\$12,100.00	\$254,100.00
13.00	Q3-4	Q3-4, 7th Street from Warm Springs Road west to Alley, 100 feet, Green	\$109,799	\$5,489.96	\$115,289.06
15.00	Q3-6	Q3-6, 1st Avenue from 7th Street north along 111 E 7th Street & 7th Street from 1st Avenue east to Alley, 155 ft, Yellow	\$179,933	\$8,996.66	\$188,929.86
		Total Cost Quadrant 3	\$622,424		\$653,545.70
		TOTAL COSTS	\$1,097,724		\$1,152,610.70

*Depending on section this is the 2019 contractors bid price or engineers preliminary estimate


Ketchum Sidewalk Plan

- Sidewalks Under Construction 
- Sidewalks Completed 2015-2020 
- Future Sidewalks Not Yet Funded 



MEMORANDUM

To: Ketchum Urban Renewal Agency Board members and Suzanne Frick

From: RPA Agency counsel 

Date: April 15, 2021

Re: Draft Administration and Support Services Agreement

In response to recent discussions, a draft of the Administration and Support Services Agreement (“Agreement”) has been prepared for review and comment. At the April 19, 2021, Board meeting, the Agreement will be presented for discussion and comment. No formal action will be taken, rather an opportunity to receive your input, consideration of other provisions, and revisions to this draft. The draft has not yet been shared with anyone from the city of Ketchum (the “City”), as KURA staff and Counsel seek your consensus before submitting to the City for review and comment.

Currently, there is no formal written agreement between the City and KURA concerning the provision of services. The draft Agreement is primarily based on the existing practice between KURA and the City for providing administrative, financial, and clerical services. The compensation section also reflects the current arrangement between KURA and the City establishing a percentage allocation of individual workload by City employees in providing services to KURA. Certainly, you can propose other methods for compensation for consideration. You will also see several DRAFTING NOTES in sections where more analysis may be needed and/or we have yet to retrieve appropriate information to complete the drafting process.

While there are many issues addressed in the Agreement, several deserve your attention and comment:

- Identification/Designation of the City department or City employee who has been selected to provide the service described and the role of KURA in the selection process or the ability to propose an alternate person for that role.
- The description/scope of work for the several activities provided.
- Creation of an evaluation process to judge performance against an agreed upon set of metrics or criteria.
- Periodic reporting requirements and the information the Board desires to be included in that reporting.
- How to address involvement from other City departments or representatives beyond just administrative, clerical, and financial activity, and any compensation which should be considered.
- Including the compensation rates or amounts into the annual budget setting process for both the City and KURA.

Memorandum
Re: Draft Administration and Support Services Agreement
April 15, 2021
Page 2

The Agreement does include a termination clause as well as a renewal clause.

I look forward to discussing this with you on Monday.

4827-3064-0102, v. 1

ADMINISTRATION AND SUPPORT SERVICES AGREEMENT

THIS ADMINISTRATION AND SUPPORT SERVICES AGREEMENT

(“Agreement”) is made and entered into this ____ day of _____, 2021, by and between the city of Ketchum (hereinafter referred to as the “City”), a municipal corporation of the state of Idaho, and the Urban Renewal KURA of the city of Ketchum, also known as the Ketchum Urban Renewal KURA, an independent public body, corporate and politic, duly organized and existing by virtue of the laws of the State of Idaho, specifically the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code (the “Law”), and authorized to transact business and exercise the powers granted by the Law and the Local Economic Development Act, as amended, Chapter 29, Title 50, Idaho Code (the “Act”) (hereinafter referred to as the “KURA”) (collectively the City and KURA may be referred to as the “Parties”), effective upon the date this Agreement is last executed by the Parties.

WHEREAS, KURA 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 (“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 amended Ketchum Urban Renewal Plan (the “Amended Plan”);

WHEREAS, the Amended Plan includes the acquisition, construction, and installation of public improvements within the Project Area and necessary costs for engineering, insurance, audit, planning and administration;

WHEREAS, KURA is authorized to conduct proceedings and to borrow monies to be repaid through revenue allocation (tax increment) funds pursuant to the terms and provisions of the Act for the purpose of financing the undertaking of any urban renewal project;

WHEREAS, the Amended Plan contains revenue allocation (tax increment) financing provision;

WHEREAS, the City and KURA hereby find and determine that this 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 KURA and to implement the Amended Plan as well as any future urban renewal plans and project areas;

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

WHEREAS, the City has provided and continues to provide certain services to KURA;

WHEREAS, the City and KURA wish to state their respective obligations, expand the services provided by the City to KURA, and revise the amount of consideration paid by KURA to the City accordingly;

NOW, THEREFORE, the City and KURA do hereby agree as follows:

1. Statement of Purpose

The purpose of this Agreement is to provide for the definition of rights, obligations, and responsibilities of KURA and the City to provide for the receipt, investment, and disbursement of funds by the City Treasurer on behalf of KURA, clarify the City's obligations to provide administrative, clerical and secretarial services and support for KURA, and set the amount of consideration KURA shall pay the City for such services.

2. City's Obligations

The City agrees to make available certain personnel and administrative services to KURA, including, but not limited to:

- a. Services through the City Clerk; Director of Finance; and the Planning and Building Director, who, as of the effective date, serves as the Executive Director of KURA;
- b. Any other necessary services from other City departments or staff related to clerical support;
- c. Public works engineering assistance and oversight provided by the City Director of Streets and Facilities.

3. General Job Descriptions

a. Director of Finance

The Director of Finance will support the Treasurer of KURA as elected by KURA Board (the "KURA Treasurer"). The Director of Finance shall receive, invest, and disburse funds subject to legal authorization and budgeting by KURA and formal approval by KURA Board. The Director of Finance shall also be responsible for preparing all required accounting reports, including any required year end financial statements and/or a comprehensive annual financial report, and advising KURA Treasurer of KURA's financial status. Provided however, KURA shall engage, at its sole cost and expense, a qualified accountant to provide the annual independent financial audit as required by Idaho Code 67-450B.

The City may designate City's Deputy Treasurer to perform these functions, subject to approval by KURA. The Director of Finance (or his or her designee) shall provide the following specific services:

- Maintain an account ledger for all income and expenses and provide a monthly summary report of the same to KURA Board; as well as distribution of invoice/expense information for all Board meetings and monthly between meetings;
 - Provide general bookkeeping services in substantial compliance with Generally Accepted Accounting Principles or Governmental Accounting Standard Board (GASB) standards, whichever is applicable;
 - Coordinate with any accountant selected by KURA to perform annual audits;
- b. Planning and Building Director

The Planning and Building Director, or his or her designee as selected by the City and subject to approval by KURA, agrees to furnish its skill and judgment in the administration of services by a political subdivision, including but not limited to areas related to urban planning and economic development, to carry out the Amended Plan and the Project Area. The extent of those administration services will be as authorized by the KURA Board of Commissioners and/or the KURA Chair. Under the general direction of the Board of Commissioners, and in accordance with KURA policy, applicable laws, and professional standards, the Planning and Building Director is responsible for the effective administration of all KURA activities, including development, planning, operations, budgeting, staffing, and developing/maintaining KURA's external relationships. **Exhibit A**, attached hereto, contains a general description of the services to be provided by the Planning and Building Director.

- c. Director of Streets and Facilities
- d. Necessary Support Services

City, through the City Clerk's office, subject to approval by KURA, shall designate a city employee or employees and shall provide the following services:

- Preparation and distribution of the agendas for all meetings of KURA;
- Attend each KURA meeting and record and transcribe the minutes;
- Assemble and maintain the records of KURA in a safe and organized manner in compliance with the principles or standards referenced above;
- Keep track of and prepare checks or other methods of payment for KURA expenses as directed by the Director of Finance, the Planning and Building Director or KURA Board;
- Compliance with KURA reporting requirements.

e. Miscellaneous Services

City, through the City Clerk's office, subject to approval by KURA, shall designate a city employee or employees and shall provide the following services:

- City shall host and maintain the KURA website;
- At no cost to KURA, the City shall provide meeting facilities that include live broadcasting of KURA meetings, to include audio, video, and projection equipment.

4. KURA'S Obligations/Compensation to City

KURA agrees to pay City for services rendered under this Agreement based on the following payment schedule. The Parties agree to revisit and revise the payment schedule and amend the schedule as necessary upon the written consent by both the City and KURA and complete through their respective annual budget approval process.

a. Planning and Building Director

KURA agrees to reimburse City 25% for wage and benefit costs for work performed by the Planning and Building Director.

b. Director of Finance

KURA agrees to reimburse City 10% for wage and benefit costs for work performed by the Director of Finance.

c. Clerical Support Staff

KURA agrees to reimburse City 5% for wage and benefit costs for work performed by Clerical Support Staff.

d. Miscellaneous

5. Method of Payment/Monthly Invoices

The City shall maintain time and expense records and provide them to KURA monthly, along with monthly invoices in a format acceptable to KURA for services performed to the date of the invoice. Each invoice shall specify charges as they relate to the tasks in the Task Order. Each invoice shall also specify current billing and previous payments, with a total of costs incurred and payments made to date. Each invoice shall identify the number of hours incurred by each City employee identified in this Agreement.

If the services subject to a specific invoice do not meet the requirements of this Agreement as KURA may reasonably determine, KURA shall notify City in writing and provide specific deficiencies in the services or work product that do not meet the requirements. City

shall have seven (7) working days to correct or modify the services or work product to comply with the requirements of the Agreement as set forth in KURA's written notice. If KURA again reasonably determines the services or work product fails to meet the requirements, KURA may withhold payment until deficiencies have been corrected to KURA's reasonable satisfaction or may terminate this Agreement for cause as set forth in Section 14 of this Agreement.

6. Additional Reimbursements

KURA shall reimburse City for costs associated with engineering or other technical services associated with KURA funded projects. KURA shall provide reimbursement for the costs of systems and technology to support administrative functions. Such costs shall be identified and approved by the KURA Board as part of the annual budgeting process.

7. Evaluations

8. Insurance

The City shall purchase and maintain for the benefit of the City and KURA insurance for protection from claims under workers' or workmens' compensation acts arising from work performed under this Agreement; claims for damages because of bodily injury, including personal injury, sickness, disease, or death of any of the City's employees while working on activities under this Agreement; claims for damages because of injury to or destruction or loss of use of tangible property as a result of work pursuant to this Agreement; and claims arising out of the performance of this 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 (but no less than the limits required under the Idaho Tort Claims Act), and nothing herein shall be construed as any waiver of any claim or defense by the City or KURA premised upon any claim of sovereign immunity or arising from the Idaho Tort Claims Act. Provided, however, KURA shall obtain its own insurance of similar benefit and value for KURA activities.

9. Representations and Warranties

In consideration of this Agreement City and KURA make the following representations and warranties:

- a. KURA is a public body corporate and politic of the State of Idaho, duly organized and validly existing, and in good standing under the laws of the State of Idaho with the power to own its assets and to transact business in Idaho.
- b. KURA has the authority and power to execute and deliver any document required hereunder and to perform any condition or obligation imposed under the terms of such documents.
- c. The execution, delivery, and performance of this Agreement and each document incident hereto will not violate any provision of any applicable law, regulation,

order, judgment, decree, article of incorporation, bylaw, indenture, contract, agreement, or other undertaking to which KURA is a party or which purports to be binding on KURA or its assets and will not result in the creation of imposition of a lien on any of its assets.

d. There is no action, suit, investigation, or proceeding pending or, to the knowledge of KURA, threatened against or affecting KURA or any of its assets which, if adversely determined, would have a material adverse affect on the financial condition of KURA or the operation of its business or which would otherwise affect this Agreement or KURA's obligations hereunder.

e. City is a municipal corporation of the state of Idaho, duly organized and validly existing, and in good standing under the laws of the state of Idaho with the power to own its assets and to transact business in Idaho.

f. City has the authority and power to execute and deliver any document required hereunder and to perform any condition or obligation imposed under the terms of such documents.

g. The execution, delivery, and performance of this Agreement and each document incident hereto will not violate any provision of any applicable law, regulation, order, judgment, decree, article of incorporation, bylaw, indenture, contract, agreement, or other undertaking to which KURA is a party or which purports to be binding on City.

h. There is no action, suit, investigation, or proceeding pending or, to the knowledge of City, threatened against or affecting City or any of its assets which, if adversely determined, would have a material adverse affect on the financial condition of City or the operation of its business or which would otherwise affect this Agreement or City's obligations hereunder.

10. Miscellaneous Provisions

Each Party represents and warrants that each person executing this Agreement on behalf of such Party is, at the time of such execution, duly authorized to do so by such Party's governing body, and is fully vested with the authority to bind such party in all respects.

If any provision of this Agreement is held invalid, illegal, or unenforceable, the remainder shall be construed to conform to the intent of the parties, and shall survive the severed provisions.

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.

The Parties shall in all instances cooperate and act in good faith in compliance with the terms, covenants and conditions of this Agreement and each shall deal fairly with the other.

Each Party shall cooperate fully with the other and execute such further instruments, documents and agreements and give such further written assurances, as may be reasonably requested by the other to better evidence and reflect the transactions described herein and contemplated hereby, and to carry into effect the intents and purposes of this Agreement.

In any suit, action, or appeal therefrom to enforce or interpret this Agreement, the prevailing party shall be entitled to recover its costs incurred therein, including reasonable attorneys' fees.

This Agreement shall not be modified or otherwise amended except in writing signed by all of the Parties.

If the date for delivery of a notice or performance of some other obligation of a Party falls on a Saturday, Sunday or legal holiday in the State of Idaho, then the date for such notice or performance shall be postponed until the next business day

This Agreement shall be governed by the laws of the state of Idaho.

11. Successors and Assigns

No Party may assign or delegate its obligations under this Agreement without the consent of the other Party hereto, which consent may be withheld in the discretion of that Party. Except as otherwise set forth in this Agreement, the terms, covenants, conditions, and agreements contained herein shall be binding upon and inure to the benefit of the heirs, personal representatives, successors, and assigns of the Parties.

12. Number and Gender

In constructing the provisions of this Agreement and whenever the context so requires, the use of a gender shall include all other genders, the use of the singular shall include the plural, and the use of the plural shall include the singular.

13. No Third-Party Beneficiary

This Agreement is not intended to create, nor shall it be in any way interpreted or construed to create, any third-party beneficiary rights in any person not a Party hereto unless otherwise expressly provided herein.

14. Counterparts / Facsimile

This Agreement may be executed in counterparts, and each counterpart shall then be deemed for all purposes to be an original, executed agreement with respect to the Parties whose signatures appear thereon. Facsimile transmission of any signed original of this Agreement, and retransmission of any signed facsimile transmission, shall be the same as delivery of an original and shall be binding upon the parties.

15. Merger Clause

This Agreement, along with any and all Exhibits, attached hereto and incorporated herein by reference, contains the entire Agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

16. Termination of Agreement

a. **For Cause.** If, through any cause, the City shall fail to fulfill its obligations under this Agreement, or if the City shall violate any of the covenants, agreements, or stipulations of this Agreement, KURA shall thereupon have the right to terminate this Agreement by giving written notice to the City and specifying the effective date thereof at least fifteen (15) days before the effective date of such termination. If this Agreement is terminated for cause, City shall be paid an amount for the actual services performed in accordance with this Agreement through the cancellation date.

Notwithstanding the above, the City shall not be relieved of liability to KURA by virtue of any breach of this Agreement by the City, and KURA may withhold any payments to the City for the purpose of set-off until such time as the exact amount of damages due KURA from the City is determined. City shall also provide KURA all work products generated prior to date of termination. All work products generated, whether complete or not, are the property of KURA.

b. **For Convenience.** KURA or City may terminate this Agreement at any time, for any reason, by giving at least fifteen (30) days notice in writing to the other party. If this Agreement is terminated by KURA as provided herein, City shall be paid an amount for the actual services performed in accordance with this Agreement through the cancellation date.

17. Notices

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

To KURA: Suzanne Frick, Executive Director
Ketchum Urban Renewal Agency
P.O. Box 2315
Ketchum, ID 83340
sfrick@ketchumidaho.org

To City: _____
City of Ketchum
P.O. Box 2315
Ketchum, ID 83340
[Email address]

18. Discrimination Prohibited.

In performing the services required herein, City shall not discriminate against any person on the basis of race, color, religion, sex, national origin or ancestry, age, or handicap. Violation of this section shall constitute a material breach of this Agreement and be deemed grounds for cancellation, termination or suspension of the Agreement by KURA, in whole or in part, and may result in ineligibility for further work for KURA.

19. Indemnification

City agrees to indemnify, defend and hold harmless KURA, and its officers, agents and employees, from and against all claims, losses, actions, or judgments for damages or injury to persons or property to the extent caused by the City's negligence or intentional acts or omissions, including but not limited to any claim for libel, slander, piracy, plagiarism, invasion of privacy, false advertising, discrimination, or infringement of copyright, during the performance of this Agreement by City or City's agents, employees, or representatives. In case any action or proceeding is brought against KURA or its officers, agents or employees by reason of or arising out of connection with City's negligence or intentionally wrongful acts or omissions during the performance of this Agreement, City, upon written notice from KURA, shall at City's expense, resist or defend such action or proceeding.

20. Disputes

In the event that a dispute arises between KURA and the City regarding application or interpretation of any provision of this Agreement, the aggrieved Party shall promptly notify the other Party to this Agreement of the dispute within ten (10) days after such dispute arises. If the Parties shall have failed to resolve the dispute within thirty (30) days after delivery of such notice, the Parties may first endeavor to settle the dispute in an amicable manner by mediation. If the Parties elect to mediate their dispute, the Parties will select a mediator by mutual agreement and agree to each pay half of the mediator's costs and fees. The mediation will take place in Jerome, Idaho unless otherwise agreed by the Parties in writing. Should the Parties be unable to resolve the dispute to their mutual satisfaction within thirty (30) days after such completion of mediation, each Party shall have the right to pursue any rights or remedies it may have at law or in equity. If the Parties do not mutually agree to mediate the dispute, either Party may pursue any rights or remedies it may have at law.

21. Term of Agreement

This Agreement shall begin on the date the Agreement is signed by KURA and shall continue for an initial period through _____, 20___. The Agreement shall automatically

renew for additional one year terms at the expiration of the then existing term unless either City or KURA provides notice of non-renewal within thirty (30) days of the expiration of the then existing term.

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

CITY OF KETCHUM

By _____
Neil Bradshaw, Mayor

ATTEST:

_____, City Clerk

URBAN RENEWAL AGENCY OF THE CITY OF
KETCHUM

By _____
Ed Johnson, Chairman

ATTEST:

Secretary

EXHIBIT A

SCOPE OF SERVICES

City shall provide day to day administrative and operational support to the KURA to include the following services:

- Assist with the preparation and administration of KURA contracts and agreements
- Provide staff support for projects requested by the KURA Board
- Provide assistance to members of the public inquiring about KURA projects or funding
- Prepare letters, memos, or other correspondence on behalf of the KURA Board.
- Manage and administer KURA Owner Participation Agreements
- Respond to KURA public records requests
- Manage and maintain all KURA records and files
- Coordinate KURA activities and projects with City staff and KURA consultants

4820-2337-4821, v. 1

RYAN P. ARMBRUSTER

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844
E-mail rpa@elamburke.com

April 15, 2021

Ed Johnson, Chairman
EJohnson@ketchumura.org
Suzanne Frick, Executive Director
sfrick@ketchumidaho.org
KETCHUM URBAN RENEWAL AGENCY

Re: Engagement of Elam & Burke, P.A. as Counsel for the Urban Renewal Agency of the City of Ketchum for the 2021 Refinancing
E&B File No. 8962-0002

Dear Chairman Johnson and Suzanne:

Elam & Burke, P.A. ("Firm") looks forward to providing legal services to the Ketchum Urban Renewal Agency ("Agency") for the contemplated refinancing of debt and the financing of additional debt which may be privately placed or publicly issued. The Firm will provide typical services as Issuer's Counsel, working in connection with Agency bond counsel and Agency financial consultant. The purpose of this letter is to confirm the Firm's agreement with the Agency concerning the performance of legal services and the payment of legal fees for this contemplated debt issue.

Our billing rate for this matter will be \$250 for shareholders and of counsel, \$175 for associates, and \$100 for paralegals. We have currently been attending Agency meetings by phone and/or zoom, which has worked well. We have found that attendance at Agency meetings is important for providing the best service to the client as it allows for counsel to be advised of issues and/or potential issues as they arise, and helps to create a more efficient working relationship between the Agency and counsel. If in-person attendance at an Agency meeting is required for this contemplated financing, we are willing to charge a discounted rate of \$75 per hour for 5 hours of travel between Boise and Ketchum. Therefore, the cost to attend meetings in person is estimated at approximately \$542 (\$375 for attorney fees for travel time and \$167 for mileage which is billed at approximately 300 miles times current federal rates [currently \$.55 per mile]). We will also bill you for office expenses such as postage and printing charges.

We will bill the Agency for all attorney and/or paralegal time expended on this matter. This will include, among other things, time spent in appointments, meetings, telephone calls,

April 15, 2021

Page 2

consulting with others, document review, research, drafting letters and the drafting of other documents required to provide advice and/or assist with the above scope of services.

The Firm has agreed to waive any retainer for this matter. We will charge fees for services at the rates noted above. Our fees are based on the amount of time required at various levels of responsibility, plus costs and expenses. Fees and costs will be billed monthly and are payable upon presentation of our invoices. If fees and costs are not paid within thirty days following the invoice date, we may terminate our engagement but retain the right to collect all amounts due and unpaid by the Agency. Failure to pay the bill by the ninetieth day after receipt will result in the imposition of a late charge equal to eighteen percent per annum on the unpaid balance. In the event that it becomes necessary for us to undertake collection procedures against the Agency, the Agency will be liable for our expenses and attorney fees incurred in doing so.

We understand the Agency reserves the right to terminate our services at any time or for any reason whatsoever with thirty (30) days' written notice. Subject only to the applicable rules of attorney conduct, termination of the Firm will not eliminate the requirement to pay the Firm for fees and other charges incurred prior to receipt of notice of the termination or for fees and other charges incurred after receipt of notice that were nevertheless reasonably necessary to protect client interests. To the extent permitted by the applicable rules of attorney conduct, Elam & Burke reserves the right to terminate this relationship for reasons, including but not limited to, nonpayment of sums due, failure to cooperate fully and appropriately with you and conflicts of interest with thirty (30) days' written notice.

Please contact me if you have any questions about anything contained in this letter. If the terms of our engagement are acceptable to the Agency Board, please sign below and return the letter to us.

We look forward to working with the Agency on this matter.

Sincerely,

ELAM & BURKE
A Professional Association

A handwritten signature in black ink, appearing to read 'RPA', with a large, stylized flourish extending from the end of the signature.

Ryan P. Armbruster

RPA/ksk

APPROVED AND ACCEPTED This ____ day of _____ 2021.

KETCHUM URBAN RENEWAL AGENCY

By _____
Ed Johnson, Chair