



CITY OF KETCHUM, IDAHO

CITY COUNCIL MEETING

Monday, July 03, 2023, 4:00 PM

191 5th Street West, Ketchum, Idaho 83340

AMENDED AGENDA

PUBLIC PARTICIPATION INFORMATION

Public information on this meeting is posted outside City Hall.

We welcome you to watch Council Meetings via live stream.

You will find this option on our website at www.ketchumidaho.org/meetings.

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

- Join us via Zoom (*please mute your device until called upon*)
Join the Webinar: <https://ketchumidaho-org.zoom.us/j/88445588226>
Webinar ID:884 4558 8226
- Address the Council in person at City Hall.
- Submit your comments in writing at participate@ketchumidaho.org (*by noon the day of the meeting*)

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

CALL TO ORDER: By Mayor Neil Bradshaw

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

COMMUNICATIONS FROM MAYOR AND COUNCILORS:

1. Public comments submitted

CONSENT AGENDA:

ALL ACTION ITEMS - The City Council is asked to approve the following listed items by a single vote, except for any items that a Councilmember asks to be removed from the Consent Agenda and considered separately.

2. Recommendation to approve minutes of June 26, 2023 – City Clerk Trent Donat
3. Authorization and approval of the disbursement of funds from the City's treasury for the payment of bills – Treasurer Shellie Gallagher
4. Recommendation to approve alcohol beverage licenses - Business & Tax Specialist Kelsie Choma

- [5.](#) Recommendation to approve Purchase Order 23117 with BestDay HR – City Administrator Jade Riley
- [6.](#) Recommendation to approve Purchase Order 23115 for legal services agreement with White Peterson Gigray & Nichols, P.A. - City Administrator Jade Riley
- [7.](#) Recommendation to approve Purchase Order 23114 with Miicor Consulting, Inc. for email security, cloud to cloud backup, archiving, and impersonation protection software - City Clerk & Business Manager Trent Donat
- [8.](#) Recommendation to approve Purchase Order 23119 for landscaping services to finalize Sun Valley Road project - City Administrator Jade Riley
- [9.](#) Recommendation to approve Purchase Order 23118 with GGLO for Town Square Design Services - City Administrator Jade Riley
- [10.](#) Recommendation to approve Purchase Order 23116 with Rio ASE, LLC for Warm Springs Preserve 60% Design - City Administrator Jade Riley
- [11.](#) Recommendation to approve road closures for special events - Events Manager & Administrative Liaison Eryn Alvey
- [12.](#) Recommendation to approve Right-of-Way Encroachment Agreement 22869 for Short Swing Way Unit B - Project Manager Forsgren Associates, Inc. Robyn Mattison
- [13.](#) Recommendation to approve Purchase Order 23120 for Main Street project survey – City Administrator Jade Riley

PUBLIC HEARING:

NEW BUSINESS:

- [14.](#) Permanent Ordinance Status Update – Discussion of Commercial Demand Analysis and Financial Feasibility Model Initial Findings - Director of Planning & Building Morgan Landers
- [15.](#) Budget workshop follow-up items - Mayor Neil Bradshaw

EXECUTIVE SESSION:

16. Enter into executive session to consider item under Idaho Code 74-206(1)(b).

ADJOURNMENT:

From: [HP Boyle](#)
To: [Participate](#)
Cc: editorialboard@mtexpress.com; [Andrew Guckes](#)
Subject: PUBLIC COMMENT: Special Council Meeting on the Budget 6/26/23
Date: Thursday, June 22, 2023 6:29:07 PM

In the Mayor's Missive and in the Budget Workshop document, it states the Administration's budget priorities are:

1. Housing for year-round residents • With the recent passing of the LOT ballot measure, we have more than \$1.5m of dedicated funds towards supporting our Housing Action Plan.
2. Preserving the character and soul of Ketchum • We have funded an ambitious project to update our city comprehensive plan and zoning code that better reflects our community values and expectations whilst providing greater direction to prospective developers.
3. Investing in our city's infrastructure • Our 5-year Capital Improve Plan (CIP) continues to prioritize the growing demand on city infrastructure although financial constraints continue to persist.

This is yet another misrepresentation of the Housing Action Plan. The HAP is NOT about taxpayer subsidization of year-round residents solely based on income. It is about providing WORKFORCE housing. Some of those workers may not be year-round residents (e.g., seasonal employees). Our housing crisis is relevant because it prevents us from having the nucleus of workers needed for a functioning community. We don't need housing for retirees or people who just want to live here because it's a nice place. What is behind the Administration's constant stretching of the HAP beyond workforce housing? Are they planning to retire into taxpayer-subsidized housing?

"Preserving the character and soul of Ketchum" is pretty rich coming from this Administration. No Administration has done more to destroy the soul of Ketchum than this Mayor and Council. Indeed, this Mayor rejected pursuing a new Comp Plan when he last ran for office, and recently the Council intended only to "audit" the 10-year-old plan. A truly inclusionary Comp Plan process will be a test of this Administration's commitment to the community and the integrity of the City Planner and Administrator.

As part of the Comp Plan process, I urge the Council to direct staff to create an online model of Ketchum showing how each development project impacts the soul and character of the community. How else can the community evaluate the impact of priorities and decisions? It would also be good to show a running tab of parking spaces created or destroyed, along with a running account of overall residential and commercial additions and which are taxpayer subsidized. This has been discussed at P&Z, but has been resisted by the Administration. Why?

The CIP is an excellent step to putting the City on a more proactive and responsible track to maintaining its infrastructure. It has only taken this Administration 5 years to figure that out.

Historically, under this Administration, budget workshops with the department heads have been pro forma, where the department heads present their ask, the Council asks a few questions, and then the Administrator decides on the budget, which is rubber-stamped by the Council.

There is a better way. It is called zero-based budgeting, and it ensures that resources are rationally put against priorities. I urge the Council to require the staff to embrace this approach.

Thank you,

Perry Boyle
Ketchum

From: [World Cup Travel Grabher](#)
To: [Participate](#)
Subject: ROUNDABOUT ON 6TH ST
Date: Friday, June 23, 2023 7:48:55 AM

Regarding the proposed roundabout, we feel it is totally unnecessary and needed more in other parts of the city. How many traffic accidents have actually happened there?

Kindly,

Michele & Fritz Grabher

360 4th Ave No
Ketchum, ID. 83340
PO Box 385
Sun Valley, ID 83353
USA
CELL: 208-720-5987

From: [HP Boyle](#)
To: [Participate](#)
Cc: [Andrew Guckes](#); editorialboard@mtexpress.com; [Morgan Landers](#)
Subject: Public Comment for P&Z Commission and City Council
Date: Tuesday, June 27, 2023 7:52:37 PM

After listening to the Sage Rd development architect in the 6/27 P&Z meeting note that their two-home plan is better than a mega-mansion on that site, I am left thinking—why?

Why is the increased density of short-term rentals better than the lower density of second homes? Or fewer non-owner occupied homes. Which is better for the people who live in Ketchum? Density isn't always a good thing when you are already drowning in STRs.

Also, modern “modular” housing is perhaps cheaper (as the applicant noted), but (at least in this case) boxier. This was the biggest complaint of the P&Z. These units are boxes to maximize the interior space at the lowest possible cost. Should the zoning code be accommodative of the cheapest form of construction just because it's cheaper if it's uglier? Sure, they may be more sustainable—but they are just more sustainable short-term rentals. Is the tax base from short-term rentals worth it for the community?

The P&Z Chair's comments that all of the above is just fine indicate a concerning lean by at least one commissioner. Cheap, boxy short-term rentals seem to be what he is looking for—as long as they are sustainable and can be built quickly.

In response to Mr. Cordovano's question, the applicant would not commit to do anything more than consider restricting the homes in the CC&Rs. This is late in the planning process for that discussion. I think we all know these homes are eventually destined for the STR pool.

Something to think about when we do the Comp Plan and Zoning Code rewrite.

Thank you,

Perry Boyle
Ketchum

From: [HP Boyle](#)
To: [Participate](#)
Cc: editorialboard@mtexpress.com; [Andrew Guckes](#); [Morgan Landers](#)
Subject: PUBLIC COMMENT for City Council and P&Z on Interim Ordinance Analysis 6/27
Date: Tuesday, June 27, 2023 7:52:37 PM

You should watch the recording if you are on the Council and didn't attend (I didn't see any of you there). Start at 6 pm.

Kudos to City Planner Landers and her team for moving Ketchum in the proper planning direction. Since her promotion, the department has upped its productivity by a factor of 10. This is the work we should have been doing but was delayed by this Mayor and his Administration for five years. Many of the questions raised in the presentation should be answered not by the P&Z or the Council, but by the community in the new Comprehensive Plan. One can only hope that the Council gives Planner Landers the resources and time needed to conduct a genuinely inclusive process rather than the jam-through "audit" the Mayor hoped for.

The key input to the model is population. We all suspect that the census data is way off. SVED confirms it. The Commissioner who asked about the population as the key input to the planning process was spot on. We could use credit card and cell phone data to determine who is spending how much in town. Our planning team is not fully armed with all the information needed to make critical planning decisions.

As a general rule, we need a model where we identify assumptions and the sensitivity of the analysis to the assumption. Many of the assumptions on costs and prices are highly variable and will change during economic cycles; We should not be planning the future of the city based on point-in-time data. We need scenarios and sensitivity analysis. This conversation highlights how badly **we need a 3D virtual model of Ketchum—not just a 2D map**. As one planner noted, the 2.25 FAR might be re-considered in the core—but with upper floor setbacks.

A critical point for the City Council is that we need luxury condo sales to subsidize not just workforce housing, but for viable commercial space in the commercial core. The 3000sf limit to residences was indeed handing a party favor (as one commissioner noted)—to one particular developer. Also, the in-lieu fee is too low per this analysis. We don't have a flip tax or other sources of revenue, so we have to take what we can get.

Alternatively, follow Mr. Cordovano's line and ban luxury penthouses. With current land prices, no project will pencil. Eventually, land prices will fall, but will construction costs fall enough for a project to pencil?

It was interesting to hear the juxtaposition of the planning team's comments about attractive buildings versus the P&Z Chair's support for cheaper prefab boxes earlier in the P&Z meeting.

The damage Bluebird does to the commercial core in this analysis is remarkable. It is too late for Washington, but think carefully when you give up the last city-owned core lot.
— Removes significant potential commercial space that would have been very valuable—gone forever
— Increases demand for parking that we are taking away from the commercial core—and

doing again and again at Washington and 6th St lots

- Will turn into retiree housing, not workforce housing, much as Northwoods Place has become (and as all housing like this in resort communities does)
- provides employers incentives to depress wages
- changes the proportion of mass that provided the small town feel—why people come here

As a side note, there probably is no more non-transparent, non-transparent approach to city government than calling what occurred in this meeting an "Interim Ordinance Review," and starting it at 6 pm. This is critical information for the public, and the administration should encourage the public to be part of this vital process for determining the future of Ketchum.

Thank you,

Perry Boyle
Ketchum

From: [Gwen Ashley Walters](#)
To: [Amanda Breen](#); [Participate](#); [Jim Slanetz](#); [Michael David](#); [Neil Bradshaw](#)
Subject: Postal Issues
Date: Wednesday, June 28, 2023 8:32:55 AM

Dear Mayor and Council:

Good morning! We are seasonal residents and have been since 2013. We pay our property taxes on time and do our best to shop local, but often have to shop online — especially for some medical supplies — as I'm sure others do, too.

When we arrived for this season in late May, there was a letter in our post office box about how to direct mail deliveries to the Post Office here in Ketchum. I didn't think much about it as we've had a PO Box since 2013, and have had UPS and Fed EX packages delivered directly to our door in downtown Ketchum for the past 10 years. UPS and Fed Ex still deliver daily to our retail neighbors (we live in downtown Ketchum). Wish I had kept a copy, because I don't remember anything in that letter about how now packages directed to my street address that end up at the Post Office would be marked as undeliverable and returned to sender.

I've since learned that several of my online purchases were delivered to the Post Office and the Post Office just marked them undeliverable and returned to the sender, instead of looking up our street address and putting a yellow card or a key to a parcel box in our mail box as they have done the prior 10 years. It seems like they are actually creating more work for themselves by forcing us to use their address or risk not receiving a package we need.

Here is another issue: even if I'm forced to use the Post Office address, the Post Office takes anywhere from 2 to 4 extra days upon receiving our package to alerting us (via yellow card or key to package locker or placed in our box). That's right, a package that normally took anywhere from 2-4 days via private carrier (UPS/Fed Ex) now takes 2-4 normal transit days PLUS AN ADDITIONAL 2-4 days after arriving at post office BEFORE we find either a yellow card or key or package in our box. It seems like there is an unwillingness on the part of the management of this Post Office to provide timely service its customers.

I have spoken to many residents since I learned of this issue, and many related the same story and frustration, it just happened to them during the winter months and now just shrug. Is there no recourse for the change? Why is the Post Office in essence forcing a monopoly on residential packages? We either use their address for all packages, or risk having them returned to sender. Again, as customers, we don't know or have control over who the shipper selects to send our packages. It's not just Amazon. I've had packages returned from other sellers, too.

Here is a different (and also troubling) problem I've encountered: A letter I mailed to another Ketchum PO Box holder, which I dropped into the slot labeled "Ketchum" at the Post Office, was sent to Boise (I have a picture of the post mark if you need it), and therefore, the recipient did not receive the letter until 6 days after I mailed it. I

mentioned this to one of the clerks and they said that even though there are designated slots for Ketchum, Sun Valley and Hailey mail, all mail, as directed by the current Post Master, leaves the building, hence the letter was sent to Boise and then post marked and shipped back to Ketchum. Wow.

Is there any way for the council to improve this unfortunate situation? Can you explain to me why any of this is acceptable? I do understand staffing is an issue for everyone, but this seems to be beyond a staffing issue. What else can we do as residents to improve this situation?

Thank you for your time and attention to this problem.

Gwen Walters

From: [fm20814.](#)
To: [Participate](#)
Cc: [Neil Bradshaw](#)
Subject: Painted Crosswalk Project
Date: Thursday, June 29, 2023 10:05:25 AM

Kudos to everyone involved in the painted crosswalk project. I think the crosswalks look great, and definitely add to the vibrancy of the area. I'll leave it to others to determine their impact on pedestrian safety, but I think they're whimsical and fun and incorporate local culture very well.

Richard Schwartzbard

From: [Megan Dawson](#)
To: [Participate](#)
Subject: Minors and e-bikes
Date: Friday, June 30, 2023 9:44:47 PM

This is the 2nd or 3rd year in a row that young kids are out of control on these owned or rented e-bikes, scooters, ect. Some can barely touch the asphalt while on the seat and riding random, this was crossing 75 from the rental to backwoods and took off down Warm Springs. I bet these kids were 8-10 years old, no parents. Who is liable. We had a death not too long ago of a very fit middle aged woman getting dragged under a dual concrete truck when cruisers were just becoming the fad. What is it going to take to police this?
Megan Edwards



CITY OF KETCHUM
SPECIAL MEETING MINUTES OF THE CITY COUNCIL
Monday, June 26, 2023

CALL TO ORDER: *(00:00:13 in video)*

Mayor Bradshaw called the meeting of the Ketchum City Council to order at 9:00 a.m.

ROLL CALL:

Mayor Neil Bradshaw
Michael David
Amanda Breen
Courtney Hamilton
Jim Slanetz

ALSO PRESENT:

Jade Riley—City Administrator
Trent Donat—City Clerk & Business Manager
Lisa Enourato—Public Affairs & Administrative Services Manager
Shellie Gallagher—City Treasurer
Morgan Landers—Director of Planning and Building
Carissa Connelly—Housing Director
Eryn Alvey—Ketchum Arts Commission
Cable Spangenberg—Ketchum Arts Commission Chair
Harry Griffith—Executive Director of Sun Valley Economic Development - *via teleconference*
Bill McLaughlin—Fire Chief, Ketchum Fire Department
Jamie Shaw—Chief of Police, City of Ketchum
John Kearney—Director of Recreation
Brian Christiansen—Director of Streets and Facilities
Juerg Stauffacher—Facilities Maintenance Supervisor
Gio Tognoni—Water Division Manager
Mic Mummert—Waste Water Division Manger
Andrew Metzger—Sustainability Manager
Carol Cole—Idaho Dark Sky Alliance
Dawn Bird—Friends of the Sawtooth Avalanche Center - *via teleconference*
Kim MacPherson—Mountain Rides
Tucker Van Law—Mountain Rides

COMMUNICATIONS FROM MAYOR AND COUNCIL: *(00:00:38 in video)*

None

CONSENT AGENDA: (00:0:56 in video)

- Amanda Breen recused herself from agenda item #7, it will be voted on separately.

Motion to approve consent agenda items #2, #3, #4, #5 #6 & #8.

(00:01:04 in video)

MOVER: Amanda Breen

SECONDER: Courtney Hamilton

AYES: Michael David, Courtney Hamilton, Jim Slanetz, Amanda Breen

RESULT: ADOPTED UNANIMOUS

Motion to approve consent agenda item #7. (00:10:47 in video)

MOVER: Michael David

SECONDER: Courtney Hamilton

AYES: Michael David, Courtney Hamilton, Jim Slanetz

RECUSED: Amanda Breen

RESULT: ADOPTED

NEW BUSINESS: (00:01:40 in video)

9. FY24 Budget Workshop

Presented and led by: Jade Riley

DEPARTMENT PRESENTATIONS:

Administration—Jade Riley (00:21:41 in video)

Ketchum Arts Commission—Eryn Alvey & Caleb Spangenberg (00:31:18 in video)

City/County Housing Department—Carissa Connelly (00:56:29 in video)

Ketchum Fire Department—Bill McLaughlin (01:11:19 in video)

Planning and Building Department—Morgan Landers (01:24:10 in video)

Ketchum Police Department—Jamie Shaw (01:42:40 in video)

Recreation Department—John Kearney (01:51:40 in video)

Streets and Facilities—Brian Christiansen & Jeurg Stauffacher (02:01:45 in video)

Water Division—Gio Tognoni (02:20:30 in video)

Wastewater Division—Mick Mummert (02:31:26 in video)

Contractual Services—Andrew Metzger (02:39:11 in video)

Dark Sky Alliance—Carol Cole (02:45:19 in video)

Friends of the Sawtooth Avalanche Center—Dawn Bird via teleconference (02:56:00 in video)

Mountain Humane—Jade Riley (02:58:38 in video)

Sun Valley Economic Development—Harry Griffith via teleconference (02:59:25 in video)

Mountain Rides—Kim MacPherson & Tucker Van Law (03:03:10 in video)

Next Steps:

Feedback, Questions and Discussion by Council (03:15:01 in video)

ADJOURNMENT: 01:10:22 PM

Motion to adjourn *(03:56:26 in video)*

MOVER: Amanda Breen

SECONDER: Courtney Hamilton

AYES: Michael David, Courtney Hamilton, Jim Slanetz, Amanda Breen

RESULT: UNANIMOUS

Neil Bradshaw, Mayor

ATTEST:

Trent Donat, City Clerk

Report Criteria:

Invoices with totals above \$0 included.
 Paid and unpaid invoices included.
 [Report].GL Account Number = "0110000000"-9648008200,"9910000000"-9911810000"
 Invoice Detail.Voided = No,Yes

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
GENERAL FUND				
01-2300-0000 DEPOSITS-PARKS & EVENTS				
FOX, DARBY	062823	REFUND PARK RESERVATION DECURITY DEPOSIT	250.00	
01-3700-3600 REFUNDS & REIMBURSEMENTS				
JONES AND BARTLETT PUBLISH	716721	NVPF:EMERGENCY MEDICAL RESPONDER 7	985.37	
Total :			1,235.37	
LEGISLATIVE & EXECUTIVE				
01-4110-2515 VISION REIMBURSEMENT ACCT(HRA)				
NBS-NATIONAL BENEFIT SERVI	916041	FSA AND HRA PLAN ADMIN FEES MARCH 2023	22.95	
Total LEGISLATIVE & EXECUTIVE:			22.95	
ADMINISTRATIVE SERVICES				
01-4150-2515 VISION REIMBURSEMENT ACCT(HRA)				
NBS-NATIONAL BENEFIT SERVI	916041	FSA AND HRA PLAN ADMIN FEES MARCH 2023	48.75	
01-4150-3100 OFFICE SUPPLIES & POSTAGE				
COPY & PRINT, L.L.C.	126552	COFFEE SAN FRANCISCO	134.50	
COPY & PRINT, L.L.C.	126566	PAPER 8.5*11 # 127	419.88	
01-4150-4200 PROFESSIONAL SERVICES				
ATKINSONS' MARKET	05680763	MUFFINS, FRUIT, NUT BARS	51.99	
HDR ENGINEERING, INC.	1200513892	2022 ON-CALL SERVICES AS DIRECTED	7,435.25	
BACKGROUND INVESTATION B	INV-29375	Aegis 250 ANNUAL SUBSCRIPTION PLAN	168.00	
VALLEY TEMP SERVICES INC	INVONO46	ELIZABETH INSINGER	504.00	
01-4150-5100 TELEPHONE & COMMUNICATIONS				
CENTURY LINK	2087264135F 8	2087264135F 8622	783.90-	
01-4150-5110 COMPUTER NETWORK				
INTEGRATED TECHNOLOGIES	218777	CO00 CITY OF KETCHUM-02 062123	819.28	
Total ADMINISTRATIVE SERVICES:			8,797.75	
LEGAL				
01-4160-4200 PROFESSIONAL SERVICES				
WHITE PETERSON	24892R 053123	General Services 24892R 053123	11,552.50	
Total LEGAL:			11,552.50	
PLANNING & BUILDING				
01-4170-2515 VISION REIMBURSEMENT ACCT(HRA)				
NBS-NATIONAL BENEFIT SERVI	916041	FSA AND HRA PLAN ADMIN FEES MARCH 20230141702515	26.30	

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
01-4170-3200 OPERATING SUPPLIES				
ATKINSONS' MARKET	03693514	MANDARINS, OJ, STRAWBERRIES, LA CROIX	22.48	
01-4170-4400 ADVERTISING & LEGAL PUBLICATIO				
EXPRESS PUBLISHING, INC.	10002196 0531	10002196 053123	314.64	
Total PLANNING & BUILDING:			363.42	
NON-DEPARTMENTAL				
01-4193-9910 MERIT/COMPENSATION ADJUSTMENTS				
BARBARA'S PARTY RENTAL, INC	062723	FOLDING CHAIRS, CLOTHES, TABLES	500.00	
Total NON-DEPARTMENTAL:			500.00	
FACILITY MAINTENANCE				
01-4194-2515 VISION REIMBURSEMENT ACCT(HRA)				
NBS-NATIONAL BENEFIT SERVI	916041	FSA AND HRA PLAN ADMIN FEES MARCH 2023	24.38	
01-4194-4200 PROFESSIONAL SERVICES				
IRISH ELECTRIC	64123	4TH ST ELECTRICAL REPAIRS, GARDEN BEDS	2,272.00	
IRISH ELECTRIC	64223	CONDUIT REPAIR TOWN SQUARE	372.00	
01-4194-5900 REPAIR & MAINTENANCE-BUILDINGS				
A.C. HOUSTON LUMBER CO.	2306-584398	WIRE ROPE CLIP, THIMBLE, CABLE	33.11	
CHATEAU DRUG CENTER	2703774	CLEAR MOUNTING TAPE	5.69	
SCHINDLER ELEVATOR	8106268407	QUARTERLY BILLING FIFTH STREET	1,159.44	
01-4194-5910 REPAIR & MAINT-491 SV ROAD				
PLATT ELECTRIC SUPPLY	4A20674	PANS-BATHROOM REPAIR	59.01	
01-4194-5950 REPAIR & MAINT-WARM SPRINGS PR				
PIPECO, INC.	S5036380.001	PVC CAP, PVC PLUGS	15.09	
PIPECO, INC.	S5038880.001	DEAD BLOW HAMMER DAWN, PINCH TOOL, WORM DRIVE, INSERT ELBOW	36.71	
PIPECO, INC.	S5040453.001	POLY PIPE, ELBOW INSERT	177.16	
PIPECO, INC.	S5040638.001	WORM DRIVE SS CLAMPS	17.11	
PIPECO, INC.	S5047938.001	Pink FLAGS	42.69	
01-4194-6950 MAINTENANCE				
A.C. HOUSTON LUMBER CO.	2306-584304	LEVEL TORPEDO MAG AL	14.29	
A.C. HOUSTON LUMBER CO.	2306-588433	WOOD FILLER SOLVENT	4.99	
A.C. HOUSTON LUMBER CO.	2306-589425	EPOXY, WASHER, HEX NUT, ROD	44.14	
A.C. HOUSTON LUMBER CO.	2306-590264	PLYWOOD	29.99	
CHATEAU DRUG CENTER	2708063	ADHESIVE, CAULK GUN	14.23	
LUTZ RENTALS	143139-1	HAMMER DRILL, BITS	43.20	
MOSS GARDEN CENTER	214216	ToWN SQUARE FLOWERS-BEDDING PLANTS	167.09	
MOSS GARDEN CENTER	214238	ToWN SQUARE FLOWERS	191.62	
MOSS GARDEN CENTER	214304	CAMP SIS RAD BAL	153.55	
MOSS GARDEN CENTER	214310	BEDDING PLANTS	107.98	
PIPECO, INC.	S5038183.001	PC EMITTER	8.79	
PIPECO, INC.	S5047272.001	HOSE BIBB AQUALINE	6.79	
PIPECO, INC.	S5060762.001	ELBOWS, 1/2" FIGURE 8 LINE	12.54	
SHERWIN-WILLIAMS CO.	8135-5	Paint, Trays- FOREST SERVICE PARK	75.31	

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
Total FACILITY MAINTENANCE:			5,088.90	
POLICE				
01-4210-2515 VISION REIMBURSEMENT ACCT(HRA)				
NBS-NATIONAL BENEFIT SERVI	916041	FSA AND HRA PLAN ADMIN FEES MARCH 2023	9.80	
01-4210-3610 PARKING OPS PROCESSING FEES				
DATA TICKET INC	150711	ANNUAL COST PROJECTION, LEASE CITATION TECH	1,387.60	22078
DATA TICKET INC	150864	ANNUAL COST PROJECTION, LEASE CITATION TECH	1,570.50	22078
DATA TICKET INC	150866	ANNUAL COST PROJECTION, LEASE CITATION TECH	813.99	22078
DATA TICKET INC	150869	ANNUAL COST PROJECTION, LEASE CITATION TECH	1,798.24	22078
DATA TICKET INC	152546	ANNUAL COST PROJECTION, LEASE CITATION TECH	1,218.10	22078
DATA TICKET INC	153127	ANNUAL COST PROJECTION, LEASE CITATION TECH	235.40	22078
01-4210-3620 PARKING OPS EQUIPMENT FEES				
CALE AMERICA, INC.	175070	MAY 2023 ACTIVE METERS	176.01	
Total POLICE:			7,209.64	
FIRE & RESCUE				
01-4230-2515 VISION REIMBURSEMENT ACCT(HRA)				
NBS-NATIONAL BENEFIT SERVI	916041	FSA AND HRA PLAN ADMIN FEES MARCH 2023	81.75	
01-4230-3200 OPERATING SUPPLIES FIRE				
ATKINSONS' MARKET	0303679523	WHITE CLOUD & FRENCH ROAST	29.44	
ATKINSONS' MARKET	0303688628	WHITE CLOUD	58.88	
ATKINSONS' MARKET	0404681581	LAUNDRY DETERGENT	11.10	
BUSINESS AS USUAL INC.	161868	COLORED PENCILS, MOUNTIANG SQUARES	13.48	
DAVIS EMBROIDERY INC.	42564	WOVEN PATCHES	192.00	
01-4230-3210 OPERATING SUPPLIES EMS				
ATKINSONS' MARKET	0303679523	WHITE CLOUD & FRENCH ROAST	29.44	
ATKINSONS' MARKET	0303688628	WHITE CLOUD	58.88	
ATKINSONS' MARKET	0404681581	LAUNDRY DETERGENT	11.10	
BUSINESS AS USUAL INC.	161868	COLORED PENCILS, MOUNTING SQUARES	13.47	
DAVIS EMBROIDERY INC.	42564	WOVEN PATCHES	192.00	
NORCO	37843277	D-MEDICAL OXYGEN	54.55	
NORCO	37853435	CYLINDER RENTAL	78.12	
NORCO	37854523	CYLINDER RENTAL	190.65	
NORTH AMERICAN RESCUE LLC	IN716506	NEEDLE DECOMPRESSION, TOURNIQUET AND IV CONSTRICTING BAND	403.69	
HENRY SCHEIN	42848279	SUCTION CATHETER	404.57	
HENRY SCHEIN	42848288	SODIUM BICARB	189.70	
HENRY SCHEIN	43015183	MEGA MOVER W/ POWER GRIPS	216.50	
HENRY SCHEIN	43686730	MEDICAL SUPPLIES, COLLARS, AUTO GUARD	451.90	
PRIMARY PHARMACEUTICALS	NO S30169	ETOMIDATE, ALBUTEROL, IPRATROPIUM, SHIPPING	459.41	
01-4230-4200 PROFESSIONAL SERVICES FIRE				
SUN VALLEY COMPANY	803,935	SITE RENTAL	1,412.93	

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
01-4230-4210 PROFESSIONAL SERVICES EMS				
SUN VALLEY COMPANY	803,935	SITE RENTALS	1,412.92	
01-4230-6000 REPAIR & MAINT-AUTO EQUIP FIRE				
RIVER RUN AUTO PARTS	6538-191650	MINI BULB, ADHESIVE SEALANT	7.35	
RIVER RUN AUTO PARTS	6538-191681	CHAMOIS	64.88	
01-4230-6010 REPAIR & MAINT-AUTO EQUIP EMS				
LES SCHWAB	11700816188	2022 FORD AMB REPAIR	650.41	
RIVER RUN AUTO PARTS	6538-191650	MINI BULB, ADHESIVE SEALANT	7.34	
RIVER RUN AUTO PARTS	6538-191681	CHAMOIS	64.87	
01-4230-6200 REPAIR & MAINT--FACILITY				
SENTINEL FIRE & SECURITY, IN	85842	ALARM TESTING	170.00	
Total FIRE & RESCUE:			6,931.33	
STREET				
01-4310-2515 VISION REIMBURSEMENT ACCT(HRA)				
NBS-NATIONAL BENEFIT SERVI	916041	FSA AND HRA PLAN ADMIN FEES MARCH 2023	41.37	
01-4310-3200 OPERATING SUPPLIES				
FASTENAL COMPANY	IDJER107430	HARDWARE FOR GUARD RAIL	59.46	
01-4310-6100 REPAIR & MAINT--MACHINERY & EQ				
RIVER RUN AUTO PARTS	6538-191280	FUEL HOSE	10.00	
01-4310-6910 OTHER PURCHASED SERVICES				
CINTAS	4158563995	BLACK MATS	21.60	
01-4310-6930 STREET LIGHTING				
IDAHO POWER	2200506786 06	2200506786 061023	7.21	
IDAHO POWER	2201174667 06	2201174667 061023	10.95	
IDAHO POWER	220227564 061	2202627564 061023	8.63	
IDAHO POWER	2205963446 06	2205963446 061023	49.61	
01-4310-6950 MAINTENANCE & IMPROVEMENTS				
WALKER SAND AND GRAVEL	1162670	52.42 TONS CLEAN FILL	366.94	
Total STREET:			575.77	
RECREATION				
01-4510-2515 VISION REIMBURSEMENT ACCT(HRA)				
NBS-NATIONAL BENEFIT SERVI	916041	FSA AND HRA PLAN ADMIN FEES MARCH 2023	13.15	
01-4510-3250 RECREATION SUPPLIES				
A.C. HOUSTON LUMBER CO.	2306-596712	POLY ROPE, WIRE NAILS	25.15	
BUSINESS AS USUAL INC.	158952	BRUSHES, LAMINATING POUCHES, LAMINATING SHEETS	177.28	
CHATEAU DRUG CENTER	2691502	32OZ SPRAYER	5.69	
CHATEAU DRUG CENTER	2712104	SUNSCREEN VARIOUS SPF	69.49	
KEARNEY, JOHN	062023	BIKE RACK REIMBURSEMENT	666.71	
PRESS PRINT HOUSE	1629	T-Shirts, BLUE, FOREST	669.00	
SHERWIN-WILLIAMS CO.	8166-0	STRIPE MINI, WOOD STAIN, ETC	37.83	

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
Total RECREATION:			1,664.30	
Total GENERAL FUND:			43,941.93	
GENERAL CAPITAL IMPROVEMENT FD				
GENERAL CIP EXPENDITURES				
03-4193-7115 2ND AVENUE SHARROWS/BIKE PATH				
PHILLIPS LAND SURVEYING, PL	062323	10TH/SADDLE PROPOSED BIKE PATH STAKING	995.75	
03-4193-7607 SIDEWALK CURB AND GUTTER				
SATHER, OLAF KHRUSTUAB	230621	PAVER REPLACEMENT WORK	2,099.86	
Total GENERAL CIP EXPENDITURES:			3,095.61	
FIRE & RESCUE CIP EXPENDITURES				
03-4230-7120 RADIOS (PORTABLE)				
49 ER COMMUNICATIONS INC.	70940	BKR PORTABLE & CLONING ADAPTER	373.45	
03-4230-7135 MEDICAL (CITY PROVIDED)				
ZOLL MEDICAL CORPORATION	3747838	AED PRO SEMI-AUTO/MANUAL	2,580.60	23076
ZOLL MEDICAL CORPORATION	3747838	PEDI-PADZ II PEDIATRIC MULTI-FUNCTION ELECTRODES	81.79	23076
ZOLL MEDICAL CORPORATION	3747838	CPR STAT-PADZ HVP MULTI-FUNCTION CPR ELECTRODES	64.57	23076
ZOLL MEDICAL CORPORATION	3747838	AED PRO NON-RECHARGEABLE LITHIUM BATTERY PACK	137.76	23076
ZOLL MEDICAL CORPORATION	3747838	AED PRO ECH CABLE AAMI	137.76	23076
Total FIRE & RESCUE CIP EXPENDITURES:			3,375.93	
RECREATION CIP EXPENDITURES				
03-4510-7100 ATKINSON PARK NEW SOCCER GOALS				
BSN SPORTS	921885913	KWIK FLEX GOAL	1,860.00	
Total RECREATION CIP EXPENDITURES:			1,860.00	
Total GENERAL CAPITAL IMPROVEMENT FD:			8,331.54	
ORIGINAL LOT FUND				
ORIGINAL LOT TAX				
22-4910-6080 MOUNTAIN RIDES				
MOUNTAIN RIDES	12232	TRANSPORTATION SERVICES	64,083.34	23012
Total ORIGINAL LOT TAX:			64,083.34	
Total ORIGINAL LOT FUND:			64,083.34	
FIRE BOND FUND				
FIRE BOND FUND EXP/TRNFRS				
41-4800-4205 PROF SERVICES PAYING AGENT				
ZIONS BANK	060123	PAYING AGENT FEE	500.00	

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
Total FIRE BOND FUND EXP/TRNFRS:			500.00	
Total FIRE BOND FUND:			500.00	
COMMUNITY HOUSING				
COMMUNITY HOUSING EXPENSE				
54-4410-2515 VISION REIMBURSEMENT ACCT(HRA)				
NBS-NATIONAL BENEFIT SERVI	916041	FSA AND HRA PLAN ADMIN FEES MARCH 2023	3.35	
54-4410-4200 PROFESSIONAL SERVICES				
NESTED STRATEGIES	1141	HOUSING PHILANTHROPY	1,187.50	
DIETZ, JASON B	052423	GUEST SPEAKER TRAVEL REIMBURSEMENT: MILES	141.25	
DIETZ, JASON B	052423	GUEST SPEAKER TRAVEL REIMBURSEMENT: PER DIEM MEALS	142.00	
DIETZ, JASON B	052423	GUEST SPEAKER TRAVEL REIMBURSEMENT: AIRFARE	394.20	
GLIDDEN, JASON	052423	GUEST SPEAKER TRAVEL REIMBURSEMENT: PER DIEM MEALS	115.10	
GLIDDEN, JASON	052423	GUEST SPEAKER TRAVEL REIMBURSEMENT:MILES	397.63	
54-4410-4210 LEASE TO LOCALS INSENTIVES				
AYERS, SUSAN	062323	LTL FINAL PAYMENT	1,000.00	
ZLOT, LAURA	062323	LTL FINAL PAYMENT	1,000.00	
54-4410-4215 LEASE TO LOCALS PROF SERVICES				
PLACEMATE, INC	1529	MAY 2023 L2L, BUSINESS AS USUAL ADS, THIVE RENO	9,137.36	
54-4410-4250 LIFT TOWER LODGE PROFF SVCS				
WILRO PLUMBERS LLC	20487	PLUMBING SERVICES LTL	2,190.00	
54-4410-5200 LIFT TOWER LODGE UTILITIES				
IDAHO POWER	2208260063 06	2208260063 061323	218.04	
IDAHO POWER	2226910376 06	2226910376 061323	262.26	
54-4410-5900 LIFT TOWER LDG REPAIR & MAINT				
CHATEAU DRUG CENTER	2707749	MTL SCREWS	2.84	
PLATT ELECTRIC SUPPLY	4A16341	LIFT TOWER LODGE-VARIOUS ELECTICAL SUPPLIES	418.75	
54-4410-8010 REIMBURSE BCHA BLAINE CO CONTR				
BLAINE COUNTY HOUSING AUT	061523	BLAINE COUNTY CONTRIBUTION REFUND-JUNE 2023	23,259.23	
BLAINE COUNTY HOUSING AUT	061523	BLAINE COUNTY CONTRIBUTION REFUND-MAY 2023	23,259.23	
BLAINE COUNTY HOUSING AUT	061523	BLAINE COUNTY CONTRIBUTION REFUND-APRIL 2023	11,629.62	
Total COMMUNITY HOUSING EXPENSE:			74,758.36	
Total COMMUNITY HOUSING:			74,758.36	

WATER FUND
WATER EXPENDITURES

63-4340-2515 VISION REIMBURSEMENT ACCT(HRA)

NBS-NATIONAL BENEFIT SERVI	916041	FSA AND HRA PLAN ADMIN FEES MARCH 2023	16.50	
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Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
63-4340-3200 OPERATING SUPPLIES				
CINTAS	4158564138	BROWN MATS	10.89	
CINTAS	4158564138	MOP FRAME, SHOP TOWELS, DUST MOP, WOOD MOP HANDLES, BROWN MATS	31.19	
SHERWIN-WILLIAMS CO.	1481-3	FLAT BLACK, GLOSS HUNTER GR	27.36	
TREASURE VALLEY COFFEE INC	2160:09306700	SQWINCHER STIX	62.50	
63-4340-3800 CHEMICALS				
GEM STATE WELDERS SUPPLY,I	848048	Hypochlorite Solution	316.00	
63-4340-4200 PROFESSIONAL SERVICES				
WHEELER TANK TESTING	2462	CP Survey/Mileage	1,490.00	
63-4340-5100 TELEPHONE & COMMUNICATIONS				
VERIZON WIRELESS	9937197775	365516521 WATER DEPT	123.05	
63-4340-6100 REPAIR & MAINT-MACH & EQUIP				
BANYAN TECHNOLOGY INC.	21024	LIGHTNING STRIKE TANK REPAIR, MILEAGE, DWYER, SHIPPIGN	1,403.31	
FERGUSON ENTERPRISES, LLC	0834139-2	LF 2 FIP X FIP BALL CURB ST, LF 2 MIP X PE PJ BALL CORP	1,206.79	
LUNCEFORD EXCAVATION, INC.	14946	HORSEMAN CENTER WATER LEAK BACKFILL	825.00	
Total WATER EXPENDITURES:			5,512.59	
Total WATER FUND:			5,512.59	
WASTEWATER FUND				
WASTEWATER EXPENDITURES				
65-4350-2515 VISION REIMBURSEMENT ACCT(HRA)				
NBS-NATIONAL BENEFIT SERVI	916041	FSA AND HRA PLAN ADMIN FEES MARCH 2023	39.20	
65-4350-3100 OFFICE SUPPLIES & POSTAGE				
EXPRESS PUBLISHING, INC.	10002196 0531	10002196 053123	160.43	
65-4350-3200 OPERATING SUPPLIES				
ATKINSONS' MARKET	05679145	Distilled Water	15.90	
CHATEAU DRUG CENTER	2709645	2X60YDS CLR PACK TAPE	7.59	
CINTAS	4158564138	BROWN MAT	10.90	
CINTAS	4158564138	SHOP TOWELS, MOPS, BROWN MATS	63.92	
GEM STATE PAPER & SUPPLY	1098579	ROLL TOWEL	41.06	
TREASURE VALLEY COFFEE INC	2160:09306698	COFFEE	70.93	
UPS STORE #2444	MMN7FR5NB	WATER SAMPLES	14.01	
UPS STORE #2444	MMN7FR5P09	WATER SAMPLES	14.01	
65-4350-3400 MINOR EQUIPMENT				
PIPECO, INC.	S5075143.001	375XL-020 2" RPA LEAD FREE WILKINS	1,115.76	
65-4350-3500 MOTOR FUELS & LUBRICANTS				
CHRISTENSEN INC.	561679	CHEVRON RANDO HDZ ISO 32	133.95	
65-4350-3800 CHEMICALS				
THATCHER COMPANY, INC.	2023100114398	CREDIT - T-CHLOR 12.5 - 275 G TOTE	2,825.36-	
THATCHER COMPANY, INC.	2023100114399	T-CHLOR 12.5 - 275 G TOTE	2,890.36	
65-4350-5100 TELEPHONE & COMMUNICATIONS				
VERIZON WIRELESS	9937047219	965494438 WASTEWATER DEPT	65.97	

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
65-4350-5200 UTILITIES				
IDAHO POWER	2202158701 06	2202158701 - 110 RIVER RANCH RD SWR	10,379.98	
65-4350-6000 REPAIR & MAINT-AUTO EQUIP				
LES SCHWAB	11700816144	Flat Repair	52.58	
65-4350-6100 REPAIR & MAINT-MACH & EQUIP				
WOOD RIVER LOCK SHOP, LLC	19962	Keys	32.50	
65-4350-6900 COLLECTION SYSTEM SERVICES/CHA				
A.C. HOUSTON LUMBER CO.	2306-596573	TIE DOWN 10FT 3000LB ORNG 4PK	37.99	
VERIZON WIRELESS	9937047219	965494438 WASTEWATER COLLECTIONS DEPT	41.52	
Total WASTEWATER EXPENDITURES:			12,363.20	
Total WASTEWATER FUND:			12,363.20	
PARKS/REC DEV TRUST FUND				
PARKS/REC TRUST EXPENDITURES				
93-4900-5910 WARM SPRINGS PRESR-RESTORATION				
NESTED STRATEGIES	1141	Warm Spring PRESERVE PHILANTHROPY COUNSEL	1,937.50	
STUDIO SUPERBLOOM, LLC	WSP-011	PROJECT SUPPORT PLANNING WARM SPRINGS PRESERVE	1,250.00	22107
93-4900-7700 WATCH ME GROW GARDEN				
CHATEAU DRUG CENTER	2711676	GLOVES, HINDGE BOX	100.62	
WEBB LANDSCAPING	K-IN-183096	VINEGAR, WEED & GRASS KILLER	51.99	
Total PARKS/REC TRUST EXPENDITURES:			3,340.11	
Total PARKS/REC DEV TRUST FUND:			3,340.11	
DEVELOPMENT TRUST FUND				
DEVELOPMENT TRUST EXPENDITURES				
94-4900-8000 PEG GATEWAY MARRIOT AUTOGRAPH				
WHITE PETERSON	24892R 053123	GATEWAY HOTEL DEVELOPMENT PROPOSAL 053123	4,447.50	
Total DEVELOPMENT TRUST EXPENDITURES:			4,447.50	
Total DEVELOPMENT TRUST FUND:			4,447.50	
Grand Totals:			217,278.57	

Report Criteria:

Invoices with totals above \$0 included.
 Paid and unpaid invoices included.
 [Report].GL Account Number = "0110000000"- "9648008200", "9910000000"- "9911810000"
 Invoice Detail.Voided = No,Yes



CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

I move to approve Alcohol Beverage Licenses for the applicants included in the staff report.

Reasons for Recommendation:

- Ketchum Municipal Code requires certain licenses to sell liquor, beer or wine.
- The attached applications are for the period of September 1, 2023 – August 31, 2024
- Council approval is requested to complete the process of issuing such beer, wine and liquor licenses

Policy Analysis and Background (non-consent items only):

In accordance with Municipal Code 5.04.020, Alcoholic Beverage Sales, it is unlawful for any person to sell liquor, beer, or wine at retail or by the drink within the City without certain licenses as required pursuant to Ordinance 367. All City licenses for liquor, beer, and wine expire annually and require renewal by September 1st. The businesses will be vending beer, wine and liquor on premise (wine is included in the liquor fees) and not to be consumed on premise, per application.

Currently, the following businesses have filed for their license and Council approval is requested to complete the process of issuing such beer, wine and liquor licenses.

Sustainability Impact:

None

Financial Impact:

Revenue: The City will realize a revenue of \$7,100.00 from approval of these licenses in accordance with the current fee structure.

Attachments:

1. Table of Licenses
2. Beer, Wine & Liquor-by-the-Drink License Applications

<u>Company</u>	<u>Beer Consumed on Premises</u>	<u>Beer Not to be Consumed on Premises</u>	<u>Wine Consumed on Premises</u>	<u>Wine Not to be Consumed on Premises</u>	<u>Liquor</u>	<u>Total Amount of Fees Paid</u>
Izalco LLC DBA El Nino	X					\$200.00
Aspen Skiing Co DBA Limelight Hotel	X				X	\$760.00
The Pub Inc DBA The Cellar Pub	X	X			X	\$810.00
Warfield	X				X	\$810.00
China Panda	X	X	X	X		\$650.00



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application by e-mail and fees by check or cash to the City Clerk Office, PO Box 2315, 191 W. 5th St, Ketchum, ID 83340. If renewing, you may pay online at xpressbillpay.com. For questions, please e-mail finance@ketchumidaho.org or call (208) 726-3841.

APPLICANT INFORMATION	
Applicant Name: <u>Aspen Skiing Company</u>	Doing Business As: <u>Limelight Hotel Ketchum</u>
Physical Address where license will be displayed: <u>151 S. Main St. Ketchum, ID 83340</u>	
Mailing Address: <u>PO Box 7081, Ketchum, ID 83340</u>	
Recorded Owner of Property: <u>Aspen Skiing Co., LLC</u>	
Applicant Phone Number: <u>208726 0881</u>	Applicant Email: <u>rwhite@aspensnowmass.com</u>
STATE LICENSE NO: <u>20795</u> (copy required)	COUNTY LICENSE NO: _____ (copy required)
Corporation: <input checked="" type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input type="checkbox"/> No <input type="checkbox"/>	List names and addresses of corporation officers and/or partners: _____ _____ _____ _____
BEER LICENSE FEES	
<input checked="" type="checkbox"/> Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input type="checkbox"/> Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES	
<input type="checkbox"/> Wine, to be consumed on premises	\$200.00
<input type="checkbox"/> Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES	
<input checked="" type="checkbox"/> Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due \$ <u>760.00</u>	
ADDITIONAL INFORMATION	
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

[Signature] Hotel Manager
Applicant Signature Relation to Business

05.08.23
Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received: <u>6/26/23</u>	License Fee Paid <u>\$700.00</u>	License No: <u>2135A</u>
<i>To the City Council, Ketchum, Idaho;</i> The undersigned, a Corporation <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Individual <input type="checkbox"/> , does hereby make application for a license to sell during the year of September 1, <u>2023</u> - August 31, <u>2024</u>		
Approved by City of Ketchum Idaho by;		
_____ Mayor		

Idaho State Police

Cycle Tracking Number: 143256
ISLD ID: 8010

Premises No.: 5B-20795
Rural Hotel License

Retail Alcohol Beverage License

License Year: 2024
License Number: 20795

This is to certify, that Aspen Skiing Company LLC
doing business as: Limelight Hotel Ketchum

is licensed to sell alcoholic beverages as stated below at:
151 S Main Street, Ketchum, Blaine County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.
County and city licenses are also required in order to operate.

Liquor	Yes	<u>\$300.00</u>
Beer	Yes	<u>\$50.00</u>
Wine by the bottle	Yes	<u>\$0.00</u>
Wine by the glass	Yes	<u>\$0.00</u>
Kegs to go	No	
Growlers	No	
Restaurant	Yes	<u>\$0.00</u>
On-premises consumption	Yes	<u>\$0.00</u>
Multipurpose arena	No	
Plaza	No	

TOTAL FEE: \$350.00

ASPEN SKIING COMPANY LLC LIMELIGHT HOTEL KETCHUM PO BOX 7081 KETCHUM, ID 83340 <i>Mailing Address</i>

Valid
08/01/2023 - 07/31/2024

Expires
07/31/2024



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application by e-mail and fees by check or cash to the City Clerk Office, PO Box 2315, 191 W. 5th St, Ketchum, ID 83340. If renewing, you may pay online at xpressbillpay.com. For questions, please e-mail finance@ketchumidaho.org or call (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: PERCY HERMOZA A.	Doing Business As: CHINA PANDA CHINESE R.	
Physical Address where license will be displayed: SIS EAST AVE, KETCHUM, ID 83340		
Mailing Address: P.O. BOX 293 KETCHUM, ID 83340		
Recorded Owner of Property: BARBETH ORPHAN		
Applicant Phone Number: 208-721-0208	Applicant Email: chinapanda sv @ outback .co	
STATE LICENSE NO: 1464 (copy required)	COUNTY LICENSE NO: 39 (copy required)	
Corporation: <input type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input checked="" type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input type="checkbox"/> No <input type="checkbox"/>	List names and addresses of corporation officers and/or partners: _____ _____ _____ _____	
BEER LICENSE FEES		
<input checked="" type="checkbox"/>	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input checked="" type="checkbox"/>	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
<input checked="" type="checkbox"/>	Wine, to be consumed on premises	\$200.00
<input checked="" type="checkbox"/>	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$400.00 650.00
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Applicant Signature _____ Relation to Business Owner
Date 6/20/2023

City Clerk or Deputy Signature _____

OFFICIAL USE ONLY		
Date Received: <u>6/26/23</u>	License Fee Paid: <u>\$650.00</u>	License No: <u>70A</u>
<p>To the City Council, Ketchum, Idaho; The undersigned, a Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Individual <input checked="" type="checkbox"/>, does hereby make application for a license to sell during the year of September 1, <u>2023</u> - August 31, <u>2024</u></p> <p>Approved by City of Ketchum Idaho by;</p> <p>_____ Mayor</p>		

Idaho State Police

Premises Number: 5B-102

Retail Alcohol Beverage License

License Year: 2024

License Number: 1464

This is to certify, that Percy Hermoza-Atausinchi
doing business as: China Panda Chinese Restaurant

is licensed to sell alcoholic beverages as stated below at:
515 N East Avenue, Ketchum, Blaine County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.
County and city licenses are also required in order to operate.

Liquor	No
Beer	Yes <u>\$50.00</u>
Wine by the bottle	Yes <u>\$100.00</u>
Wine by the glass	Yes <u>\$100.00</u>
Kegs to go	No
Growlers	No
Restaurant	Yes <u>\$0.00</u>
On-premises consumption	Yes <u>\$0.00</u>
Multipurpose arena	No
Plaza	No

TOTAL FEE: \$250.00


Signature of Licensee, Corporate Officer, LLC Member or Partner

PERCY HERMOZA-ATAUSINCHI
CHINA PANDA CHINESE RESTAURANT
PO BOX 293

KETCHUM, ID 83340
Mailing Address

License Valid: 08/01/2023 - 07/31/2024

Expires: 07/31/2024


Director of Idaho State Police





City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application by e-mail and fees by check or cash to the City Clerk Office, PO Box 2315, 191 W. 5th St, Ketchum, ID 83340. If renewing, you may pay online at xpressbillpay.com. For questions, please e-mail finance@ketchumidaho.org or call (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: <u>Tralco, LLC</u>	Doing Business As: <u>EL Niño</u>	
Physical Address where license will be displayed: <u>280 E. 6th St., Ketchum, ID 83340</u>		
Mailing Address: <u>P.O. Box 1889, Hailey ID 83333</u>		
Recorded Owner of Property:		
Applicant Phone Number: <u>208-481-7780</u>	Applicant Email: <u>pedroalbin146@gmail.com</u>	
STATE LICENSE NO: <u>24483</u> (copy required)	COUNTY LICENSE NO: <u>12</u> (copy required)	
Corporation: <input type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input checked="" type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input type="checkbox"/> No <input type="checkbox"/>	List names and addresses of corporation officers and/or partners: <u>Pedro Castillo</u> <u>P.O. Box 1889, Hailey ID 83333</u>	
BEER LICENSE FEES		
<input checked="" type="checkbox"/>	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input type="checkbox"/>	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
<input type="checkbox"/>	Wine, to be consumed on premises	\$200.00
<input type="checkbox"/>	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
<input type="checkbox"/>	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$ <u>200.00</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

[Signature] _____ owner
Applicant Signature Relation to Business

06/15/2023
Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received: <u>6/26/23</u>	License Fee Paid: <u>\$200</u>	License No: <u>2276A</u>
<p>To the City Council, Ketchum, Idaho; The undersigned, a Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Individual <input checked="" type="checkbox"/>, does hereby make application for a license to sell during the year of September 1, <u>2023</u> - August 31, <u>2024</u></p> <p>Approved by City of Ketchum Idaho by;</p> <p>_____ Mayor</p>		

Idaho State Police

Cycle Tracking Number: 143250

Premises Number: 5B-24483 **Retail Alcohol Beverage License**

License Year: 2024
License Number: 24483

This is to certify, that Izalco LLC
doing business as: El Niño

is licensed to sell alcoholic beverages as stated below at:
280 E 6th St, Ketchum, Blaine County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.
County and city licenses are also required in order to operate.

Liquor	No
Beer	Yes <u>\$50.00</u>
Wine by the bottle	No
Wine by the glass	Yes <u>\$100.00</u>
Kegs to go	No
Growlers	No
Restaurant	Yes <u>\$0.00</u>
On-premises consumption	Yes <u>\$0.00</u>
Multipurpose arena	No
Plaza	No

TOTAL FEE: \$150.00



Director of Idaho State Police

Signature of Licensee, Corporate Officer, LLC Member or Partner

IZALCO LLC
EL NIÑO
PO BOX 1889

HAILEY, ID 83333

Mailing Address

License Valid: 08/01/2023 - 07/31/2024

***Expires:* 07/31/2024**



2024

BLAINE COUNTY
STATE OF IDAHO

No. 12

RETAIL ALCOHOLIC BEVERAGE LICENSE

THIS IS TO CERTIFY THAT IZALCO LLC
 doing business as EL NINO
 at 280 E 6TH ST. KETCHUM. ID 83340
 a(n) LLC, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho.

dated: Beer: 12/16/1946 Retail Liquor: 06/27/1947 Retail Wine: 04/12/1947 Wine By Drink: 06/11/1973.

Draft and Bottled or Canned Beer	100.00
Bottled or Canned Beer to be consumed on premises	0.00
Bottled or Canned Beer not to be consumed on premises	0.00
Retail Liquor- 12	0.00
Retail Wine	0.00
Wine by the Drink	100.00
Special Wine (Sunday)	0.00

TOTAL FEE 200.00

S. McDougall Ahan
 Clerk of the Board of County Commissioners

 Signature of Licensee or Officer of Corporation

This license is TRANSFERABLE. VALID as of 08/01/2023 and EXPIRES 07/31/2024.

Witness my hand and seal this 20th day of June, 2023.

[Signature]
 Chairman

[Signature]
 Commissioner

[Signature]
 Commissioner





City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application by e-mail and fees by check or cash to the City Clerk Office, PO Box 2315, 191 W. 5th St, Ketchum, ID 83340. If renewing, you may pay online at xpressbillpay.com. For questions, please e-mail finance@ketchumidaho.org or call (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: <u>THE PUB INC</u>		Doing Business As: <u>THE CELLAR PUB</u>
Physical Address where license will be displayed: <u>400 E. SOW VALLEY RD., KETCHUM, ID 83340</u>		
Mailing Address: <u>BOX 3206 KETCHUM, ID 83340</u>		
Recorded Owner of Property: <u>KENNY DUDUNAKIS SV LLC</u>		
Applicant Phone Number: <u>208 622-3832</u>		Applicant Email: <u>THECELLARPUB@LIVE.COM</u>
STATE LICENSE NO: <u>1530</u> (copy required)		COUNTY LICENSE NO: _____ (copy required)
Corporation: <input checked="" type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		List names and addresses of corporation officers and/or partners: <u>SEE ATTACHMENTS</u>
BEER LICENSE FEES		
<input checked="" type="checkbox"/>	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input checked="" type="checkbox"/>	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
	Wine, to be consumed on premises	\$200.00
	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
<input checked="" type="checkbox"/>	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$ <u>910.00</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Roger Roll TREASURER
Applicant Signature Relation to Business

6/19/2023
Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received: <u>6/26/23</u>	License Fee Paid: <u>\$810.00</u>	License No: <u>485A</u>
To the City Council, Ketchum, Idaho; The undersigned, a Corporation <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Individual <input type="checkbox"/> , does hereby make application for a license to sell during the year of September 1, <u>2023</u> - August 31, <u>2024</u>		
Approved by City of Ketchum Idaho by;		
_____ Mayor		

First Name Kristin
Last Name Derrig
Title President
Contact Phone Number (?) 208 720 1580

239 PINEWOOD LN., KETCHUM
ID 83340

First Name Paige
Last Name Griffith-Lethbridge
Title Vice President
Contact Phone Number (?) 208 720 4990

138 VALLEYWOOD DR
KETCHUM, ID 83340

First Name Richard
Last Name Lethbridge Jr
Title Secretary
Contact Phone Number (?) 208 721 2002

138 VALLEYWOOD DR
KETCHUM, ID 83340

First Name Roger
Last Name Roland
Title Treasurer
Contact Phone Number (?) 208 720 3528

105 CORROCK
KETCHUM, ID 83340

Idaho State Police

Premises Number: 5B-136
Incorporated City

Retail Alcohol Beverage License

License Year: 2024
License Number: 1530

This is to certify, that The Pub Inc
doing business as: The Cellar Pub

is licensed to sell alcoholic beverages as stated below at:
400 E Sun Valley Rd, Ketchum, Blaine County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.

County and city licenses are also required in order to operate.

Liquor	Yes	<u>\$750.00</u>
Beer	Yes	<u>\$50.00</u>
Wine by the bottle	Yes	<u>\$0.00</u>
Wine by the glass	Yes	<u>\$0.00</u>
Kegs to go	No	
Growlers	No	
Restaurant	Yes	<u>\$0.00</u>
On-premises consumption	Yes	<u>\$0.00</u>
Multipurpose arena	No	
Plaza	No	

TOTAL FEE: \$800.00



Signature of Licensee, Corporate Officer, LLC Member or Partner

THE PUB INC
THE CELLAR PUB
PO BOX 3206

KETCHUM, ID 83340
Mailing Address

License Valid: 08/01/2023 - 07/31/2024

Expires: 07/31/2024


Director of Idaho State Police





City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application by e-mail and fees by check or cash to the City Clerk Office, PO Box 2315, 191 W. 5th St, Ketchum, ID 83340. If renewing, you may pay online at xpressbillpay.com. For questions, please e-mail finance@ketchumidaho.org or call (208) 726-3841.

APPLICANT INFORMATION	
Applicant Name: <u>Warfield Brewing Co, LLC</u>	Doing Business As: <u>Warfield Distillery & Brewery</u>
Physical Address where license will be displayed: <u>280 N Main St. Ketchum ID 83340</u>	
Mailing Address: <u>PO Box 2759 Ketchum ID 83340</u>	
Recorded Owner of Property: <u>San Antonio Center LLC</u>	
Applicant Phone Number: <u>208 727 7165</u>	Applicant Email: <u>alex@drinkwarfield.com</u>
STATE LICENSE NO: (copy required)	COUNTY LICENSE NO: (copy required)
Corporation: <input type="checkbox"/>	List names and addresses of corporation officers and/or partners: <u>ALEXANDER BUCK</u> <u>445 Broadway Blvd Ketchum ID</u> <u>Heidi Giordan's</u> <u>445 Broadway Blvd Ketchum,</u> <u>ID 83340</u>
Partnership: <input type="checkbox"/>	
Individual: <input type="checkbox"/>	
If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input type="checkbox"/> No <input type="checkbox"/>	
BEER LICENSE FEES	
Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES	
Wine, to be consumed on premises	\$200.00
Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES	
Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due <u>\$ 810.00</u>	
ADDITIONAL INFORMATION	
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.



Applicant Signature

managing member

Relation to Business

6/7/23

Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received: <i>6/26/23</i>	License Fee Paid: <i>\$910.00</i>	License No: <i>2013A</i>
<p>To the City Council, Ketchum, Idaho; The undersigned, a Corporation <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Individual <input type="checkbox"/>, does hereby make application for a license to sell during the year of September 1, <i>2023</i> - August 31, <i>2024</i></p> <p>Approved by City of Ketchum Idaho by;</p> <p>_____</p> <p>Mayor</p>		

Idaho State Police

Cycle Tracking Number: 143268
ISLD ID: 8682

Premises Number: 5B-67
Incorporated City

Retail Alcohol Beverage License

License Year: 2024
License Number: 3628

This is to certify, that Warfield Brewing Company LLC
doing business as: Warfield Distillery & Brewery

is licensed to sell alcoholic beverages as stated below at:
280 N Main St, Ketchum, Blaine County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.
County and city licenses are also required in order to operate.

Liquor	Yes	<u>\$750.00</u>
Beer	Yes	<u>\$50.00</u>
Wine by the bottle	Yes	<u>\$0.00</u>
Wine by the glass	Yes	<u>\$0.00</u>
Kegs to go	No	
Growlers	Yes	<u>\$0.00</u>
Restaurant	Yes	<u>\$0.00</u>
On-premises consumption	Yes	<u>\$0.00</u>
Multipurpose arena	No	
Plaza	No	

TOTAL FEE: \$800.00

Signature of Licensee, Corporate Officer, LLC Member or Partner

WARFIELD BREWING COMPANY LLC
WARFIELD DISTILLERY & BREWERY
PO BOX 2759

KETCHUM, ID 83340

Mailing Address

License Valid: 08/01/2023 - 07/31/2024

Expires: 07/31/2024

Director of Idaho State Police





City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

Reasons for Recommendation:

- City staff formed an Employee Engagement Committee to discuss salaries, benefits and housing, leading staff to conduct further analyses
- City Council approved a consulting agreement at its June 12 meeting to complete a strategic assessment of the employee benefit program
- Due to current competition for employees in the valley, a compensation review will determine they are equitable and competitive
- Clear and consistent job descriptions will provide for clear employee expectations and will allow for evaluation of compensation and pay equity

Policy Analysis and Background (non-consent items only):

Sustainability Impact:

Financial Impact:

Attachments:

1. Agreement #23117
2. Purchase Order #23117

City of Ketchum

Proposal 23117



Prepared for:
Jade Riley
City Administrator

BestDayHR • 2588 E Boomer Lane
Boise, ID 83714
208-572-7520

June 30, 2023

Lisa Enourato
Public Affairs and Administrative Services Manager

RE: Revised Response to Request for Work

Hi Lisa,

Please find below a revised proposal for your review to conduct a job description and compensation/market review. The main revision is BestDayHR will need to rely on the City's internal staff to gather all of the data regarding what other entities pay specific positions. We will provide the framework and help guide the assigned staff in doing this work.

We will manage the job description project in the BestDayHR software, which greatly simplifies the process. If the City would like to continue to use the software, which is our hope, at the end of the project - it will cost \$199 a month for our Foundation software.

The proposal is based on City of Ketchum having approximately 70 employees that hold approximately 60 unique positions. If our information is inaccurate, please let us know and we will revise our proposal.

After reviewing this proposal, we are happy to discuss at your convenience.

Sincerely,



Shawn Miller
Co-Founder BestDayHR

Market Review

Because of the competition for employees, the City would like a review of its compensation levels - to determine if they are internally equitable and externally competitive. As part of our proposal, BestDayHR would do the following:

- Review the City's salary structure
- Review the City's kinds and levels chart
- Review the City's job descriptions, as described in the Job Description section
- The City of Ketchum will identify peers, gather all compensation information, match to the City's positions from a variety of means and sources. We will be working closely with the City's staff to identify benchmark positions that are commonly found in other organizations that the City can use to ensure we are getting a comprehensive data set.
- The City and BestDayHR will construct benchmarking standards based on compensable factors that the City deems valuable, and compare those to the local external market data and run an analysis to determine the overall position compared to the relevant labor markets.


- The custom data gathering process will allow us to identify not only the market rate for the City's benchmark positions but also the 25th and 75th percentiles of the data. We will also be able to identify the compa-ratio of where the City compares to the market. This market survey will also allow us to be able to gather other important insights into other organizations' pay practices.
- Based on our review of the City's current salary structure and kinds and levels chart as compared to the collected market data, BestDayHR will recommend changes to the salary schedules and kinds and levels chart.
- As part of the overall compensation and classification evaluation we will be conducting numerous analyses that will help provide insight for making data driven decisions for the City. These analyses will consist of a compression analysis, pay equity analysis, and a compa-ratio analysis. Each one of these will provide valuable information in setting/correcting pay for the City's current employees.
- Our Team will recommend placement of current employees in the selected salary schedules. We will closely examine compression and internal equity issues. Based on budget constraints, we will be able to offer alternative plans, staggered implementations, focused initial implementation based on the positions most difficult to fill or retain employees, and highlight anomalies in placing employees on the salary schedule with suggested alternatives. If there are disparities impacting protected classes of employees, we recommend the City review these with their legal counsel.
- BestDayHR will provide recommendations on the pay structure, salary ranges and general set up of the compensation structure. We will also review changes to the policies and procedures for the compensation plan that will allow for more innovative variable pay options that will aid in the attraction and retention of qualified employees and reduce administrative burdens.

Our not to exceed cost for a comprehensive Market Review is \$24,900.00.

Job Descriptions

BestDayHR will review and revise all employee job descriptions. Through a simple spreadsheet upload, we will create a database of the City's employee information that will be used for both creating job descriptions and performing analysis. The employee information will include comprehensive data points, such as employee identification, employee name, supervisor employee identification, department, job title, salary, hire date, gender, and age. This will provide our team the means to evaluate pay compression (compensation) and pay equity. The employee information database used throughout the project is stored in a secure and encrypted environment. Access to sensitive information will be restricted within the project team.

Manage File



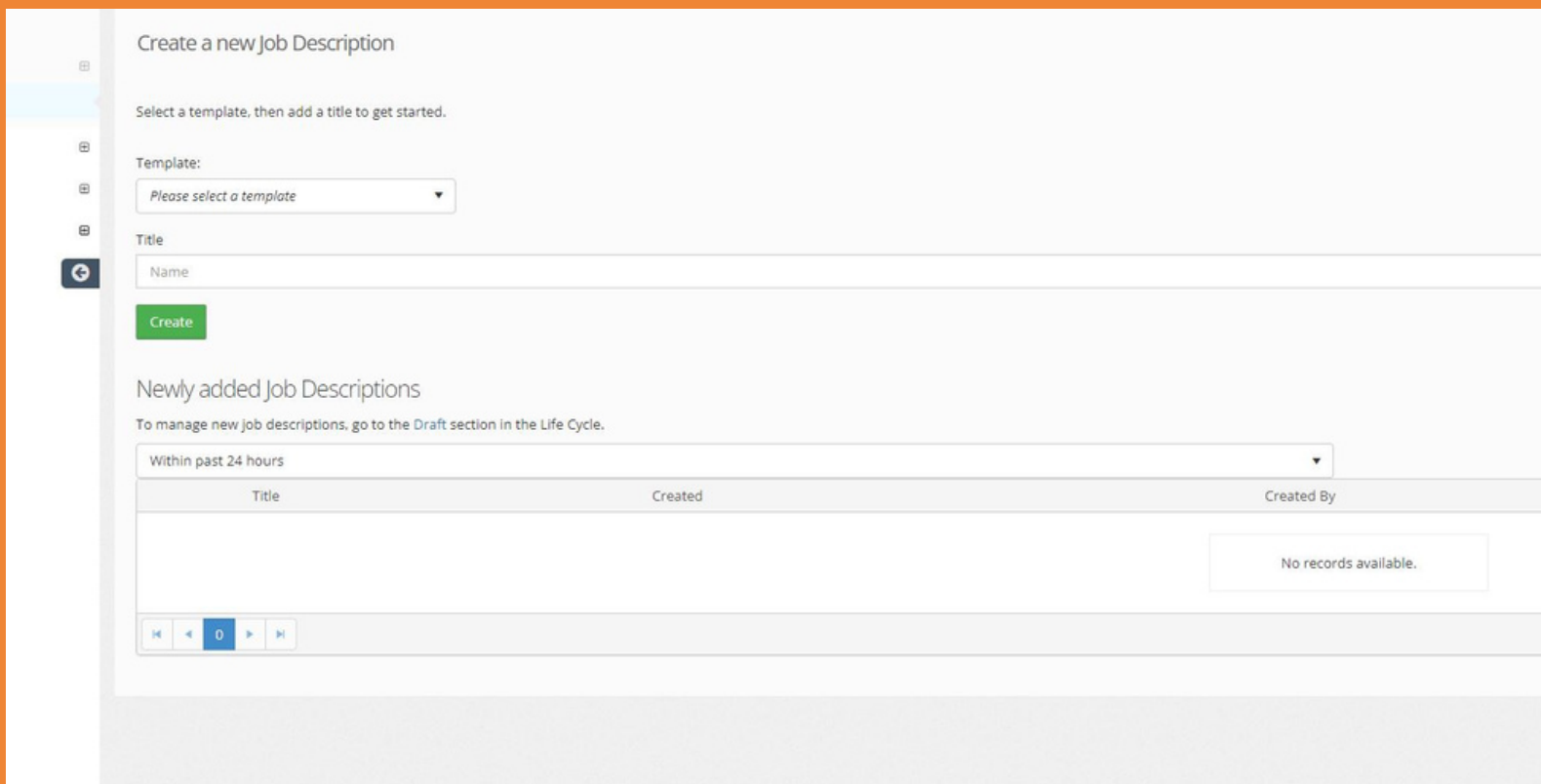
Aaron Jeppson
ID: 27999
Username: aajeppson@icloud.com

Training
trainee
 change photo
 remove photo

First Name	Middle Name	Last Name
<input type="text" value="Aaron"/>	<input type="text"/>	<input type="text" value="Jeppson"/>
Preferred First Name		Supervisor
<input type="text" value="Optional"/>		<input type="text"/>
Job Title	Department	
<input type="text" value="trainee"/>	<input type="text" value="Training"/>	
Email		
<input type="text" value="aajeppson@icloud.com"/>		
Work Phone		
<input type="text" value="(111) 111-1242"/>		
Employee Status	FLSA Status	Labor Union
<input type="text"/>	<input type="text"/>	<input type="text"/>
Pay Basis	Salary	Supervisor
<input type="text"/>	<input type="text"/>	<input type="text"/>

Hiring Information
please work

Job Descriptions - Following the population of the employee information system we will upload existing job descriptions and all job-related information into our Job Description application. The BestDayHR Job Description application will allow the project team to manage the creation of new job descriptions, facilitate change tracking and provide reporting for analysis. Additionally, the application provides a workflow to permit review and acceptance of completed job descriptions by identified team members from the City.



For the data gathering phase of this project, BestDayHR will take the following steps:

- Gather all current job descriptions from the City.
- Create a job description survey for supervisors/employees to complete in order to revise the job descriptions.
- Upon receiving the survey results, BestDayHR will create draft job descriptions for the City's review.
- When all of the jobs are reviewed, our Team will recommend a naming scheme if one does not exist. For example, what is the definition of a director, manager, supervisor, lead, etc. This will ensure commonality and equity throughout the organization.
- Once the naming scheme is solidified, we will finalize the duties of the job descriptions with the City's involvement and feedback.
- The revised job descriptions will capture the current duties of the employee in that position.

- All final descriptions will be reviewed for compliance with the requirements of the Fair Labor Standards Act and the Americans with Disabilities Act. They will also list the pre-hire requirements of each position, such as education and credit checks, drug testing, and criminal background checks. The final descriptions will also list certifications needed for the role, physical, mental, and attitudinal requirements and qualifications, necessary training, and all other required and preferred requirements for the position.

Our not to exceed cost for the Job Description \$25,000.00.



ADDITIONAL PROVISIONS

Summary of Provided Services	Cost
Market Review	\$24,900
Job Description Review	\$25,000
Total	\$49,900

These quoted prices are good for 60 days from submission of this proposal. Any changes to the scope of services would require renegotiation between the City and BestDayHR. Because any travel to the City is unknown at this time, if BestDayHR is selected to perform the services outlined above, the City would be required to pay all associated travel costs, lodging, and food. That being said, we believe all of the outlined services can be performed virtually.

If the City moves forward with any component of this proposal, BestDayHR will provide a contract for services. It is critical that City of Ketchum staff participate in all elements of the project in order to complete the project in an efficient and timely manner.

It should be noted that BestDayHR will not provide any legal advice to the City in any legal action or proceeding. It is expressly understood that the City would look to its regular legal counsel for advice related to issues that may arise relating to the scope of this work.

BestDayHR declares that it has no conflicts of interest to perform the outlined scope of services.

**Thank you, and
we look forward
to working with
you.**



CITY OF KETCHUM
PO BOX 2315 * 191 5TH ST. * KETCHUM, ID 83340
Administration 208-726-3841 (fax) 208-726-8234

PURCHASE ORDER
 BUDGETED ITEM? ___ Yes ___ No

PURCHASE ORDER - NUMBER: 23117

To: 5769 BEST DAY HR 2588 EAST BOOMER LANE BOISE ID 83714-9537	Ship to: CITY OF KETCHUM PO BOX 2315 KETCHUM ID 83340
---	---

P. O. Date	Created By	Requested By	Department	Req Number	Terms
06/29/2023	KCHOMA	KCHOMA		0	

Quantity	Description	Unit Price	Total
1.00	SALARY MARKET REVIEW & JOB DESCRIPTI 01-4150-4200	49,900.00	49,900.00
	SHIPPING & HANDLING		0.00
	TOTAL PO AMOUNT		49,900.00

 Authorized Signature



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

Reasons for Recommendation:

- The City of Ketchum contracts with White Peterson Gigray & Nichols, P.A. to provide civil legal services/City Attorney. This agreement extends our relationship through FY24. It also increases the monthly retainer to \$16,500, which is slightly over a 3% increase. It also updates and increases the hourly rates for non-retainer legal services (which are not used very often for the City of Ketchum).

Sustainability Impact:

Financial Impact:

None OR Adequate funds exist in account:	Adequate funds exist in the general fund as an ongoing expense.
--	---

Attachments:

- | |
|---|
| 1. FY24 Extension and Amendment of Agreement for City Attorney/Civil Legal Services |
| 2. Purchase Order 23115 |

**FY24 EXTENSION AND AMENDMENT OF AGREEMENT FOR
CITY ATTORNEY / CIVIL LEGAL SERVICES**

THIS FY24 EXTENSION AND AMENDMENT OF AGREEMENT 23115 FOR CITY ATTORNEY / CIVIL LEGAL SERVICES (FY24 EXTENSION) is made by and between the CITY OF KETCHUM, a municipal corporation organized and existing by virtue of the laws of the state of Idaho, and WHITE PETERSON GIGRAY & NICHOLS, P.A., an Idaho professional association.

- A. The City and White Peterson entered into an original Agreement for City Attorney/ Civil Legal Services, effective October 1, 2016, (Agreement) and which has successfully continued to the current time.
- B. The City and White Peterson mutually desire to renew and extend such Agreement with certain amendments for FY 2024 effective to October 1, 2023.

AMENDMENT TERMS

- 1. The Agreement is extended to be further effective from October 1, 2023 through September 30, 2024, subject to the following amendments.
- 2. Section 4.1 of the Agreement is amended to increase the compensation for all Retainer Legal Services to Sixteen Thousand Five Hundred and no/100 Dollars (\$16,500.00) per month.
- 3. Section 4.2, Schedule A of the Agreement is amended to read as follows:

	<i>\$ Per Hour Rate</i>
Shareholder Attorneys	\$200.00
Associate Attorneys	\$175.00
Legal Assistants	\$90.00

CITY OF KETCHUM

By: _____
Neil Bradshaw, Mayor

ATTEST:

Trent Donat, City Clerk

**WHITE, PETERSON, GIGRAY, &
NICHOLS, P.A.**

By: _____
Matthew A. Johnson, Director

ek/W:\Work\K\Ketchum, City of 24892\Agreements\Legal Services Agreement\FY24 Extension of Legal Services Agreement draft.docx

DRAFT



CITY OF KETCHUM
 PO BOX 2315 * 191 5TH ST. * KETCHUM, ID 83340
 Administration 208-726-3841 (fax) 208-726-8234

PURCHASE ORDER
 BUDGETED ITEM? ___ Yes ___ No

PURCHASE ORDER - NUMBER: 23115

To: 4880 WHITE PETERSON 5700 EAST FRANKLIN RD SUITE 200 NAMPA ID 83687	Ship to: CITY OF KETCHUM PO BOX 2315 KETCHUM ID 83340
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P. O. Date	Created By	Requested By	Department	Req Number	Terms
06/29/2023	KCHOMA	KCHOMA		0	

Quantity	Description	Unit Price	Total
1.00	FY24 LEGAL REPRESENTATION 01-4160-4200	203,693.00	203,693.00
	SHIPPING & HANDLING		0.00
	TOTAL PO AMOUNT		203,693.00

 Authorized Signature



City of Ketchum

PROCUREMENT MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

I move to approve Purchase Order 23114 with Miicor Consulting, Inc. for email security, cloud to cloud backup, archiving, and impersonation protection software.

Summary of Procurement Process:

Bidder	Bid Price
Miicor Consulting, Inc.	\$9,525.60

Low Bid Contractor	Bid Price	Budget Account/Number
Miicor Consulting, Inc.	\$9,525.60 - Provided same price as last year for this renewal. Initial quote was \$700 higher, but matched last year.	01-4150-5110

Background (if necessary):

- Barracuda provides the city's email archiving with over 10 years of data stored. It would be a monumental project to migrate that to another platform so that searches for Public Records Requests would still function.
- Barracuda provides a stable platform for email security with very responsive support should assistance be needed.
- Barracuda provides cloud to cloud backup for email, SharePoint, OneDrive, and Teams which allows us to do granular restores as needed.
- It saves time to have access to all these in the same management portal, instead of purchasing and managing each component separately from different vendors.
- Barracuda has many years of Machine Learning on the City email system to accurately identify Impersonation attacks. This learning would need to start over again if another vendor were chosen.
- This is the same system that is employed by the City of Sun Valley and the City of Hailey.

Sustainability Impact:

None OR state impact here: N/A

Attachments:

1. Quote
2. Purchase Order 23114

Quotation



3286 S. Norfolk Way
Boise, Idaho 83706
www.miicor.com

Boise
208.344.4437

Pocatello/Idaho Falls
208.233.3529

Bill To:	City of Ketchum PO Box 2315 Ketchum, ID 83340	Ship To:	City of Ketchum 480 East Avenue N. Ketchum, ID 83340 United States	Quotation Number : 11030 Date : 6/22/2023
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Prepared For Todd Mandeville	Prepared By Tracy Moore	RFQ No.
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Qty	Description	Unit Price	Amount	Ship	Tax	Total
90	1 Yr. Barracuda BTEP (Essentials, Sentinel, FIR, Archiving, Cloud to Cloud, Phishline Bundle)	\$105.84	\$9,525.60	\$0.00	\$0.00	\$9,525.60
Quote Total						\$9,525.60

Current expiration July 12, 2023



City of Ketchum

PROCUREMENT MEMO

Meeting Date: July 3, 2023 Staff Member/Dept: Jade Riley, Administration

Agenda Item: Recommendation to approve Purchase Order 23119 for landscaping services to finalize Sun Valley Road project

Recommended Motion:

I move to approve Purchase Order 23119 with Webb Landscape.

Summary of Procurement Process:

Bidder	Bid Price
Bigwood Landscape	Declined
Clearwater Landscaping	\$17,150.00
Webb Landscape, Inc.	\$13,571.04

Low Bid Contractor	Bid Price	Budget Account/Number
Webb Landscape, Inc.	\$13,571.04	03-4193-7100

Background (if necessary):

- City is responsible for landscaping repairs and improvements on Sun Valley Road project.
- Work will be performed at the corner of Sun Valley Road and Spruce Avenue on LDS Church disturbed property.
-

Sustainability Impact:

None OR state impact here: None

Attachments:

1. Webb Landscape Estimate
2. Purchase Order 23119
- 3.

Webb Landscape, Inc.
 162 Glendale Rd
 Bellevue, ID 83313



Office: 208-726-4927
 Fax: 208-726-4767
 www.webblandscape.com

ESTIMATE

To: Sherri Newland Date: June 30, 2023
Address: 220 East Avenue, Suite 102, Ketchum, ID 83340 Phone: 208-861-7593
Billing Info: S&C Associates Email: snewland@sandcassociates.com

Re: Sod Repair Along Sun Valley Rd. & Spruce Ave.

108	MOBILIZATION/DELIVERY FEES:	subtotal	450.00
111	SITE PREPARATION: *Excavate 4"-6" of existing roadmix along the edge of bikepath *12" band of roadmix to remain along path edge *Remove existing sod approximately 5 feet back to allow for a gentle slope to the bikepath		
2	Trash Haul- 12 cubic yards per haul	subtotal	2,106.00
314	GRAVEL PATH EDGE INSTALLED: *Reuse a portion of the existing roadmix to establish a one foot wide roadmix strip along bikepath	subtotal	720.00
500's	IRRIGATION ALLOWANCE: *Repair or add sprinklers, if needed, along bikepath *Webb disclaims any prior mainline/wire issues from excavation work *Final cost based on site conditions	subtotal	2,500.00
605	PREPARATION FOR SOD/SEED:		
1275	Square Feet of Prep for Sod/Seed to be Installed		
24	Cubic Yards Topsoil		
1	Trash Haul- 12 cubic yards per haul	subtotal	3,217.76
606	LAY SOD		
1275	Square Feet of Sod to be Installed		
3	Pallets of Kentucky Bluegrass Sod MVT (500 sqft)	subtotal	2,715.78
113	SANITARY FACILITIES	subtotal	118.50
114	DETAIL FINISH WORK & CLEAN UP		
1	Trash Haul- 12 cubic yards per haul	subtotal	1,743.00

Thank You,
 Chris Gray
 Project Manager

JOB TOTAL, ESTIMATED: \$ 13,571.04

Date: June 30, 2023

To: Sherri Newland

Re: Sod Repair Along Sun Valley Rd. & Spruce Ave.

Plan Set Date:

0
JOB TOTAL, ESTIMATED: \$ 13,571.04

OUR COMMITMENT:

- ▶ Webb maintains the integrity of our brand through accountability for our projects with an emphasis on quality, efficiency, industry best practices and a mindful stewardship of environmental conservation.
- ▶ Webb is committed to our client relationships. We will not be party to dishonesty, distortion, or the misrepresentation of our brand.
- ▶ Webb strives to maintain a positive working relationship with every client by providing the highest level of comprehensive, year round service while sustaining the long term value for your property.

WEBB LANDSCAPE CONTRACT:

WARRANTIES & INCLUSIONS:

- ▶ 3 year Limited Warranty on all hardscape projects
- ▶ First Season Limited Warranty on all plant material
- ▶ First year irrigation system adjustments and repairs
- ▶ One tree & shrub fertilization for all new plantings at time of installation

GENERAL TERMS & POLICIES:

- ▶ Prices reflect the 2023 work season.
- ▶ Estimates are subject to change or cancellation after the end of the current growing season.
- ▶ Winter weather conditions may increase costs.
- ▶ This is a cost estimate based on information and/or plans provided to Webb.
- ▶ Any engineering, permitting, HOA approvals or subcontracted work not listed on this estimate is considered the responsibility of the contracting party.
- ▶ Final costs may vary according to on site changes, actual quantities installed and unknowns such as unforeseen underground conditions/situations.
- ▶ Final billing shall be imposed upon actual quantities used and labor to install.
- ▶ **Due to market conditions, material costs are likely to vary and are subject to change without notice**
- ▶ **Product warranties do not apply to items sourced or supplied by homeowners or agents other than Webb Landscape, Inc.**
- ▶ **No warranty on Douglas Fir, Subalpine Fir, Vanderwolf Pine, all annuals and all perennials.**
- ▶ **First season limited warranty is defined as starting April 1st, ending November 1st.**
- ▶ **The plant warranty only covers the replacement plant material and does not cover labor, equipment, trash or other incidentals**
- ▶ **A deposit of one-third of the estimate total is due prior to the start of the project.**
- ▶ **Invoicing will be submitted on a monthly basis as work progresses.**
- ▶ **A 1.5% monthly finance charge shall be imposed on any portion of account not paid within 30 days of each billing.**

“Limited hardscape warranty” is defined as: Original size and type of material. This warranty is not subject to "acts of God" or conditions outside of Webb's control. Including but not limited to floods, fires, vandalism, lightning, earthquakes.

“Limited plant warranty” is defined as: Original size and type of material. The warranty only covers a one time replacement per plant. This warranty is not subject to "acts of God" or conditions outside of Webb's control. Including but not limited to floods, fires, vandalism, lightning, deer/elk/rodent damage, diseases or insects that have no controls or cures. It is not intended to cover healthy plants that are perceived as unacceptable due to conditions that may have affected their foliar appearance on a temporary or seasonal basis (e.g. insect damage, leaf spot fungus, hail damage, wind damage, snow loads, graze damage, etc.). Webb will set up proper watering for grow-in of new installs at the time of completion. Changes to that schedule can and will void all warranties should the plant material not survive the grow-in period due to a lack of water. Properties and projects not maintained by Webb during the initial grow-in season may void limited plant warranty.

ACCEPTANCE:

The pricing, specifications and conditions are satisfactory and accepted.
Webb Landscape, Inc. is hereby authorized to perform the work as specified.
Payments shall be made as outlined above.

Responsible Party

Date



CITY OF KETCHUM
PO BOX 2315 * 191 5TH ST. * KETCHUM, ID 83340
Administration 208-726-3841 (fax) 208-726-8234

PURCHASE ORDER
 BUDGETED ITEM? ___ Yes ___ No

PURCHASE ORDER - NUMBER: 23119

To: 4344 WEBB LANDSCAPING 162 GLENDALE ROAD BELLEVUE ID 83313	Ship to: CITY OF KETCHUM PO BOX 2315 KETCHUM ID 83340
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P. O. Date	Created By	Requested By	Department	Req Number	Terms
06/30/2023	BANCONA	BANCONA	Administration	0	

Quantity	Description	Unit Price	Total
1.00	SUN VALLEY & SPRUCE AVE SOD REPAIR 03-4193-7100	15,000.00	15,000.00
	SHIPPING & HANDLING		0.00
	TOTAL PO AMOUNT		15,000.00

 Authorized Signature



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

Reasons for Recommendation:

- City has seen high utilization of Ketchum Town Square by the public on a day-to-day basis, and during special private and city public events
- An assessment of the conditions, maintenance and program needs, along with feedback from the public, will contribute to the development of a concept plan for the Square
- The Ketchum Urban Renewal Agency is providing support for the design services by contributing 50% of the cost

Policy Analysis and Background (non-consent items only):

Ketchum Town Square was developed with strong support from the community in the form of financial donations, professional services, hands-on labor, and city funds. Over the years, maintenance issues and costs associated with them have increased. The residential quality of the fire pit and fountain requires annual maintenance, parts repair and replacement, and leaves them unusable most of the time. Snow removal operations, weather, poor drainage, and wear and tear cause major paver repairs each spring. The building housing Leroy’s Ice Cream is old and in disrepair. Its water is linked to the irrigation system, which limits operations at the stand. The stage is not ADA accessible, prohibiting members of the public from using this space.

The building housing the Visitor Center and Starbucks is in need of major repairs, including a new roof, interior systems, and exterior logs.

GGLO design services will include extensive community feedback in order to potentially integrate the indoor and outdoor space to provide a cohesive, flexible community space.

The Starbucks lease between the city and the Cairde Group is set to expire on November 1, 2026, however payments can be made to allow earlier termination.

Sustainability Impact:

Financial Impact:

None OR Adequate funds exist in account:	Adequate funds exist in the FY23 CIP
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Attachments:

1. Agreement #23118
2. Purchase Order #23118

Authorization to Begin Design Services

Date: June 16, 2023
Project: Ketchum Town Square Master Plan
Project No.: 2023040

This document constitutes an interim working agreement, and authorizes GGLO to begin design services as described below. Services will be performed and invoiced on either on lump sum or an hourly basis at GGLO’s current hourly rates. No construction document or construction contract administration services will be performed under this Authorization. A standard City or AIA form of agreement, with details of the working relationship and GGLO’s standard modifications, will be prepared by GGLO and presented to the City of Ketchum for continuation of the services beyond this authorization. The attached Terms of Agreement are incorporated by reference into this Agreement.

Client:
 City of Ketchum
 191 5th Street W
 Ketchum, ID 83340

Authorized Representative: Jade Riley, City Administrator

Project Description:

The Project is to prepare a Master Development Plan for the City of Ketchum Town Square. The plan will be informed by an assessment of the conditions, maintenance, and program needs of the existing Town Square plaza and adjacent Visitor Center building. With City stakeholder and public input, the goal is to determine opportunity areas and define options for a scope of work of improvements. This authorization is for Phase 1 of a 3-phase approach to the project. Subsequent phases will include refinement of options to develop and finalize a concept plan.



Scope of Services of this Authorization:**Phase 1: Discovery**

- Conduct bi-weekly meetings via video conference and/or in person with Management Team (City and KURA representatives), providing meeting agendas and minutes
- Conduct Assessment of the following:

Building & Systems Assessment

- Sustainability: opportunities for improved performance in both energy and water: mechanical systems, building envelope (insulation/windows), plumbing and electrical fixtures
- Structural: observation for existing component condition & deficiencies, repairs, and or/replacements, possibly triggering seismic upgrades
- Accessibility: existing conditions relative to current codes and standards, improvements for mobility - door handle operability, threshold heights, etc.
- Building Program:
 - Existing and future use needs for tenant space and visitor center
 - Interior layout revisions to better serve use, improve flow and function of spaces
 - Improve visibility, wayfinding, and integration with the plaza
 - Finishes/fixtures replacement for wear, damage, etc.

Landscape & Systems Assessment

- Trees, Planting & Irrigation
- Pavers
- Site Furnishings (café tables and chairs, umbrellas, planters, etc.)
- Water Features & Fire Pits
- Stage & Pavilion Structures
- Lighting
- Wayfinding

Operations & Maintenance Needs Assessment

- Snow removal
- Furniture use and storage
- Trash and recycling for events
- Dogs
- Event infrastructure/clean-up needs (power, water, etc.)

Phase 1: Public Involvement

- Work with the City of Ketchum and KURA to establish online survey distribution list and key stakeholders. City to provide distribution list and publish through Cities social media, newsletter and other outlets.
- Develop and launch online survey (survey monkey or sim.) to introduce the project timeline, purpose, and determine trends relative to existing use, identity, and opportunities. Attend and in-person public outreach event organized by City Staff.
- Summarize survey results and make recommendations moving forward.

Phase 1: Programming Alternatives (Alts)

- Development Good, Better, Best Options with ROM budget and level of improvements for presentation to joint session of KURA and City Council. 'Good' to entail just a refresh of existing conditions, 'Better' to also include some reconfiguration of plaza and building elements, and 'Best' entailing a significant/total reconfiguration of plaza and building design. Each to be described so that some of the options could potentially be phased, or a hybrid selection of options pursued. The goal is to present enough information that decisions can be made in alignment with goals and budget to determine overall direction and path forward.
- Conduct joint workshop session of KURA and City Council to present process and options for review and discussion, confirmation of next steps.

Compensation of this Authorization:

Task	Terms	Fee	Timeline
000 Reimbursable Expenses	Estimated	\$2,000*	
100 Phase 1: Discovery	Hourly, Estimated	\$18,500*	June-July
110 Phase 1: Public Involvement	Hourly, Estimated	\$7,500**	August
200 Phase 1: Programming Alts	Hourly, Estimated	\$21,500*	September
Total		\$49,500	

*includes fees for subconsultants (Structural, MEP, Cost Estimator, Water Feature Engineer)

**GGLO fee could be reduced if City staff manages public involvement & survey

Authorized Client Representative



GGLO Architecture, Interior Design,
Landscape Architecture, Planning and Urban Design, LLC

Date

06/16/2023

Date

Attachments:

- 1. Terms of Agreement

Terms of Agreement

Date of Agreement: June 16, 2023
Project: Ketchum Town Square Master Plan
Project No.: 2023040

I. COMPENSATION

Compensation for Professional Services is billed on an hourly basis or as a percentage of project completion. Compensation for Supplemental Services shall be billed on an hourly basis according to the billing rate schedule below, or as agreed to prior to the commencement of the services.

II. 2023 HOURLY BILLING RATES

Principal II	\$310
Principal I	\$265
Senior Architect III	\$240
Senior Architect II	\$230
Senior Architect I	\$220
Architect II	\$185
Architect I	\$175
Architectural Designer II	\$155
Architectural Designer I	\$140
Senior Interior Designer III	\$215
Senior Interior Designer II	\$200
Senior Interior Designer I	\$185
Interior Designer IV	\$175
Interior Designer III	\$165
Interior Designer II	\$140
Interior Designer I	\$130
Senior Landscape Architect III	\$230
Senior Landscape Architect II	\$215
Senior Landscape Architect I	\$195
Landscape Architect II	\$180
Landscape Architect I	\$165
Landscape Designer II	\$155
Landscape Designer I	\$140
Administration II	\$125
Administration I	\$110
Intern	\$120

The rates and multiples set forth above may be adjusted as required by GGLO compensation practices.

III. SUBCONSULTANTS

The costs of subconsultants for engineering, model construction, artist's renderings, etc., when required and authorized by the Owner, shall be billed at a multiple of one and one-tenth (1.10) times the expense incurred by GGLO.

IV. REIMBURSABLE EXPENSES

Reimbursable expenses are charged in addition to compensation for Professional Services and include printing and reproduction; postage, delivery charges; transportation, air travel, parking; and automobile use. Unless agreed otherwise, reimbursable expenses shall be billed at a multiple of one and one-tenth (1.10) times the expenses incurred by GGLO.

V. INVOICING AND PAYMENTS

Invoices shall be submitted monthly for services and reimbursable expenses incurred during the preceding month. Services shall be billed on an hourly basis or as a percentage of project completion. Payments are due and payable upon receipt of the invoice by the Owner. Failure of the Owner to notify GGLO in writing of any disputes with the amount of any monthly invoices, within thirty (30) days of receipt by the Owner, shall be considered acceptance of those invoices for payment under this agreement.

Amounts unpaid thirty (30) days after the date of the invoice shall bear interest at the rate of one and one-half percent (1-1/2%) per month, or the maximum amount allowed by law, whichever is less. In addition, GGLO may, after giving written notice to the Owner, suspend services until all amounts due are paid in full, and the Owner shall indemnify, defend and pay any claims and expenses incurred by GGLO resulting from such work stoppage and expenses from collection of amounts past due.

VI. OTHER CONDITIONS

1. Limitation of Liability: The Owner and GGLO have discussed the risks, rewards and benefits of the project and GGLO's total fee for services. The risks have been allocated such that the Owner agrees that, to the fullest extent permitted by law, GGLO's total liability to the Owner for any and all injuries, claims, losses, expenses, damages or claims expenses arising out of this agreement from any cause or causes, shall not exceed the total amount of GGLO's total fee for services rendered on this project. Such claims and causes include, but are not limited to negligence, professional errors or omissions, strict liability, or breach of contract.

2. Design of Alterations: Inasmuch as the remodeling and/or rehabilitation of an existing structure requires that certain assumptions be made regarding existing conditions, and because some of these assumptions may not be verifiable without expending additional sums of money, or destroying otherwise adequate or serviceable portions of the building, the Owner agrees that, except for negligence on the part of GGLO, the Owner will hold harmless, indemnify and defend GGLO from and against any and all claims, damages and costs arising out of assumptions made regarding existing conditions related to the professional services provided under this Agreement.

3. Design Without Construction Review: The Owner understands that there may be misinterpretations of GGLO's plans and specifications during construction which may lead to errors and subsequent damage. In the event that the Owner elects to proceed with the work without GGLO providing regular and on going construction contract administration services, the Owner agrees to indemnify, hold harmless and defend GGLO against any and all claims which may arise out of the acts of a Contractor performing work not in compliance with the intent of the design documents.

4. Design of Studies: Because preliminary studies require that assumptions be made regarding existing conditions and some of these assumptions may not be verifiable without expending additional resources, studies are based upon Owner-provided information and are prepared in response to specific program requirements and limitations. Studies are subject to additional site investigation, design development and regulatory review. Information provided in a study is not to be relied upon for any purpose without the express written consent of GGLO. The Owner hereby agrees to hold harmless, indemnify and defend GGLO from and against any and all claims, damages and costs arising out of professional services provided related to preliminary studies under this agreement.

5. Ownership of Documents: The Owner acknowledges GGLO's construction documents as instruments of professional service. All reports, plans, specifications, field data and notes, and other documents, including all documents on electronic media, prepared by GGLO as instruments of service shall remain the property of GGLO. GGLO will provide the Owner with record electronic files of the Contract Documents, conforming to GGLO's standard specifications for software and file format. The Owner agrees, to the fullest extent permitted by law, to indemnify and hold GGLO harmless from any claim, liability or cost (including reasonable attorney's fees and defense costs) arising or allegedly arising out of any use or modification of the construction documents by the Owner or any person or entity that acquires or obtains the plans and specifications from or through the Owner without the written authorization of GGLO.

6. Termination or Suspension: If the project is suspended by the Owner for more than 30 consecutive days, GGLO shall be compensated for services performed prior to notice of such suspension. When the project is resumed, GGLO's fees for the remaining services and the time schedules shall be equitably adjusted. In the event of termination not the fault of GGLO, GGLO shall be compensated for services performed prior to termination, together with Reimbursable Expenses then due.

7. Statute of Limitations: Causes of action between the parties to this Agreement pertaining to acts or failures to act shall be deemed to have accrued and the applicable statutes of limitations shall commence to run no later than either the date of Substantial Completion for acts or failures to act occurring prior to Substantial Completion or the date of issuance of the final Certificate for Payment for acts or failures to act occurring after Substantial Completion. In no event shall such statutes of limitations commence to run any later than the date when GGLO's services are substantially completed.



CITY OF KETCHUM
 PO BOX 2315 * 191 5TH ST. * KETCHUM, ID 83340
 Administration 208-726-3841 (fax) 208-726-8234

PURCHASE ORDER
 BUDGETED ITEM? ___ Yes ___ No

PURCHASE ORDER - NUMBER: 23118

To: 6037 GGLO 113 S FIFTH ST SUITE 200 BOISE ID 83702	Ship to: CITY OF KETCHUM PO BOX 2315 KETCHUM ID 83340
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P. O. Date	Created By	Requested By	Department	Req Number	Terms
06/29/2023	KCHOMA	KCHOMA		0	

Quantity	Description	Unit Price	Total
1.00	TOWN SQUARE DESIGN SERVICES 03-4193-7115	24,750.00	24,750.00
	SHIPPING & HANDLING		0.00
	TOTAL PO AMOUNT		24,750.00

 Authorized Signature



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

I move to authorize the Mayor to sign Agreement #23166 with Rio ASE, LLC for 60% design work for creek restoration at the Warm Springs Preserve (WSP) subject to final negotiations and revisions by staff and the city attorney.

Reasons for Recommendation:

- During the master planning process for WSP, the City contracted solely with Superbloom, with Rio acting as subcontractor under that agreement.
- For the creek and floodplain restoration design to continue and reach 60% drawings, a separate contract is required.
- As owners of the property, the City will serve as the 'client'. Per the City's MOU with the Wood River Land Trust (WRLT), the WRLT will serve as the financier and is thus responsible for fully reimbursing the City for 60% design drawings. The WRLT has the funds available.

Policy Analysis and Background (non-consent items only):

Sustainability Impact:

None OR state impact here: Pursuant to restoration efforts in the master plan.

Financial Impact:

None OR Adequate funds exist in account:	The cost proposal is not-to-exceed \$94,041.29. Adequate funds exist and will be fully reimbursed by the WRLT.
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Attachments:

1. Agreement #23166
2. PO #23166

Professional Services Agreement



3380 Americana Terrace, Ste 390, Boise, Idaho 83706

Rio ASE Project ID: 010-077-003-02

This Professional Services Agreement (“Agreement”) is made effective on the day of last signature of this Agreement by and between the following Parties (each a “Party” and collectively the “Parties”):

“Rio ASE”			
Name:	Rio ASE, LLC		
Address:	3380 Americana Terrace Ste 390 Boise, ID 83706		
Representative:	Rob Richardson	Email:	rob@rioase.com
Phone:	208-559-4615		
“Client”			
Name:	City of Ketchum (c/o Wood River Land Trust Company, Client's representative ("WRLT"))		
Address:	119 E. Bullion St., Hailey, ID 83333		
Phone:	208-788-3947		
Representative:	WRLT, Cory McCaffrey	Email:	cory@woodriverlandtrust.org
Phone:	208-788-3947		

PROJECT NAME (THE “PROJECT”): WARM SPRINGS PRESERVE 60% DESIGN

This Agreement and its associated Exhibits represent the entire and integrated agreement between Client and Rio ASE and supersedes all prior communications, negotiations, representations, or agreements, either written or oral between the Parties. No agreement or understanding varying or extending the Agreement shall bind either party, other than by a subsequent written agreement mutually agreed upon and signed by Client and Rio ASE. In consideration of the mutual benefits and obligations set forth in this Agreement, the Client and Rio ASE agree as follows:

1. Term:

The term of this Agreement (the “Term”) begins as of the day of last signature of this Agreement and shall remain in full force and effect until the completion of the Services (as defined below) or until the end date of **December 31, 2023**, whichever occurs first, and is subject to early termination as provided in Paragraph 4 of this Agreement. The Agreement end date identifies the date by which all Services shall be completed. This Agreement may be extended only by mutual written agreement of the Parties.

2. Scope of Services:

Rio ASE shall perform the professional services described in **Exhibit A** (“Services”) in accordance with this Agreement. If, during the Project, additional services beyond those identified in Exhibit A are requested by Client or otherwise warranted for any reason, Rio ASE will negotiate terms with Client and, if agreed to in writing by Client, shall undertake the additional services.

3. Price and Payment:

All Services will be charged on a time and materials basis in accordance with Rio ASE's cost proposal and schedule that is included in Exhibit A, not to exceed **\$94,041.29** (the "Ceiling Price") unless modified by written agreement signed by the Parties. The cost proposal and schedule included in Exhibit A is an estimate. The actual amount and percentage of cost incurred per task, per person, and/or per period of time may vary from the estimate. Monthly invoices shall be submitted by Rio ASE to Client based on the services performed and cost incurred by Rio ASE. The invoice amount shall be computed by multiplying the appropriate hourly Billing Rate prescribed in Exhibit A by the number of direct labor hours performed plus the gross total of reasonable expenses incurred during the invoice period. Reasonable expenses include but are not limited to costs incurred for subcontracts, travel, lodging, meals, equipment rentals, and special fees or licenses specific to the Services performed under this Agreement. Unless otherwise noted, the cost estimates in this Agreement do not include any value added, sales, or other taxes that may be applied by any government entity on fees for services. Such taxes will be added to all invoices as required. Invoices shall be paid in full with US Dollars within 30 calendar days of invoice date, after which time accounts will accrue interest at the lesser of 1.5 percent per month (18 percent per annum) or the maximum legal rate of interest allowable. In addition to any past due amount, Client will pay all reasonable expenses incurred by Rio ASE for collection of any past due amounts including, but not limited to, attorneys' fees and expenses, filing fees, lien costs, and staff time. Payment to Rio ASE for services rendered and expenses incurred shall be due and payable regardless of any subsequent suspension or termination of this Agreement by either party. Failure to make any payment when due is a material breach of this Agreement and will entitle Rio ASE, at its option, to suspend or terminate this Agreement and the provision of the Services.

4. Termination:

- a. Either party may terminate this Agreement upon at least 15 calendar days written notice in the event of substantial failure by the other party to perform in accordance with this Agreement through no fault of the terminating party. Such termination is not effective if the failure is resolved before expiration of the period specified in the written notice. Upon termination for cause by either party, all invoices for services performed up to the date of termination are immediately due and payable.
- b. Either party may terminate this Agreement for convenience upon 10 calendar days written notice to the other. If Client requests early termination of Services for convenience, Rio ASE reserves the right to complete such analyses and records as are necessary to place its files in order and to complete a report on the Services performed to-date. Charges for these termination activities ("Termination Fees") are in addition to all charges incurred up to the date of termination. Upon termination for convenience by either party, all invoices for Services performed up to the date of termination, plus Termination Fees are immediately due and payable.

5. Suspension of Services:

If the Project is suspended for more than 30 calendar days in the aggregate, Rio ASE shall be compensated for all Services performed prior to receipt of the notice of suspension. Rio ASE shall have no liability to Client for delay or damage caused Client because of a suspension of services. In addition, upon resumption of services, the Client shall compensate Rio ASE for expenses incurred as a result of the suspension and resumption of its services, and the schedule and fees for the remainder of the project shall be equitably adjusted, as determined by Rio ASE in its sole discretion. If the Project is suspended for more than 90 calendar days, Rio ASE may, at its option, terminate this agreement pursuant to Paragraph 4. In the event of a suspension, Rio ASE shall have no liability to the Client, and the Client hereby expressly waives the right to make any claim against Rio ASE for any delay or damage as a result of such suspension.

6. Force Majeure:

For the purposes of this Agreement, the term “Force Majeure” shall mean: labor strikes, riots, war, terrorist activity, acts of governmental authorities, unusually severe weather conditions or other natural catastrophic events, or any other similar event beyond the reasonable control or contemplation of either party. If either party considers that any circumstance of Force Majeure has occurred that may affect materially the performance of its obligations, then that party shall forthwith notify the other in writing to that effect giving full details of the circumstances giving rise to the Force Majeure event. Neither party shall be considered to be in default of its obligations under the Agreement to the extent that it can establish that the performance of such obligations is prevented by any circumstance of a Force Majeure that arises after the date of the Agreement and which was not foreseeable at the date of the Agreement.

7. Rio ASE’s Responsibilities & Limitations of Warranties:

- a. Rio ASE will endeavor to perform its professional services with that degree of care and skill ordinarily exercised under similar conditions by professional consultants practicing in the same discipline at the same time and location. This standard of care is the sole and exclusive standard of care that will be applied to measure Rio ASE’s performance. No warranty or guarantee, either expressed or implied, is made or intended by this Agreement or by any report, opinion, or other instrument of Service provided pursuant to this Agreement.
- b. Rio ASE shall be solely responsible for: (i) completing the Project in accordance with Exhibit A; (ii) supervising Rio ASE’s employees and subcontractors on the Project; (iii) keeping accurate records obtained during the course of the Project including daily field records and other records that are usual for the type of project conducted; (iv) obtaining and maintaining proper licenses for Rio ASE’s Services; and (v) complying with laws and regulations pertaining to Rio ASE’s employees’ wages, hours, fair employment practices, worker’s compensation insurance, and similar employer responsibilities.
- c. Rio ASE specifically disclaims any authority or responsibility, and Rio ASE does not have authority, responsibility, or liability for the means, methods, techniques, sequences, or procedures of construction elected by any contractor or subcontractor (“Contractors”); for safety precautions and programs in connection with or incident to the work of any Contractors; or any failure of any Contractors to perform their work or to comply with laws, rules, regulations, ordinances, codes, or other applicable to Contractors performing their work.
- d. Unanticipated Conditions: Actual site conditions may vary spatially and/or temporally from the time and place of the specific surveys, explorations, or observations made by Rio ASE prior to and during this Agreement. Furthermore, professional interpretations and recommendations can only be based on information reasonably available to Rio ASE. Practical and reasonable limitations on available data will result in some level of uncertainty, and therefore risk, with respect to the interpretation of environmental and geologic conditions even when following the standard of care. If unanticipated conditions adversely affect Rio ASE’s performance of Services as contemplated by the Agreement, then (i) Rio ASE shall be permitted to terminate its Services after notifying the Client of such unanticipated conditions, and (ii) if Client wishes Rio ASE to continue performance of its Services, the scope of the Services and associated fees provisioned under the Agreement shall be equitably adjusted as determined by Rio ASE to reflect the cost and schedule impact of such conditions.
- e. Rio ASE shall perform its Services as expeditiously as is consistent with skill and care but shall not be responsible for delays that may occur beyond Rio ASE’s reasonable control.

8. Client’s Responsibilities:

Client shall be solely responsible for: (a) providing right of entry and any authorizations needed for Rio ASE and its partners or subcontractors to enter upon property to perform the Services under this Agreement;

(b) locating and assuming responsibility for any features to be avoided or protected during the course of the Agreement including but not limited to underground and overhead utilities, buildings and other structures on or adjacent the project site, and known or suspected hazardous materials storage or residing locations (Rio ASE will not be responsible for damage to items not so located); (c) maintaining overall supervision including safety requirements of the Project and personnel beyond the immediate scope of Rio ASE's Services and employees; (d) making available to Rio ASE all Client's information regarding existing and proposed conditions of the site germane to the Services (Client will immediately transmit to Rio ASE any relevant new information that becomes available); (e) as necessary, locating for Rio ASE the property boundaries and being responsible for accuracy of boundaries and markers; (f) retaining ownership of, and responsibility for, all contaminated material Rio ASE located on site or found as a result of the Project; and (g) obtaining all required and necessary approvals and permits required for the performance of any services by Rio ASE. Rio ASE shall be entitled to reasonably rely upon the accuracy and completeness of information, reports, tests, data, and recommendations provided by or on behalf of Client.

9. Independent Contractors:

Each Party shall act solely as an independent contractor, and nothing in this Agreement shall be construed to give either Party the power or authority to act for, bind, or commit the other Party in any way. Nothing herein shall be construed to create the relationship of partners, principal and agent, or joint-venture partners between the Parties. **The Parties agree WRLT is Client's authorized representative.**

10. Confidentiality:

- a. Except as provided in paragraph (b) below, each of the Parties hereto shall keep confidential, and not disclose or use for a purpose other than the fulfillment of this Agreement, any confidential and proprietary information of the other Party that is designated as "Confidential" by such Party (the "Protected Party"), including this Agreement and all of the terms and conditions hereof (collectively, "Confidential Information").
- b. Paragraph (a) hereof shall not restrict a Party from disclosing Confidential Information (subject to the limitations of applicable Law) as follows:
 - i. To the extent consented to by the Protected Party;
 - ii. To the extent required by a discovery request in a court, arbitration, or administrative proceeding, provided that such Party shall have first provided the Protected Party with prompt written notice of such discovery request so that the Protected Party may seek a protective order or other appropriate remedy, and in the event such protection or other remedy is not obtained, such Party shall exercise commercially reasonable efforts to obtain assurance that confidential treatment will be accorded to such Confidential Information;
 - iii. To accountants, auditors, attorneys, and tax or financial advisors who have been informed of and have agreed with such party to abide by the terms of this Section, or who are otherwise bound by confidential obligations with such party; or
 - iv. To the extent necessary to enforce such party's rights under this Agreement.
- c. Notwithstanding the foregoing, Rio ASE may use the Client's name, logo, and a description of the Services provided in connection with identifying its prior customers and projects. Rio ASE shall also have the right to include photographic or artistic representations of the product of the services rendered for promotional and professional materials, and Rio ASE shall be given reasonable access to projects completed based on designs or recommendations from Rio ASE to make such representations. However, Rio ASE's materials shall not include the Client's Confidential Information if the Client has previously advised Rio ASE in writing of the specific information considered by the Client to be confidential or proprietary. The Client shall provide professional credit for Rio ASE in the Client's promotional materials for the Project.

11. Insurance:

- a. Rio ASE represents that it carries and will continue during the term of this Agreement to carry at its sole cost Worker's Compensation, Commercial General Liability, Automobile Liability, and Professional Liability insurance.
- b. Certificates of all insurance required of Rio ASE under this Agreement will be furnished to Client upon request.

12. Indemnification:

- a. Subject to the limitation of liability set forth in paragraph 13 below, Rio ASE shall indemnify and hold harmless Client from and against any claims, liabilities, damages, and costs (including reasonable attorney fees and costs of defense) arising out of death or bodily injury to persons or damage to property to the extent proven to be caused by or resulting from the sole negligence or willful misconduct by Rio ASE, its agents, or its employees. Rio ASE shall not be responsible for any liability based upon willful misconduct or negligence of Client or upon use of or reliance on information supplied by Client or on behalf of Client to Rio ASE in preparation of any report, study, or other written document. In no event shall Rio ASE be responsible for any form of consequential damages, including, but not limited to, loss of sales, loss of profits, and attorney fees thereon.
- b. Client shall defend, indemnify, and hold harmless Rio ASE, including its subsidiaries and affiliates, from and against any and all claims (including without limitation, claims by third parties and claims for economic loss) damages, liabilities, costs and expenses, fines, including but not limited to reimbursement for reasonable attorneys' fees and cost of defense arising out of or in any way related to this project or this Agreement. Client shall not be responsible for any liability based upon the proven willful misconduct or negligence of Rio ASE nor for any form of consequential damages, including, but not limited to, loss of sales, loss of profits, and attorney fees resulting therefrom.
- c. For purposes of this Paragraph, the duty to indemnify does not include the duty to pay for or to provide an upfront defense against unproven claims or allegations.
- d. Where any claim results from the joint negligence, gross negligence, willful misconduct, or breach of any provision of this Agreement by Client and Rio ASE, the amount of such damage for which Client or Rio ASE is liable as indemnitor under this Paragraph shall equal the proportionate part that the amount of such claim attributable to such indemnitor's negligence, gross negligence, willful misconduct, or breach bears to the amount of the total claim attributable to the joint negligence, gross negligence, willful misconduct, or breach at issue.

13. Limitation of Liabilities:

Notwithstanding any other provision in the Agreement, the Client understands and that Rio ASE's liability for its negligence, errors or omissions relating to or arising out of this Agreement or the Services shall not exceed the total amount of fees paid to Rio ASE for all Services rendered under this Agreement or the applicable limits of any insurance required under this Agreement, whichever is less. Any claim, suit, demand, or action brought under this Agreement shall be directed and/or asserted only against Rio ASE and not against any of Rio ASE's employees, shareholders, officers, partners, or directors. Rio ASE's liability with respect to any claims arising out of this Agreement shall be limited as provided herein to direct damages arising out of the performance of the Services and Rio ASE shall not be held responsible or liable whatsoever for any consequential damages, injury, or damage incurred by the actions or inactions of the Client, including but not limited to claims for loss of use, loss of profits, and loss of markets.

14. Dispute Resolution Procedures:

- a. If any dispute or difference whatsoever in connection with or arising out of the Agreement is presented in writing by either party to the other, the Parties shall first seek to resolve the matter between themselves within a period of 30 calendar days from the first date of the written request for such a meeting. The Managing Director or equivalent person of both Parties shall be the nominated officer responsible for seeking a mutually-satisfactory resolution.
- b. If the matter cannot be resolved informally between the Parties within a period of 30 calendar days, the Parties shall enter structured non-binding negotiations with the assistance of a mediator (“Mediation”). The mediator shall be appointed by agreement of the Parties. In the event the Parties cannot agree on a mediator, then each Party shall appoint one mediator who shall then select a third mediator to act as the mediator for the Mediation. The cost of Mediation shall be divided equally between the Parties.
- c. If the matter cannot be resolved through Mediation, the Parties may elect to exercise their rights to pursue resolution through litigation. Rio ASE’s right to record a lien or bond claim or to prosecute a lien or bond claim shall not be stayed, limited or delayed by the mediation process.
- d. Client and Rio ASE irrevocably submit to the jurisdiction of any court of competent jurisdiction within the State of Idaho. Client further agrees to comply with all requirements necessary to give such court in personal jurisdiction and agrees that service of process may be accomplished by, in addition to any other lawful means, certified mail, return receipt requested. Client and Rio ASE further, to the extent permitted by applicable law, waive and agree not to assert, by way of motion, as a defense or otherwise, in any such proceeding brought in any of the above-named courts, any claim that it is not subject personally to the jurisdiction of such court, that its property is exempt or immune from attachment or execution, that such proceeding is brought in an inconvenient forum, that the venue of such proceeding is improper, or that this Agreement, or the subject matter hereof or thereof, may not be enforced in or by such court; and
- e. Waiver of jury trial and consequential, punitive and exemplary damages. To the fullest extent permitted by law, client and Rio ASE knowingly, voluntarily, and intentionally waive the right to a jury trial in any action, proceeding, or litigation related to, concerning, or in any way connected with this agreement, the services, and any other document executed in connection herewith or incidental hereto or the negotiations and discussions concerning such agreement and services (whether based on contract, tort, intentional misconduct or any other theory of liability) (each being referred to herein as a “dispute”), and waive the right to a jury trial of any defense, claim, cross-claim, counterclaim, claim of set-off, or similar claim of any nature that any party could or may assert against the other in connection with a dispute, and agree that any such action, proceeding, litigation shall be tried before a court and not before a jury. Client and Rio ASE each agree that it shall not have the remedies of consequential damages, punitive damages or exemplary damages against the other in any dispute and each hereby waives, to the fullest extent permitted by law, any right or claim to consequential, punitive or exemplary damages that such party now has or which such party may have in the future in connection with any dispute. The provisions of this paragraph are a material inducement to the parties to enter into this transaction.
- f. Client expressly agrees that before Client can bring a claim or cause of action against Rio ASE as provided above, based on professional negligence or breach of the professional standard of care, Client will obtain the written opinion of a licensed or registered professional practicing in the same licensing jurisdiction as the matter in dispute. The professional who prepares the written opinion must be licensed or registered in the discipline or technical specialty that is the basis for the dispute. The

written opinion of the licensed or registered professional must indicate that, in the professional opinion of the writer, Rio ASE violated the prevailing standard of care in the delivery of its services. Further, the written opinion must describe the basis for that opinion and a conclusion that the alleged failure to comply with the standard of care was the cause of all or part of the alleged damages. The written opinion must be made available to Rio ASE for review and comment at least 10 calendar days before the claim or cause of action can be submitted to litigation. The Parties agree that this clause was mutually negotiated and is an integral part of the consideration for this agreement.

15. Access to Records:

- a. Client, or its duly authorized representatives, will have access at all reasonable times during the performance of any of the Services for a period of 2 years thereafter, to Rio ASE's books, records, and all other documentation pertaining to Rio ASE's Services under this Agreement. Rio ASE shall be reimbursed for all personnel labor, materials, and copying costs incurred for any client inspection or audit.
- b. Rio ASE will preserve for a period of 2 years after completion or termination of the Services under this Agreement all relevant documents pertaining to Rio ASE's Services under this Agreement.

16. Ownership of Documents:

- a. All documents, in any format or media, prepared by or on behalf of Rio ASE in connection with the Services prescribed under this Agreement are instruments of service for the execution of the Agreement. Rio ASE shall retain any and all intellectual and property rights in these documents, whether or not the Services associated with this Agreement are completed. Payment to Rio ASE for the Services rendered and pursuant to the payment terms under this Agreement shall be a condition precedent to the Client's right to use any of the documentation prepared by Rio ASE. Such documents may not be reused for any other purpose without the prior written consent of Rio ASE. Rio ASE is not responsible for such reuse, and Client will indemnify and hold harmless Rio ASE, its partners, officers, employees, consultants, and from and against any claims or damages arising from the reuse or modification of said documents.
- b. Data stored in electronic media format can deteriorate or be modified inadvertently or otherwise. Rio ASE shall not be responsible for maintaining documents stored in electronic media. When transferring documents in electronic media format, Rio ASE makes no representations as to the long-term compatibility, usability, or readability of documents and/or data resulting from the use of software application packages, operating systems, or computer hardware differing from those used by Rio ASE.
- c. Rio ASE shall not be responsible for any interpretations, alterations, modifications, or additions made in the instruments of service, including electronic files, by any party other than Rio ASE. All instruments of service remain the property of Rio ASE, may not be used for any purpose other than that for which they were intended according to this Agreement, and are not to be released to any third party without Rio ASE's prior written consent. Rio ASE cannot guarantee the authenticity, integrity or completeness of data files supplied in electronic format ("Electronic Files"). The Client hereby agrees to release, indemnify, and hold harmless Rio ASE, its partners, officers, employees, consultants, and agents from and against any claims or damages arising from the use of said Electronic Files.

17. Notices:

Any notices or written statements hereunder shall be deemed to have been given when mailed by certified or registered mail or via email, with receipt of reply, to the party entitled thereto at its address noted at

the top of this Agreement or at such other latest address as it may designate in writing to the other party for this purpose.

18. Assignment:

This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and permitted assigns. Neither this Agreement, nor any right, duty or obligation of any party hereunder, may be assigned or delegated by any party, in whole or in part, without the prior written consent of the other Parties hereto. Any purported assignment of rights or delegation of obligations in violation of this Section will be void. References to a party in this Agreement and in any financial transaction also refer to such party's successors and permitted assigns.

19. Hazardous Materials:

- a. "Hazardous Materials" shall be defined as any toxic substances, chemicals, radioactivity, pollutants, or other materials, in whatever form or state, known or suspected to impair the environment in any way whatsoever. Hazardous Materials include, but are not limited to, those substances defined, designated, or listed in any federal, state, or local law, regulation, or ordinance concerning hazardous wastes, toxic substances, or pollution.
- b. Client will specifically identify and describe to Rio ASE all releases of hazardous substances known or reasonably believed to have occurred which are relevant to the Services to be performed by Rio ASE. Client will furnish any additional information requested by Rio ASE including but not limited to: existing reports, plans, surveys, water and soil test data, and permits issued by agencies of government. Client authorizes Rio ASE to use all information supplied, including incorporating the information by copying or direct reference into reports prepared by Rio ASE.
- c. If any Services to be provided under this Agreement involve or relate to Hazardous Materials, it is further agreed that Client shall indemnify and hold harmless Rio ASE from and against damages, liabilities, costs, and expenses incurred, including reimbursement of reasonable attorneys' fees, arising out of or resulting from the performance of work by Rio ASE, or claims against Rio ASE arising from the work of others related to Hazardous Materials. This release and indemnification provision extends to claims against Rio ASE which arise out of, are related to, or are based upon the disbursement, discharge, escape, release, or saturation of smoke, vapors, soot, fumes, acids, alkalis, toxic chemicals, liquids, gases, or any other material, irritant, contaminant, or pollutant in or into the atmosphere, or on, onto, upon, in or into the surface or subsurface of (i) soil, (ii) water or water courses, (iii) objects, or (iv) any tangible or intangible matter, whether sudden or not.
- d. Hazardous Materials encountered by Rio ASE shall be deemed to have been generated by and the property of others and not the responsibility or property of Rio ASE. Rio ASE shall incur no liability whatsoever with respect to such Hazardous Materials except where such liability arises out of its own willful misconduct or wanton negligence. Rio ASE shall not be responsible for selection of transporters and disposal or treatment of Hazardous Materials. Rio ASE does not claim to be a Hazardous Materials expert, and expressly disclaims any such claim or representation, and shall not be held responsible for failure to identify a hazardous material if encountered during the course of its Services pursuant this Agreement. If unanticipated hazardous materials are identified and encountered by Rio ASE, Rio ASE shall contact Client as soon as reasonably possible to notify Client of said hazardous materials.
- e. Client hereby agrees to comply with all requirements of federal, state, and local laws, regulations, and ordinances governing notifications of hazardous substance releases immediately upon notification by Rio ASE that a release, threatened release, or other reportable event has occurred and that

notification is required. If Client or Client's agent is unavailable to make such required report or otherwise fails to do so, Client hereby authorizes Rio ASE to make reports on its behalf.

- f. In the event of the discovery of unanticipated Hazardous Materials that the Client has not expressly identified as present and whose existence is not reasonably anticipated, or any other condition rendering future work pursuant to this Agreement unsafe, in violation of law, or reasonably believed to exceed the scope of work agreed to, Rio ASE reserves the right to suspend work and notify Client. Client agrees to negotiate in good faith with Rio ASE on revised terms for completion of original agreement or additional services as recommended by Rio ASE. Notwithstanding the outcome of such negotiations and during such negotiations, Rio ASE shall perform services as it deems necessary to secure the site and comply with applicable laws and regulations on behalf of Client and shall be compensated by Client as specified herein.

20. Construction Observation:

The conclusions and recommendations for construction in reports and engineering drawings produced by Rio ASE are based on limited subsurface sampling and the conditions of the project area at the time the Services were performed. It is understood and agreed upon by Client and Rio ASE that site conditions are subject to change and those conditions not directly observed by Rio ASE are unknown, both of which may affect timing, feasibility, and/or cost of construction. Therefore, conclusions and recommendations resulting in construction activities shall be deemed preliminary unless or until Rio ASE is requested by Client to validate said assumptions and finalize the conclusions and recommendations observing actual construction on site. If the scope of the Services does not include construction observation, then any reliance by Client or any other party on our preliminary assumptions, conclusions, or recommendations is at the risk of that party and without liability Rio ASE. Construction observation performed by Rio ASE does not change any agreement between Client and any other party. Only Client has the right to reject or stop work of its contractors or agents. Construction observation performed by Rio ASE does not in any way guarantee the completion, quality, or performance of the work by any other party retained by Client to provide field or construction services. Rio ASE is not responsible for, and does not have control or charge of, the specific means, methods, techniques, sequences, or procedures selected by any contractor or agent of Client, or any third party to this Agreement. Further, a duty to provide contract administration or contract management services may not be imputed from Rio ASE's professional actions or affirmative conduct when on the construction site.

21. Waiver:

The waiver by either Party of a breach, default, delay, or omission of any of the provisions of this Agreement by the other Party will not be construed as a waiver of any subsequent breach of the same or other provisions. In addition, Client expressly waives any and all claims against Rio ASE for any liquidated damages liability that may be incurred by or assessed against Client.

22. Governing Law:

This Agreement, and all claims or causes of action (whether in contract, tort or statute) that may be based upon, arise out of or relate to this Agreement, or the negotiation, execution or performance of this Agreement (including any claim or cause of action based upon, arising out of or related to any representation or warranty made in or in connection with this Agreement or as an inducement to enter into this Agreement), shall be governed by, and enforced in accordance with, the internal laws of the State of Idaho, including its statutes of limitations.

23. Claims Assistance for Client:

If a construction contractor or other party files a claim against Client, relating to Services performed by Rio ASE, and Client requires additional information or assistance to evaluate or defend against such claims, Rio ASE will make personnel available for consultation with Client and for testimony if necessary upon reasonable notice from Client and Client will reimburse Rio ASE for such consultation or testimony, including travel costs, at the rates that apply for other services under this Agreement. Rio ASE will provide services in connection with any such claims pursuant to a written supplement, if necessary, extending this Agreement.

24. Third Party Rights:

Nothing in this Agreement or as a consequence of any of the Services provided gives any rights or benefits to anyone other than Client and Rio ASE. All duties and responsibilities undertaken pursuant to this Agreement are for the sole and exclusive benefit of Client and Rio ASE and not for the benefit of any other party. No third party shall have the right to rely on the product of Rio ASE’s services without Rio ASE’s prior written consent and the third party’s agreement to be bound to the same terms and conditions as the Client.


25. Survival:

The terms and conditions of this Agreement survive the completion of the Services under this Agreement and the termination of this Agreement, whether for cause or for convenience.

26. Severability:

In the event that any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid or unenforceable in any respect, such invalidity or unenforceability shall not affect any other provision hereof. Client and Rio ASE agree that they will attempt in good faith to replace any unenforceable provision with one that is valid and enforceable and which conforms as closely as possible with the original intent of any unenforceable provision. If such provision is not or cannot be replaced by mutual agreement of Client and Rio ASE, this Agreement shall be construed as if such invalid or unenforceable provision had never been contained herein.

IN WITNESS WHEREOF, the Parties have caused this agreement to be executed in their respective names by their duly authorized representatives.

Acknowledgement & Acceptance		Acknowledgement & Acceptance	
City of Ketchum		Rio ASE, LLC	
<i>Signature</i>		<i>Signature</i> 	
Name:		Name:	Rob Richardson
Title:		Title:	Principal Geomorphologist
Date:		Date:	5/3/23

Disclaimer: Any electronic form, facsimile, or hard copy of the original document (email, text, table, and/or figure), if provided, and any attachments are only a copy of the original document. The original document is stored by Rio ASE, LLC, and will serve as the official document of record.

Form revised 12/21/2022

Exhibit A: Scope of Services

Memorandum



3380 Americana Terrace, Ste 390, Boise, Idaho 83706

To: Cory McCaffrey, Wood River Land Trust, Client Representative
From: Rob Richardson, Rio ASE
Date: 5/3/2023
Subject: Warm Springs Preserve 60% Design Proposal

Background

Rio ASE has been working in conjunction with a landscape architect (Superbloom), the City of Ketchum, and the Wood River Land Trust over the past year developing a Master Plan and 30% design for the Warm Springs Preserve in Ketchum, ID. The design includes extensive stream and floodplain restoration. The Wood River Land Trust has requested Rio ASE advance the stream and floodplain design to a 60% level (i.e. permit-ready) to support permitting the project and advance the design sufficiently to accommodate a proposed summer 2024 construction date. Provided below is a summary of the proposed scope, schedule, and budget to complete a 60% design for the Warm Springs Preserve stream and floodplain restoration effort.

Task 1: Project Management & Coordination (\$9,204)

- Internal and external coordination of project tasks, schedules, and budget; monthly invoicing
- Limited coordination (13 hrs maximum) with FEMA in preparation for a likely CLOMR to be completed during the final design phase (not part of this scope)
- Support the stream- and floodplain-related permitting process by providing requested data and supporting information not otherwise included in the Basis of Design Report (see Task 3 below); Participate in meetings and/or coordination calls with regulators as needed/reasonable; Permits to be coordinated and completed by others
- Limited coordination (4 hours maximum) with design team regarding geotechnical requirements for the project; assuming no geotechnical data will be required, or existing geotechnical data can be obtained and used, and no geotechnical exploration or analysis will be required

Task 2: Site Visit & Data Collection (\$13,113)

- Visit site to collect additional topographic and bathymetric survey needed to improve hydraulic modeling (especially near the confluence with the Big Wood River) and to refine the grading limits particularly along the existing Warm Springs Creek bank in an effort to preserve as much mature riparian vegetation as possible
 - 2 people travelling for 3 days, 2 nights (plus field prep and data download); 1 vehicle

Task 3: Draft 60% Design & BDR (\$42,638)

- Advance 30% design to draft 60% level of completeness suitable for permitting (to be completed by others)
- Pertinent design rationale, calculations, and supporting information, including updated hydraulic modeling results, will be included in a draft 60% basis of design report. This report will include details to facilitate permitting requirements
- Update the existing construction cost estimate to reflect the draft 60% design
- Deliver draft 60% Design and Basis of Design Report as PDFs for stakeholder review
- Deliver in-person presentation of draft 60% Design to solicit feedback from key stakeholders
 - 1 person travelling for 1 day; no overnight; 1 vehicle
 - Wood River Land Trust to coordinate and organize the meeting including relevant attendees

Task 4: Final 60% Design & BDR (\$12,274)

- Finalize 60% Design and Basis of Design Report based on stakeholder feedback from Task 3
- Deliver as Final PDF
- Revise cost estimate to reflect the final 60% Design

Task 5: Diversion Structure Design – subvendor (\$4,950)

- To be completed by QRS (recent merger of Quadrant Consulting and River Structures)
- Assume off-the-shelf design can be applied to the project site

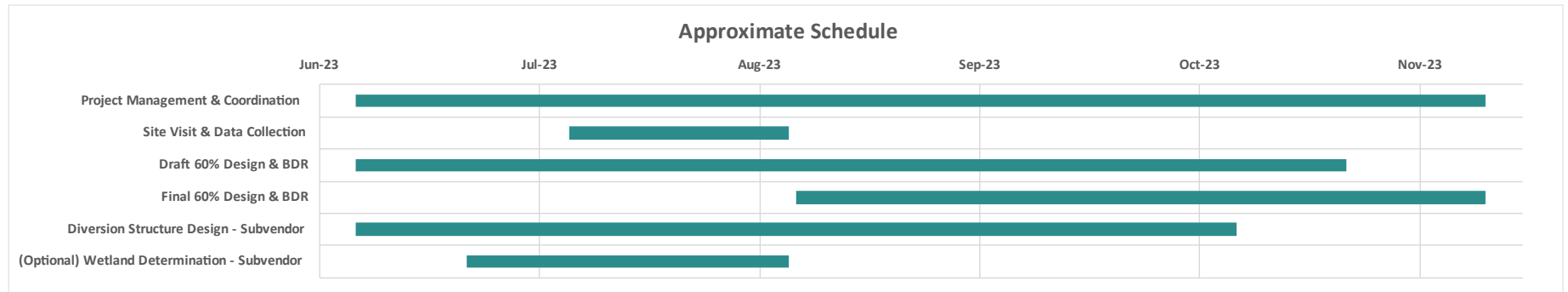
Task 6: (Optional) Wetland Determination – subvendor (\$11,861)

- To be completed by Ecosystem Sciences upon written notice to proceed from the Wood River Land Trust
- Limited pre-application consultation with the Army Corps of Engineers to confirm approach
- Wetland Determination based on clear hydrologic and vegetation; additional field work and analysis proposed for the Southern Floodplain area
 - 2 people travelling 3 days, 2 nights; 1 vehicle

Proposed Budget and Schedule

Warm Springs Preserve 60% Design: Scope, Schedule, and Budget			Team Member: (Affiliation)		Rob Richardson (Rio ASE)	Jeff Fealko (Rio ASE)	Joe Young (Rio ASE)	Mark Pacold (Rio ASE)	Tim Sickles (Rio ASE)	Zach Sudman (Rio ASE)	Erin Murray (Rio ASE)	Tim Maguire (Ecosystem Sciences)	Derek Rizzo (Ecosystem Sciences)	Zach Hill (Ecosystem Sciences)	Zack Herzfeld (Ecosystem Sciences)	Project Manager (QPS)	EIT (QPS)	Cost (\$)
			Billing Rate (\$/hr):		\$157.00	\$157.00	\$157.00	\$130.00	\$108.00	\$108.00	\$92.00	\$141.75	\$141.75	\$141.75	\$110.25	\$150.00	\$105.00	
Task	Start Date	End Date	Hrs	Hrs	Hrs	Hrs	Hrs	Hrs	Hrs	Hrs	Hrs	Hrs	Hrs	Hrs	Hrs	Hrs		
1: Project Management & Coordination	6/16/23	11/17/23	20	8	16	16	0	2	0	0	0	0	0	0	0	0		\$9,204.00
2: Site Visit & Data Collection	7/15/23	8/14/23	0	0	40	40	0	0	0	0	0	0	0	0	0	0		\$11,480.00
3: Draft 60% Design & BDR	6/16/23	10/29/23	16	12	42	100	44	120	8	0	0	0	0	0	0	0		\$42,438.00
4: Final 60% Design & BDR	8/15/23	11/17/23	2	4	28	32	0	24	2	0	0	0	0	0	0	0		\$12,274.00
5: Diversion Structure Design - Subvendor	6/16/23	10/14/23	0	0	0	0	0	0	0	0	0	0	0	0	5	40		\$4,950.00
6: (Optional) Wetland Determination - Subvendor	7/1/23	8/14/23	0	0	0	0	0	0	0	0	0	40	0	40	0	0		\$10,080.00
Labor Subtotals:			38	24	126	188	44	146	10	0	40	0	40	40	5	40		\$90,426.00

Task	Expenses	Units	Rate	Cost (\$)
2:	Rio ASE - 60% Site Visit (Mileage; 2 people, 1 vehicle)	306	\$0.66	\$200.43
2:	Rio ASE - 60% Site Visit (Lodging; 2 people, 2 nights)	4	\$275.00	\$1,100.00
2:	Rio ASE - 60% Site Visit (Meals; 2 people, 3 days)	6	\$55.50	\$333.00
3:	Rio ASE - 60% in-person presentation (out and back mileage; no overnight)	306	\$0.66	\$200.43
6:	Ecosystem Sciences - 60% Wetland Survey/Delineation (Mileage; 2 people,	306	\$0.66	\$200.43
6:	Ecosystem Sciences - 60% Wetland Survey/Delineation (Lodging; 2 people,	4	\$275.00	\$1,100.00
6:	Ecosystem Sciences - 60% Wetland Survey/Delineation (First/Last Day Mea	6	\$55.50	\$333.00
6:	Ecosystem Sciences - 60% Wetland Survey/Delineation (Full Day Meals; 2 p	2	\$74.00	\$148.00
Expenses Subtotal:				\$3,615.29
Grand Total:				\$94,041.29





CITY OF KETCHUM
 PO BOX 2315 * 191 5TH ST. * KETCHUM, ID 83340
 Administration 208-726-3841 (fax) 208-726-8234

PURCHASE ORDER
 BUDGETED ITEM? ___ Yes ___ No

PURCHASE ORDER - NUMBER: 23116

To: 5850 RIO APPLIED SCIENCE, & ENGINEERING 2601 W WOODLAWN AVE BOISE ID 83702	Ship to: CITY OF KETCHUM PO BOX 2315 KETCHUM ID 83340
---	---

P. O. Date	Created By	Requested By	Department	Req Number	Terms
06/29/2023	KCHOMA	KCHOMA		0	

Quantity	Description	Unit Price	Total
1.00	WARM SPRINGS PRESERVE RIVER & FLOOD 93-4900-5910	95,000.00	95,000.00
	SHIPPING & HANDLING		0.00
	TOTAL PO AMOUNT		95,000.00

 Authorized Signature



City of Ketchum

Recommendation to Approve Road Closure for Special Event

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

"I move to approve the street closure for the Nomadic Vans Street Party"

Reasons for Recommendation:

- The City of Ketchum supports special events.
- July 22nd, 2023; 9am -11:45pm; Lewis St. and 115 C Northwood way
- Non-designated street closures require approval by the City Council

Policy Analysis and Background (non-consent items only):

N/A

Sustainability Impact:

None

Financial Impact:

None

Attachments:

TTCP

Nomadic Van Road Closure



Author: Jeremy Samet

CERT:892778

Comments:

- *All equipment shall be MUTCD compliant
- *All traffic control shall be managed by a ATSSA certified supervisor
- *All work will be performed during daylight hours
- *A minimum of 12' lane widths shall be maintained

SPEED LIMIT	TAPER LENGTH & FEET
30 MPH OR LESS	3/4/1/2/1/2
35 MPH OR MORE	2/1/1/1

ROAD TYPE	DISTANCE BETWEEN SIGNS		
	A	B	C
URBAN (LOW SPEED) 15	100 FT	100 FT	100 FT
URBAN (HIGH SPEED) 15	150 FT	300 FT	150 FT
RURAL	300 FT	300 FT	300 FT
EXPERIMENTAL/FREeway	1500 FT	1500 FT	2842 FT





City of Ketchum

Recommendation to Approve Road Closure for Special Event

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

"I move to approve the street closure for the Sun Valley Tour de Force Huckleberry Dr and Welcome Breakfast"

Reasons for Recommendation:

- The City of Ketchum supports special events.
- July 20th, 2023; 7am -11:30am; 1st Ave between River St. and 2nd St. W, two blocks
- Non-designated street closures require approval by the City Council

Policy Analysis and Background (non-consent items only):

N/A

Sustainability Impact:

None

Financial Impact:

None

Attachments:



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

Reasons for Recommendation:

-
-
-

Policy Analysis and Background (non-consent items only):

Sustainability Impact:

Financial Impact:

Attachments:

-
-

WHEN RECORDED, PLEASE RETURN TO:

**OFFICE OF THE CITY CLERK
CITY OF KETCHUM
POST OFFICE BOX 2315
KETCHUM, IDAHO 83340**

RIGHT-OF-WAY ENCROACHMENT AGREEMENT 22869

THIS AGREEMENT, made and entered into this ____ day of ____, 2023, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation ("Ketchum"), whose address is Post Office Box 2315, Ketchum, Idaho and Cynthia Dwyer (collectively referred to as "Owner"), whose address is Post Office Box 6824, Ketchum, Idaho 83340.

RECITALS

WHEREAS, Owner wishes to permit placement of a paver driveway to replace existing asphalt in the right of way in front of 120 Short Swing Unit B. These improvements are shown in Exhibit "A" attached hereto and incorporated herein (collectively referred to as the "Improvements"); and,

WHEREAS, Ketchum finds that said Improvements will not impede the use of said public right-of-way at this time subject to the terms and provisions of this Agreement;

WHEREAS, the Owner will restore the sidewalk, street, curb and gutter and any landscaping back to the original condition acceptable to the Streets and Facilities Director;

NOW, THEREFORE, in contemplation of the above stated facts and objectives, it is hereby agreed as follows:

TERMS AND CONDITIONS

1. Ketchum shall permit Owner to install a paver driveway as identified in Exhibit "A" within the public right-of-way across from 120 Short Swing Unit B, until notified by Ketchum to remove the infrastructure at which time Owner shall remove infrastructure at Owner's expense. The horizontal footprint and vertical grade/elevation of pavers to match existing driveway.

2. Owner shall be responsible for the maintenance of said Improvements, and shall repair said improvements within 48 hours upon notice from Ketchum that repairs are needed. Any modification to the improvements identified in Exhibit "A" shall be approved by the City prior to any modifications taking place.

3. Owner shall be responsible for restoring the sidewalk, curb and gutter and landscaping that is altered due to the construction and installation of the paver driveway, to the satisfaction of the Director of Streets and Facilities.

4. In consideration of Ketchum allowing Owner to maintain the Improvements in the public right-of-way, Owner agrees to indemnify and hold harmless Ketchum from and against any and all claims of liability for any injury or damage to any person or property arising from the Improvements constructed, installed and maintained in the public right-of-way. Owner shall

further indemnify and hold Ketchum harmless from and against any and all claims arising from any breach or default in the performance of any obligation on Owner's part to be performed under this Agreement, or arising from any negligence of Owner or Owner's agents, contractors or employees and from and against all costs, attorney's fees, expenses and liabilities incurred in the defense of any such action or proceeding brought thereon. In the event any action or proceeding is brought against Ketchum by reason of such claim, Owner, upon notice from Ketchum, shall defend Ketchum at Owner's expense by counsel satisfactory to Ketchum. Owner, as a material part of the consideration to Ketchum, hereby assumes all risk of damages to property or injury to persons in, upon or about the Improvements constructed, installed and maintained in the public right-of-way arising from the construction, installation and maintenance of said Improvements and Owner hereby waives all claims in respect thereof against Ketchum.

5. Ketchum shall not be liable for injury to Owner's business or loss of income therefrom or for damage which may be sustained by the person, goods, wares, merchandise or property of Owner, its tenants, employees, invitees, customers, agents or contractors or any other person in or about the Subject Property caused by or resulting from the Improvements constructed, installed, removed or maintained in the public right-of-way.

6. Owner understands and agrees that by maintaining the Improvements in the public right-of-way pursuant to this Agreement, Owner obtains no claim or interest in said public right-of-way which is adverse to that of Ketchum and that Owner obtains no exclusive right to said public right-of-way nor any other right to use the public right-of-way not specifically described herein.

7. In the event either party hereto retains an attorney to enforce any of the rights, duties and obligations arising out of this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party reasonable attorney's fees at the trial and appellate levels and, whether or not litigation is actually instituted.

8. This Agreement shall be governed by, construed, and enforced in accordance with the laws and decisions of the State of Idaho. Venue shall be in the District Court of the fifth Judicial District of the State of Idaho.

9. This Agreement sets forth the entire understanding of the parties hereto and shall not be changed or terminated orally. It is understood and agreed by the parties hereto that there are no verbal promises or implied promises, agreements, stipulations or other representations of any kind or character pertaining to the Improvements maintained in the public right-of-way other than as set forth in this Agreement.

10. No presumption shall exist in favor of or against any party to this Agreement as the result of the drafting and preparation of this document.

11. This Agreement shall be recorded with the Blaine County Recorder by Ketchum.

12. The parties fully understand all of the provisions of this Agreement, and believe them to be fair, just, adequate, and reasonable, and accordingly accept the provisions of this Agreement freely and voluntarily.

OWNER:

CITY OF KETCHUM:

By: _____

By: _____
Neil Bradshaw
Its: Mayor

STATE OF _____,)
County of _____,) ss.
_____)

On this ____ day of _____, 2023, before me, the undersigned Notary Public in and for said State, personally appeared _____, known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public for _____
Residing at _____
Commission expires _____

STATE OF IDAHO)
County of Blaine) ss.
_____)

On this ___ day of _____, 2023, before me, the undersigned Notary Public in and for said State, personally appeared NEIL BRADSHAW, known or identified to me to be the Mayor of the CITY OF KETCHUM, IDAHO, and the person who executed the foregoing instrument on behalf of said municipal corporation and acknowledged to me that said municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

Notary Public for _____
Residing at _____
Commission expires _____

EXHIBIT "A"

120 Short Swing Lane

Horizontal footprint
and vertical elevation
to match existing.
Existing drainage
patterns to remain.



Watanabe's have already
filed application for their half
of this driveway replacement project

Unit A

Unit B

~220'

asphalt -> pavers

ROW

EOP



City of Ketchum

PROCUREMENT MEMO

Meeting Date: July 3, 2023 Staff Member/Dept: Jade Riley, Administration

Agenda Item: Recommendation to approve Purchase Order 23120 for Main Street project survey

Recommended Motion:

I move to approve Purchase Order 23120 with David Evans and Associates, subject to ITD confirmation of project approval.

Summary of Procurement Process:

Bidder	Bid Price
TD&H	Declined due to schedule
Parametrix	\$58,000
David Evans & Associates (DEA)	\$49,507

Low Bid Contractor	Bid Price	Budget Account/Number
David Evans & Associates (DEA)	\$49,507	03-4193-7193

Background (if necessary):

- City is negotiating an MOU with the Idaho Transportation Department (ITD) for the city to perform the reconstruction of Main Street
- ITD maintains a list of consultants (that is used statewide) pre-qualified to perform various professional services on an on-call basis
- Because ITD owns and will continue to maintain SH-75, the city reached out to 3 survey consultants on the state’s approved pre-qualified list

Sustainability Impact:

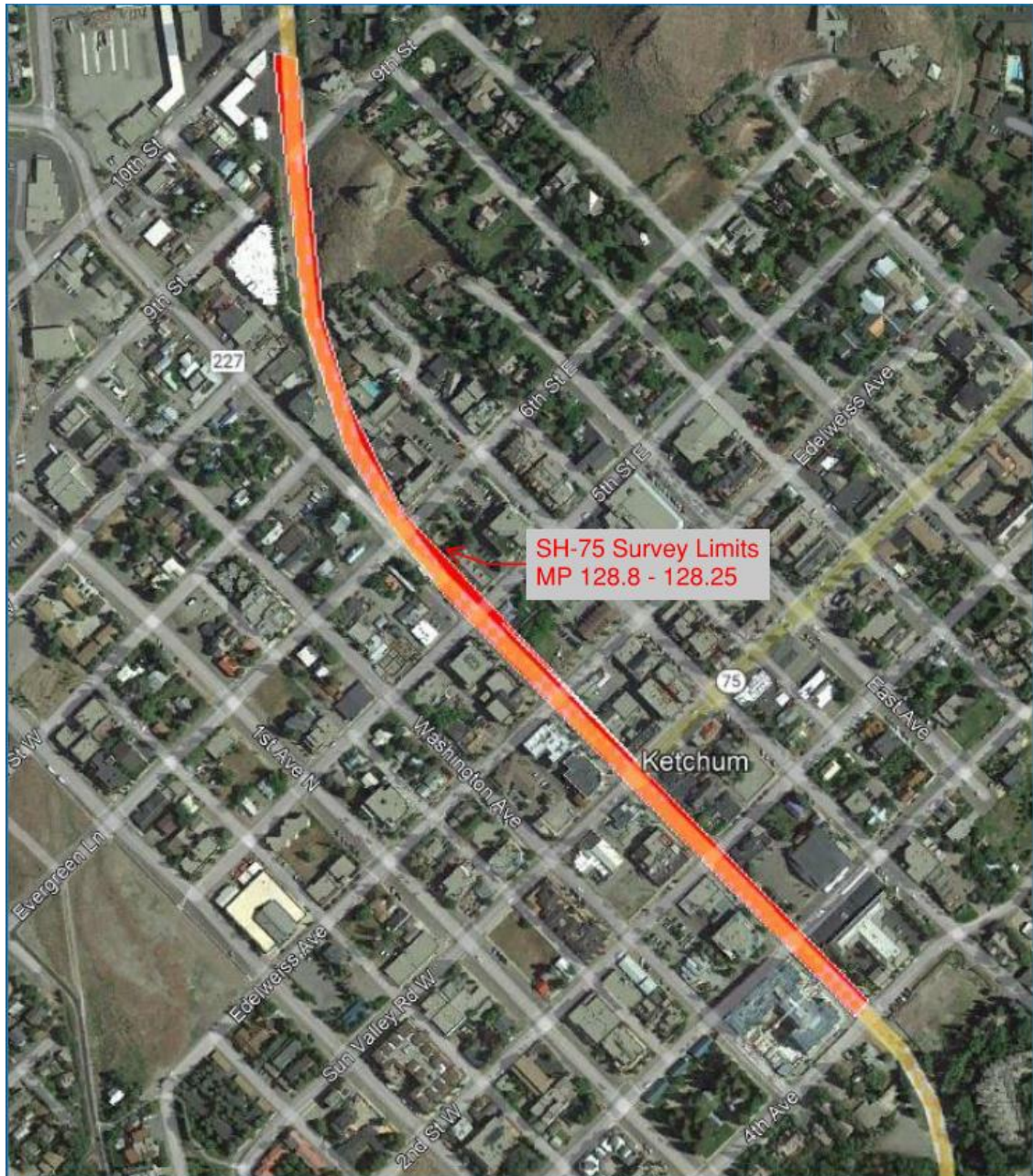
None OR state impact here: None

Attachments:

1. DEA Project Survey Proposal 23120
2. Purchase Order 23120
- 3.

**City of Ketchum Request for Survey
SH-75, Milepost 128.8 (10th St) to 128.25 (River St),
Blaine County, Idaho
June 13, 2023**

David Evans and Associates, Inc. (DEA) will provide land surveying services to support the SH-75, Milepost 128.8 (10th St) to 128.25 (River St), project in Blaine County for the City of Ketchum. DEA will provide existing features and topographic survey as directed by the Engineer. The following scope supports DEA's efforts. Ladd Cluff, PLS, of DEA, will serve as the primary point of contact for this agreement. The extents for the project are show on the following image:



TASK 1 Research: ROW, Boundary, and Title

1.1 DEA will perform the following for this task:

- Coordinate with ITD District 4 offices to obtain copies of road right-of-way plans and deed documents in the project vicinity. DEA will research related documents to determine the locations of the existing ITD right-of-way and Public Land Survey System (PLSS) monuments for the project limits defined later in this scope.
- Research any monuments that exist within the new project limits per Idaho Code, as well as research County records for recorded surveys and plats.
- Contract with a local title company and obtain the current deeds and ROW deeds. DEA will review the documents and provide ownership line work based on record information and encompass any recovered encumbrances into the base map.
- Obtain ownership information for potentially affected property owners and develop a database of their Assessor Parcel Numbers and contact information.

TASK 2 Project Survey Control

2.1 Secondary Control - Add to Existing Network

Control points will be set at 1000-foot interval throughout the project corridor. Digital levels will be run through each of the secondary control points for vertical accuracy. It is anticipated approximately four (4) points will be set as part of this task. Secondary control will be referenced from existing SH-75 primary control points or NGS monuments.

2.2 Processing Control Network

DEA will utilize static post processing systems to extend the previously established primary network with the newly created network. RTK methods will be used to establish the horizontal positions of the secondary control. Digital levels will be processed, and elevations applied, to all secondary control for accurate vertical elevations.

2.3 Update ITD Survey Control Sheets

DEA will develop a control sheet to ITD standards defining the control system datum developed for this project. Each control monument set in the field and recovered will be included in the control sheet with state plane and local ground system coordinates for future use in the PS&E for this project.

TASK 3 Boundary and ROW

3.1 Prepare and Mail Right of Entry Notification

DEA will send Notice of Entry letters approved by City of Ketchum to parcel owners for properties where access is necessary for survey work. DEA will mail these notification

SH-75, MILEPOST 128.8 (10TH ST) TO 128.25 (RIVER ST), SURVEYING SERVICES

letters and maintain a tracking spreadsheet. The letters will be sent via regular mail to the affected landowners. We anticipate up to 50 letters maximum.

3.2 Initial Field Survey

DEA will verify coordinates and make ties on sufficient PLSS corners and right-of-way monuments to complete a retracement survey of the existing right-of-way (in areas of the project limits) and existing parcels within the project limits.

3.3 Office Calculations for Monument Recovery

DEA will analyze and digitize (create digital line work on all relevant existing records) the researched records and couple these with the initial field measurements to create calculated field search coordinates. Office calculations will be made for any additional monument recovery needed. Search coordinates will be created and prepared for a return of the field crews.

3.4 Field Survey for Final Boundary Determinations and Monument Preservation

DEA will search for remaining monumentation identified. Survey ties will be made, and a fiberglass post provided by ITD will be placed near found right-of-way monuments. DEA will also make ties to any monuments of record found to exist within the project limits per Code. It is assumed that monument searches for all boundary corners will be made under normal spring/summer conditions.

3.5 Determine Existing ROW Boundaries

DEA will determine right-of-way location within the project corridor limits. The alignment and locations of these lines will be developed to be as accurate as possible from researched materials and found evidence. Boundary locations will be determined to an accuracy suitable to Idaho State Code.

3.6 Update Existing ROW Base Map for Use in Design

DEA will use the information gathered in the tasks above to develop a right-of-way level in MicroStation that will be used in our design documents.

3.7 Update Working Total Ownership Map

DEA will use the right-of-way base map to update the working draft of the future Total Ownership Map. This working draft will include contact information, APN numbers, and parcel information etc., and will be revised as additional information is obtained during field surveying and map preparation activities.

3.8 Prepare, Set Monuments and File Retracement Record of Survey

DEA will prepare, set missing right-of-way monuments, and file a retracement Record of Survey with initial findings and existing boundary calculations and determinations for existing right-of-way and only required property lines. The Record of Survey will be reviewed by City of Ketchum before filing with Blaine County.

Assumptions:

- Sufficient record information or monuments can be found in County records or at ITD D4 to determine the location of the existing right-of-way.
- City of Ketchum will review Record of Survey before DEA files with Blaine County.
- 12 new monuments are anticipated to be set by DEA.
- Survey monuments of any kind found or set under this work will be reported to the MCPD.

Deliverables:

- Prepare and send Notification Letters and maintain a database of owners and responses for access.
- GIS preliminary boundary in shape file format based on county parcel maps.

TASK 4 Existing Features and Topographic Surveying

4.1 Roadway Static LiDAR Collection

DEA will collect Static LiDAR of the roadway surfaces throughout the project corridor including the interchanges. Static LiDAR prevents field staff from entering dangerous roadways while collecting design accurate data.

4.2 Supplemental Topographic Survey

DEA will provide supplemental existing features and topographic survey outside the roadway surface and within the survey limits that are obstructed from the Static LiDAR collection.

4.3 Process LiDAR data

DEA will provide quality control checks on the LiDAR data to enhance the quality of the data. DGN files will be generated using Open Roads Designer and placed on ITD's ProjectWise server. DEA will extract point cloud data and include in base mapping break lines of the edge of road and centerline for SH-75.

4.4 Extraction of Linework from LiDAR data

DEA will utilize the point cloud developed in a previous task to create extraction break lines at 50' intervals along tangents and 25' intervals along curves. DEA will process this linework to ITD standards using Micro Station Inroads. Quality checks will be performed on the linework to ensure accuracy and validity to ITD standards.

4.5 Process Supplemental Topographic Survey

DEA will process the supplemental existing features and topographic data outside the roadway surface and combine it with the LiDAR data into one base map.

Assumptions:

- Survey Limits: MP 128.8 to 128.25, ±200-foot-wide corridor being ±100 feet on both sides of SH-75 centerline.
- Scope items will be shown to the extent allowable by the resultant data captured.
- DEA assumes unrestricted access to the site will be provided for the duration of the operation.
- DEA will conduct an onsite safety meeting prior to the mobilization Static LiDAR collection. DEA requires all participants of the operation to be present at this meeting to understand identified site hazards and assigned role requirements.
- If the scope/service is not specifically included herein, the scope/service is expressly excluded.

Deliverables:

- DGN file in ITD's current Open Roads Designer Connect Edition on ProjectWise.
- PDF of a final stamped control sheet.
- Raw points files of existing features and topographic data.

TASK 5 Base Map

5.1 Update Project Base Map

DEA will update the existing base map in Microstation ORD with a DTM surface of the entire limits shown and described above.

SH-75, MILEPOST 128.8 (10TH ST) TO 128.25 (RIVER ST), SURVEYING SERVICES

Deliverables:

- DGN file in ITD's current Open Roads Designer Connect Edition on ProjectWise with .prj file with datum information embedded.
- Surface with 1-foot contour map based on the LiDAR area.
- Accuracy spreadsheet of compared against LiDAR data.

Consultant Name David Evans and Associates
Project Name SH-75, Milepost 128.8 (10th St) to 128.25 (River St)
Project Number
Key Number

A. SUMMARY OF ESTIMATED LABOR COSTS

Classification	Hrs.	x	Direct Rate	=	Cost
1 QA/QC/PM Manager	14				
2 Project Surveyor	58				
3 Surveyor Office	108				
4 Party Chief	52				
5 Surveyor Field Staff	52				
5 Accountant	3				
6 Project Coordinator	19				
Total Hrs.		306			

Total Raw Labor Costs = \$ 14,754

B. PAYROLL, FRINGE BENEFIT COSTS & OVERHEAD

<u>Total Raw Labor Costs</u>		<u>Approved Overhead Rate</u>		
\$14,753.76	X		=	\$ 26,311.86
<u>Total Raw Labor Costs</u>		<u>FCCM</u>		
\$14,753.76	X		=	\$ 59.02

C. NET FEE

<u>Total Raw Labor and Overhead</u>		<u>Net Fee</u>		
\$41,065.62	X		=	\$ 4,927.87

SUBTOTAL LABOR COSTS = \$ 46,053

D. OUT-OF-POCKET EXPENSES SUMMARY

Expense	Estimated Amount	Unit	Unit Costs	Estimated Expense
Mail/Deliveries/Fed Ex	0	@	\$20	\$ -
Terrestrial Scanning	1	days @	\$583 /day	\$ 583.00
Misc. Supplies	1	Each@	\$100 Lumpsum	\$ 100.00
Full Day Per Diem	6	days @	\$74 /day	\$ 444.00
Travel Day Per Diem	4	days @	\$56 /day	\$ 222.00
Hotel	6	nights @	\$275 /night	\$ 1,650.00
Mileage	700	miles @	\$0.650 /mile	\$ 455.00

SUBTOTAL ESTIMATED EXPENSES \$ 3,454

DEA ESTIMATED FEE TOTAL \$ 49,507

*DEA makes salary adjustments in March of each year . This is the adjustment for for April through September of 2023.

**See attached Subconsultant Information



CITY OF KETCHUM
PO BOX 2315 * 191 5TH ST. * KETCHUM, ID 83340
Administration 208-726-3841 (fax) 208-726-8234

PURCHASE ORDER
 BUDGETED ITEM? ___ Yes ___ No

PURCHASE ORDER - NUMBER: 23120

To: 6040 DAVID EVANS & ASSOCIATES	Ship to: CITY OF KETCHUM PO BOX 2315 KETCHUM ID 83340
--	---

P. O. Date	Created By	Requested By	Department	Req Number	Terms
06/30/2023	BANCONA	BANCONA	Administration	0	

Quantity	Description	Unit Price	Total
1.00	CIVIL SURVEY ON SH-75, 10TH TO RIVER ST 03-4193-7193	49,507.00	49,507.00
	SHIPPING & HANDLING		0.00
	TOTAL PO AMOUNT		49,507.00

 Authorized Signature



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: July 3, 2023 Staff Member/Dept: Morgan Landers, AICP – Planning and Building Department

Agenda Item: Permanent Ordinance Status Update - Discussion of Commercial Demand Analysis and Financial Feasibility Model Initial Findings

Recommended Motion:

None – discussion only

Reasons for Recommendation:

- City planning staff has been working with Economic and Planning Systems to develop a commercial demand analysis for Ketchum and financial feasibility studies to test the requirements of Interim Ordinance 1234
- City staff has presented the initial findings to the Technical Advisory Group and the Planning and Zoning Commission
- Two open houses for the public are scheduled for July 12th in the Community Meeting Room at City Hall

Policy Analysis and Background (non-consent items only):

Interim Ordinance 1234 was adopted in October 2022 with an effective period of one year. During the adoption process, and since its effective date, city staff received feedback from the development community outlining areas of concern as follows:

- The requirements of the interim ordinance mandates projects that don't pencil, resulting in a moratorium on development
- The ordinance forces the construction of all 2.25 FAR projects
- The ordinance requires the creation of more commercial space and it is unclear how much more commercial space the city needs
- The minimum residential densities cannot be built on interior townsite lots

To vet the questions/concerns, the city contracted with Economic and Planning Systems and HOLST Architects to conduct a commercial demand analysis, physically model various development scenarios, and develop a financial feasibility study to determine if those development scenarios pencil. All of these efforts were focused on identifying areas of the interim ordinance that are not achieving the goals of the ordinance and are not creating a development environment that helps the city achieve its goals.

The first phase of this work has been completed with preliminary findings on both the commercial demand analysis and the financial feasibility studies. Attachment 1 includes the packet provided to the Planning and

Zoning Commission at their June 27, 2023 meeting. The packet includes a slide deck presented to the Technical Advisory Group with an overview of preliminary findings and recommendations as well as the detailed models of the commercial demand analysis and all development scenarios.

The purpose of this discussion is to bring the City Council up to date on the progress of the project and outline the next steps for community feedback and preparation of the permanent ordinance.

Sustainability Impact:

None

Financial Impact:

None OR Adequate funds exist in account:

The City Council approved the contract for services with Economic and Planning Systems in March 2023. The project is currently on budget.

Attachments:

1. Staff Report and Attachments – 6/27/23 P&Z Commission Meeting



STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
MEETING OF JUNE 27, 2023

WORKSHOP: EVALUATION OF INTERIM ORDINANCE 1234 STANDARDS

Introduction

Since its adoption in October, staff has been analyzing Interim Ordinance 1234 (the “interim ordinance”), gauging its effectiveness, and evaluating whether its meeting desired outcomes. The purpose of this workshop is to share everything we’ve learned so far with the Planning and Zoning Commission (the “Commission”) and provide an opportunity for the Commission to ask questions regarding initial findings.

Key Questions

Through meetings and interviews with stakeholders from the design and development community, we’ve heard that the interim ordinance doesn’t pencil, will result in a moratorium on development, forces 2.25-FAR maxed-out development, and will result in vacant storefronts by supplying more retail than Ketchum needs to meet demand.



Figure 1: Interim Ordinance Goals

After hearing this feedback, staff set out to answer the following key questions:

- Do the interim ordinance standards trigger either a moratorium on downtown development or force 2.25-FAR maxed-out development?
- Does Ketchum have enough commercial space to support its economic health?
- Is the 55% commercial on the ground floor requirement achievable given the space needed for the dumpster, transformer, and parking?
- Are the minimum residential density requirements achievable?
- What role does the residential penthouse play in the financial feasibility of a development project?
- Does limiting the residential penthouse size to no more than 3,000 square feet impact the financial feasibility of a development project?

The Planning Department has been working with technical experts, Holst Architecture (“Holst”) and Economic and Planning Systems, Inc. (“EPS”), to help us answer these key questions. Holst has prepared an architectural feasibility analysis (See Attachment B) to evaluate whether the interim ordinance standards are achievable on different types of Ketchum townsite lots downtown, including 5,500-square-foot interior and corner lots and 8,250-square-foot interior lots. EPS has prepared a commercial demand analysis (See Attachments A & C) to help us understand Ketchum’s current and future commercial demand. EPS has also prepared a financial feasibility study (See Attachments A & D)

to evaluate whether the interim ordinance results in projects with acceptable rates of return that developers can finance.

WHAT WE'VE LEARNED

Are the minimum residential density requirements achievable?

The Holst architectural studies demonstrate that the minimum residential density requirements are achievable on interior and corner 5,500-square-foot Ketchum townsite lots (“standard lots”) and interior 8,250-square-foot Ketchum townsite lots (“long lots”). Their development concept models show that the minimum density requirements can be met for mixed-use and 100% residential development scenarios that comply with current zoning code dimensional standards and building code. A 100% residential development on an interior standard lot can accommodate up to 13 dwelling units of various sizes, which is five more units than required under the interim ordinance.



Figure 2: High Density Scenario (Holst Architectural Study, Page 7)

EPS studied the financial feasibility of development scenarios that provide the minimum number of residential units to meet the interim ordinance density requirements as well as higher density models. Although the densities are feasible from a design perspective, the EPS study shows that increasing residential density decreases the financial feasibility of a development project. Density and financial return have an inverse relationship because increasing the number of residential units decreases the number of larger penthouses that can be accommodated within a project.

What role does the residential penthouse play in the financial feasibility of a development project?

As the development community has told us time and time again, the penthouse pays for the project. EPS’s financial feasibility study demonstrates that penthouses pay for the cost of development. Providing multiple penthouses within a project significantly increases the development’s financial return. EPS modeled two different 100% residential development scenarios that provide the minimum

number of residential units to meet the density requirement on a standard lot. Both scenarios provide 7 dwelling units to meet minimum residential density requirements. The only difference between the two models was the number of penthouses. Providing two penthouses as opposed to only one increases the development scenario's internal rate of return by over 11%.

Will limiting the residential penthouse size to no more than 3,000 square feet impact the financial feasibility of a development project?

Under certain development scenarios, limiting the size of penthouses to 3,000 square feet results in a feasible project, however, allowing for larger penthouses increases the financial feasibility of other development scenarios. EPS's financial feasibility study found that, "the ability to achieve top of the market rates is essential."

Is the 55% commercial on the ground floor requirement achievable given the space needed for parking, dumpster, and transformer?

Holst's mixed-use development scenarios demonstrate that 55% commercial on the ground floor is achievable. The mixed-use models meet or exceed 55% commercial on the ground floor while also providing a dumpster that meets Clear Creek Disposal servicing standards, a transformer that complies with Idaho Power's clearance requirements, and required parking.

The mixed-use models show that to meet the 55% minimum, all leasable space on the ground floor must be commercial. With the total area required for the dumpster, transformer, parking, mechanical, and circulation, the 55% commercial requirement doesn't leave any remaining space on the ground floor for residential units. Limiting options for the building program, the 55% requirement can result in undesirable configurations of commercial space on the ground floor.

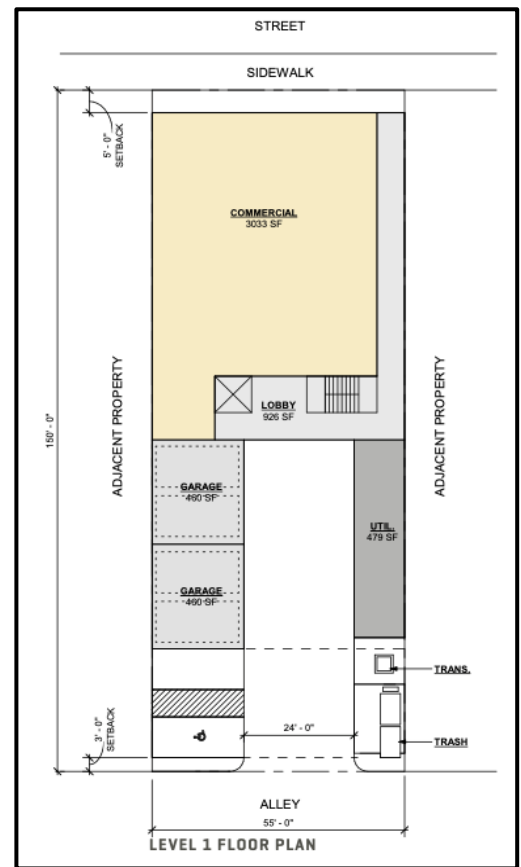


Figure 3: Mixed-Use Model Ground Floor (Holst Architectural Study, Page 13)

Does Ketchum have enough commercial space to support its economic health?

EPS's commercial demand analysis found that Ketchum has unmet demand for commercial space, particularly for retail and restaurant uses. Ketchum could support up to 60,000 square feet of additional retail and restaurant space. In addition to current unmet demand, population growth and visitor increases in Ketchum will generate even more demand for commercial space supporting up to 40,000 square feet of additional retail and restaurant space by 2030. Ketchum can support an additional 100,000 SF (25% increase) in commercial space for retail and restaurant space by 2030.

Will the interim ordinance standards trigger either a moratorium on downtown development or force 2.25-FAR maxed-out development?

The Holst studies show that the interim ordinance does not force 2.25-FAR maxed-out development. The studies show development scenarios of various sizes ranging from 1.87 to 2.25 FAR. The Holst studies illustrate that the interim ordinance standards are achievable. In addition, current downtown development projects demonstrate that the interim ordinance will not trigger a de facto moratorium. Certain development scenarios under the interim ordinance, however, are not financially feasible. Based on their findings from the commercial demand analysis and financial feasibility study as well as interviews with key stakeholders in the development community, EPS has provided recommendations on revisions to certain interim ordinance standards, which can be found on page 23 of Attachment A.

Next Steps

Based on everything we've learned so far, staff will begin revising certain interim ordinance standards. These revisions will be informed by findings from Holst's architectural feasibility studies and EPS's commercial demand analysis and financial feasibility study. The city will be hosting two public open houses on July 12 at 12:00pm and 5:00pm to gather community feedback on Vibrancy and Housing 2.0: The Permanent Adoption of Interim Ordinance 1234.

Attachments

- A. Commercial Demand Study and Feasibility Analysis prepared by Economic & Planning Systems, Inc.
- B. Vibrancy and Housing 2.0: The Permanent Adoption of Interim Ordinance 1234 Architectural Feasibility Studies prepared by Holst Architecture
- C. EPS Commercial Demand Models
- D. EPS Financial Feasibility Models

Attachment A
Commercial Demand Study
and
Feasibility Analysis
prepared by
Economic & Planning Systems,
Inc.

COMMERCIAL DEMAND STUDY AND FEASIBILITY ANALYSIS

TAG Meeting

June 22, 2023



Economic & Planning Systems, Inc.
The Economics of Land Use

730 17th Street, Suite 630 ■ Denver, CO 80202
303.623.3557 ■ www.epsm.com

STUDY OBJECTIVES

Develop an inventory of commercial space in the City

Gain a collective understanding of current and future commercial space demand

Understand the financial feasibility of development under Interim Ordinance 1234

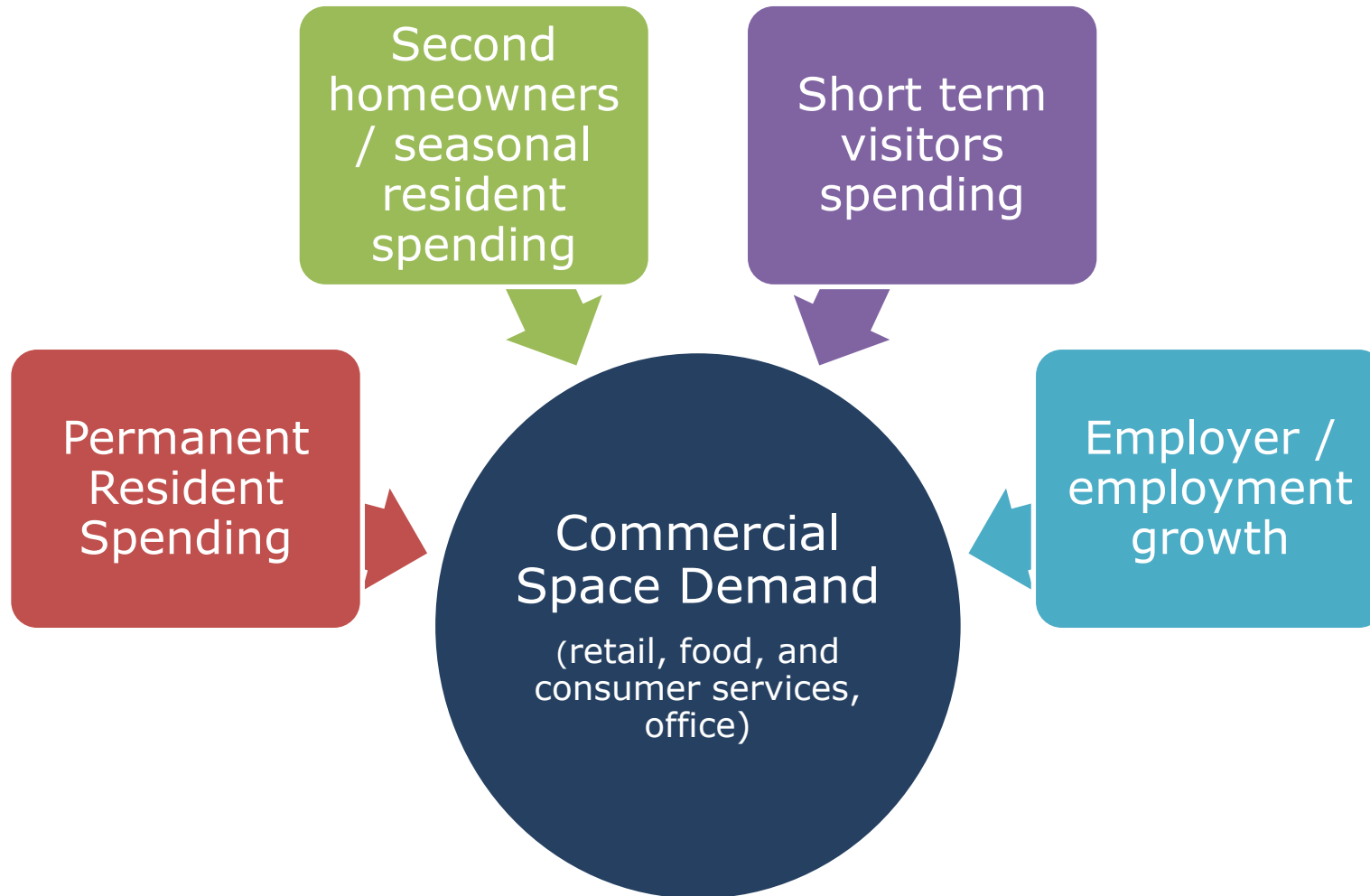
Identify long-term options for tracking commercial space and ensuring the community has enough commercial space to grow

TWO PRIMARY STUDY QUESTIONS

- Does the City of Ketchum have enough commercial space to support its economic health?
- Does Interim Ordinance 1234 allow for the development of feasible projects?
 - Are the parameters of the ordinance too limiting?
 - If so, when? under what conditions?

COMMERCIAL DEMAND ANALYSIS

APPROACH

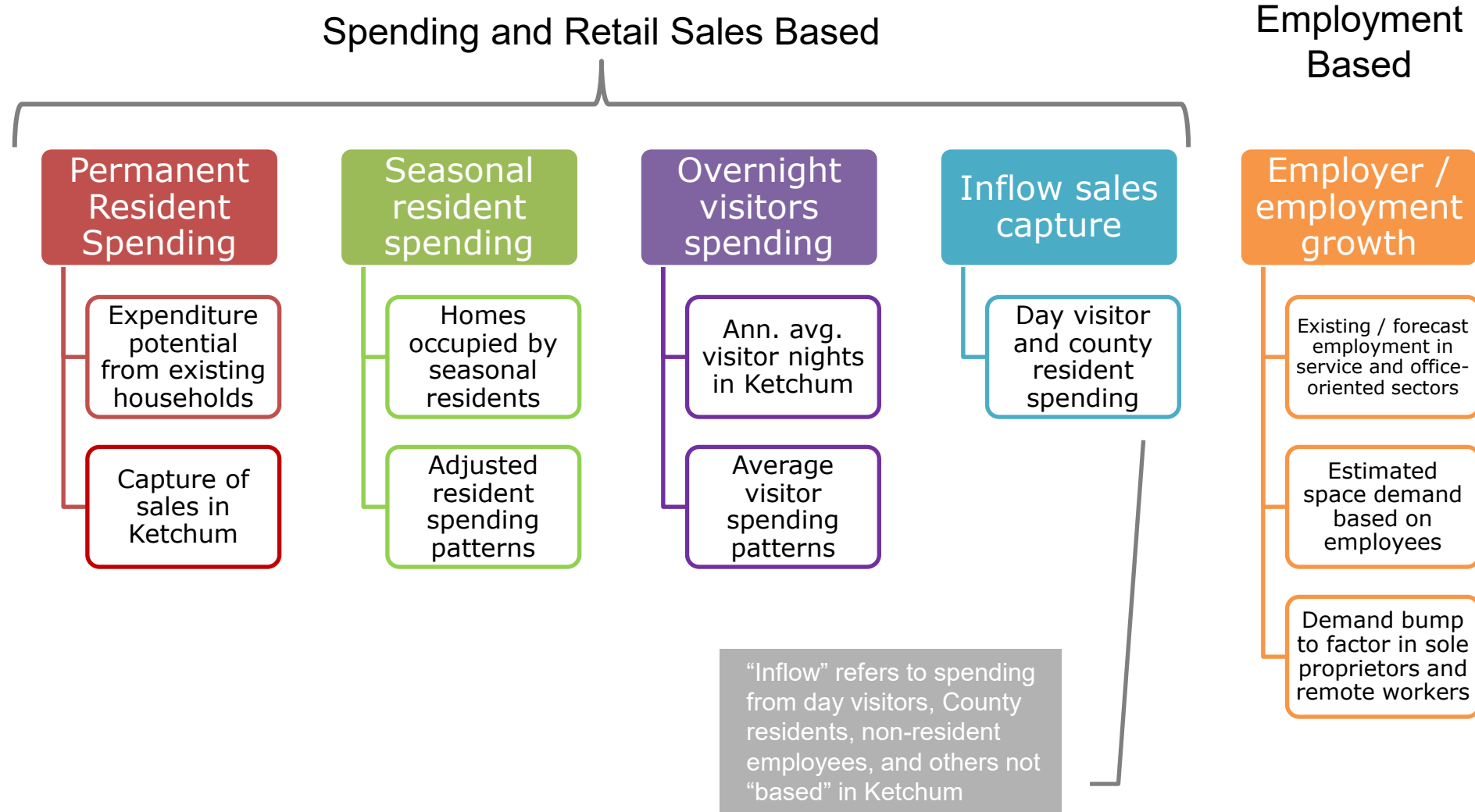


Note: Commercial space for this study is defined as space that is suitable for office employment, retail sales, personal services, and selling of food and beverages.

Commercial demand and space estimates account for both renter- and owner-occupied properties.

It does not include industrial or flex-industrial space/buildings. Commercial space does not encompass other commercial enterprises such as hotels.

APPROACH



RETAIL SALES ANALYSIS – EXPENDITURE POTENTIAL



RETAIL SALES ANALYSIS – SALES FLOW

- Ketchum “captures” sales by different groups
 - Permanent residents
 - Seasonal residents
 - Overnight visitors
 - Inflow
- “Inflow” includes day visitors, County residents, non-resident employees



CURRENT COMMERCIAL SPACE DEMAND

- The City's existing inventory of retail/restaurant space is approx. 415,000 sq ft (*not including pipeline projects*)
 - 60% is supported by permanent resident, seasonal resident, and overnight visitor spending (based on current spending and capture rates)
 - The remaining 40% is supported by "inflow" spending

EPS estimates employment in office and service sectors generate demand for 300,000 to 325,00 square feet of office space

- The city's existing office inventory is estimated at approximately 317,000 sq ft
- Current demand for office and service employment space is generally being met

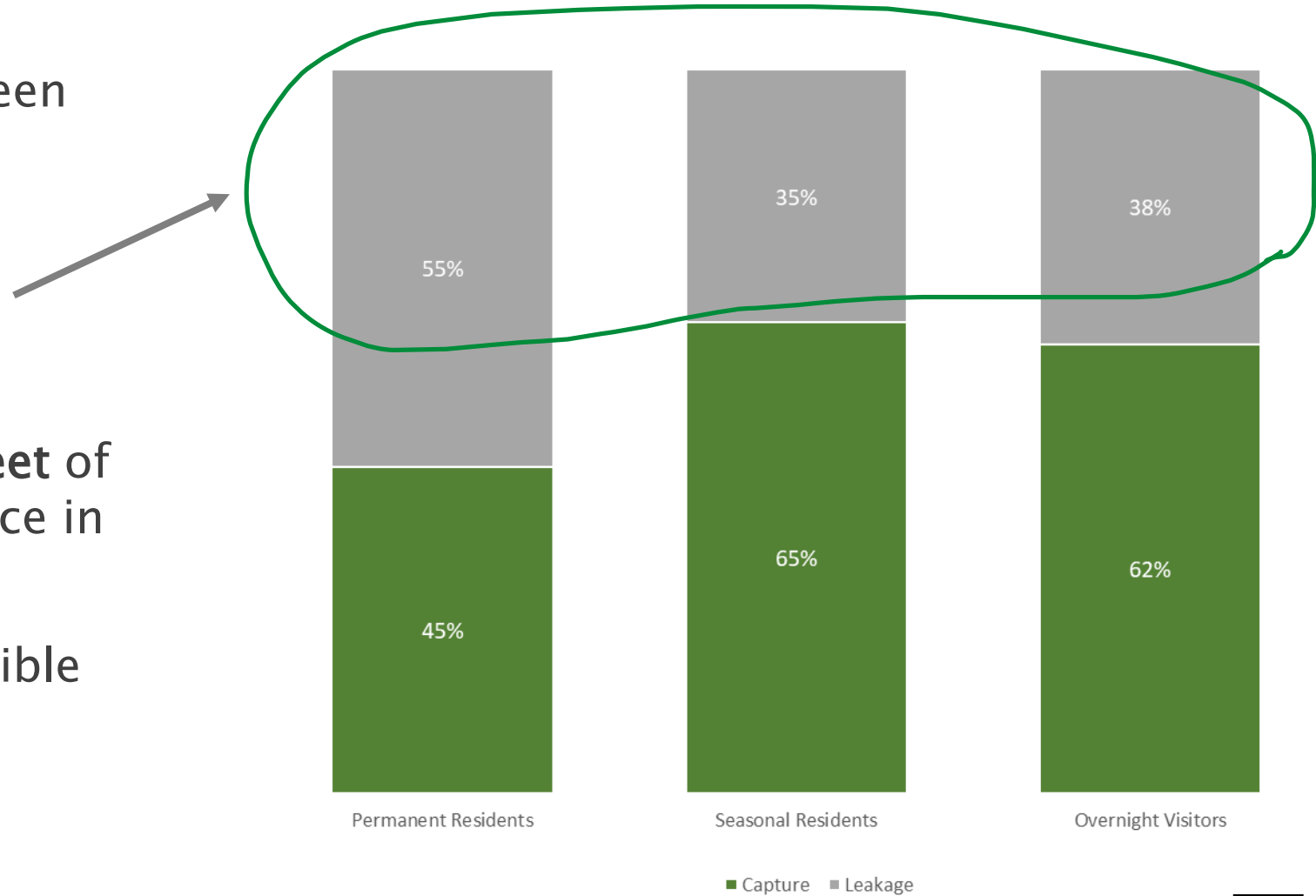


■ "Inflow" spending

■ Permanent Resident, Seasonal Resident, Overnight Visitor spending

CURRENT RETAIL SALES LEAKAGE

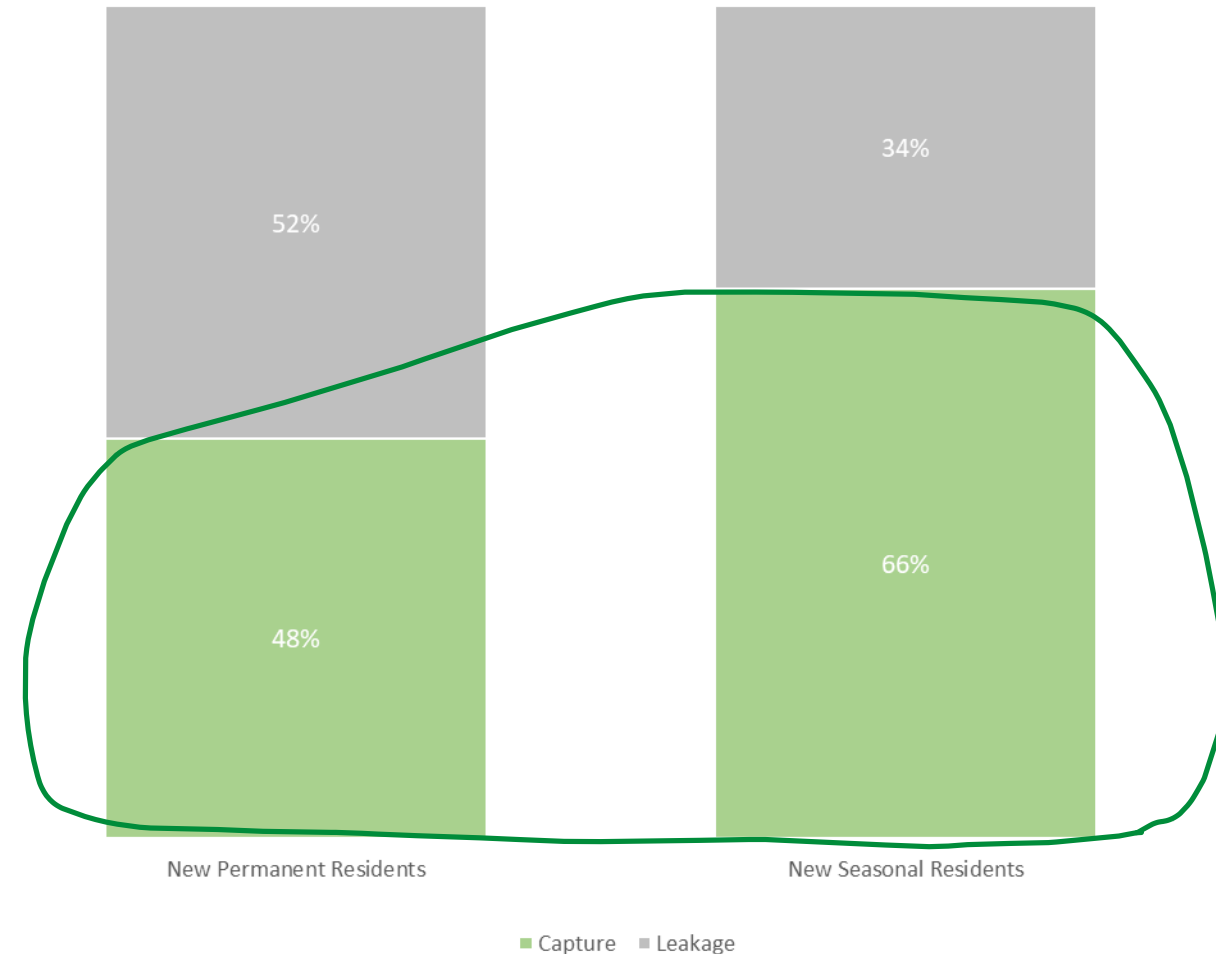
- Depending on the group, between 35% and 55% of expenditure potential is spent outside of Ketchum (aka: leakage)
- There is potential to capture a portion of leakage which could support up to **60,000 square feet** of additional retail/restaurant space in the City
- Some leakage is likely not possible to be captured



FUTURE COMMERCIAL SPACE DEMAND

- In addition, permanent and seasonal resident populations will grow by 2030* and generate more demand
- New spending associated with this population growth can support nearly **40,000 square feet** of additional retail/restaurant space by 2030
- Combined with the recapture of leakage, there is demand for a 25% increase in space for retail/food uses by 2030 (100,000 sf of new space)

Employment growth through 2030 will generate demand for **32,000 square feet** of office/service space



* Permanent resident population growth estimated at 1.5% annually

COMMERCIAL DEMAND FINDINGS

Does the City of Ketchum have enough commercial space to support its economic health?

- **Finding 1:** There is currently unmet demand for commercial space in Ketchum, specifically retail and restaurant space.
 - Expenditure Potential = 167 Million, Actual Retail Sales = 146 Million
 - Potential capture expenditures spent outside of Ketchum (up to 60,000 sf of demand)
- **Finding 2:** The growth of the resident and visitor base will generate additional demand for retail/restaurant space (40,000 sf) that needs to be accommodated
- **Finding 3:** Growth of the Ketchum economy will generate demand additional 32,000 sf to accommodate office users and personal services businesses
- **Finding 4:** The community core is an essential area for capturing potential retail sales and the most desirable place for office/service uses
- **Finding 5:** There is a risk of losing commercial space (especially affordable space) to redevelopment

BARRIERS TO COMMERCIAL AND ECONOMIC GROWTH

- Land availability is limited and the cost of land too high for large format uses (e.g. big box retail and large format industrial)
- Current land use regulations that do not allow for large format uses
- Cost of housing and lack of housing supply to support workforce growth

INFILL FEASIBILITY ANALYSIS

MODEL INPUTS

INFILL FEASIBILITY

Market Inputs

Penthouse ¹ Condo Price (per SF)	\$2,000
Condo Price (per SF)	\$1,250
Market Rate Apartment (Monthly Rent per SF)	\$4.00
Community Housing Apartment (Monthly Rent per SF)	\$1.50-\$2.50
Commercial Space (Monthly Rent per SF)	\$3.50 (NNN)

Construction Cost Inputs

Land Cost (per SF)	\$235
Parking ² (per space)	\$5,000
Residential Hard Cost (per SF)	\$750-\$900
Commercial Hard Cost (per SF)	\$600-\$700

1 - Penthouse Condo is defined as a condo greater than 2,500 sf in size with luxury finishes and premium orientation within the building.

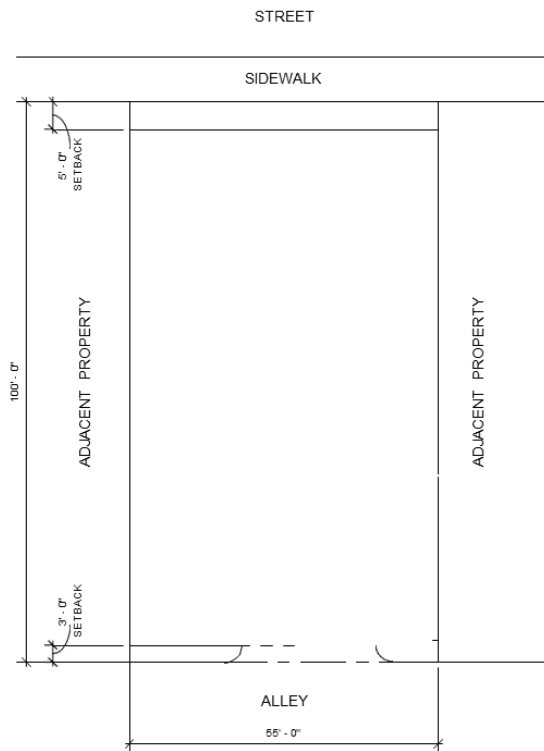
2- Cost for enclosed garage space on ground floor in addition to core and shell cost for the ground floor

DEVELOPMENT CONCEPTS

INFILL FEASIBILITY

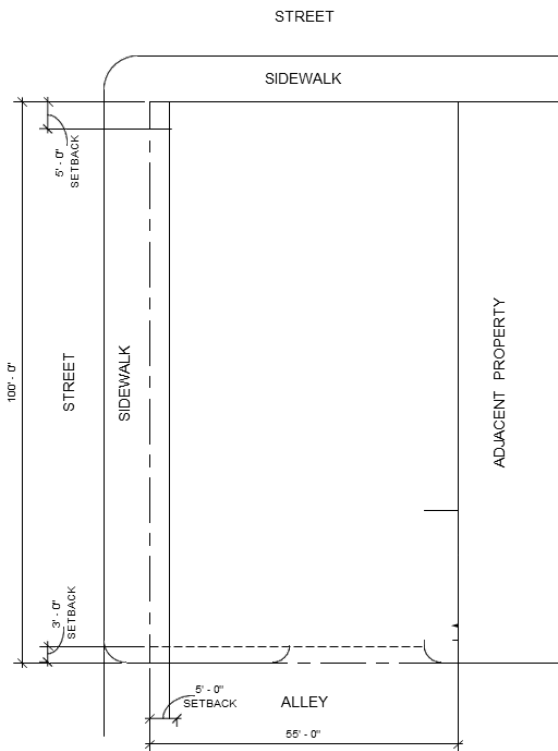
Interior Standard Lot

- 55' x 100'
- 5,500 sf



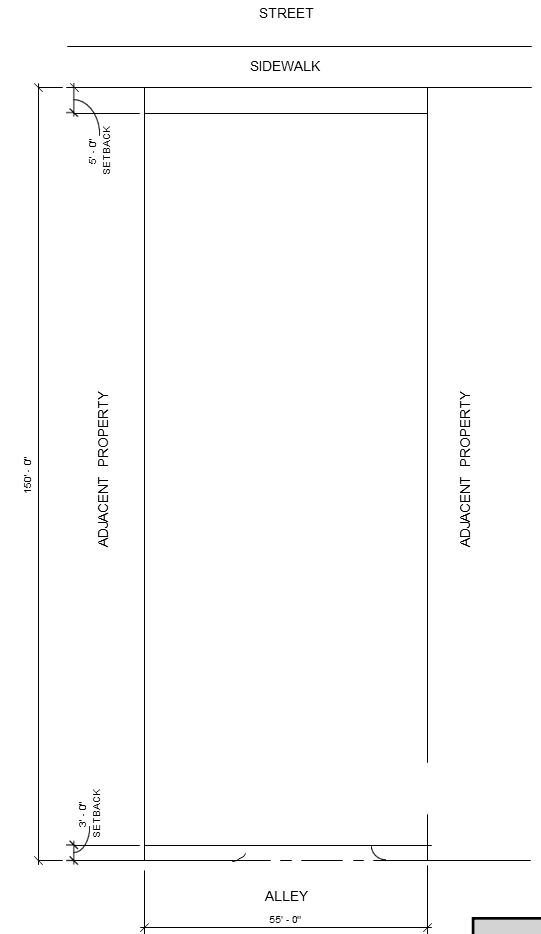
Corner Standard Lot

- 55' x 100'
- 5,500 sf



Interior Long Lot

- 55' x 150'
- 8,250 sf



FINDINGS – INTERIOR STANDARD LOT

INFILL FEASIBILITY

	1	2	3	4
Description	Interior Standard Lot – Mixed-Use <30% Commercial Minimum Residential Density	Interior Standard Lot – 100% Residential Minimum Density	Interior Standard Lot – 100% Residential High Density	Interior Standard Lot – 100% Residential Minimum Density
Commercial SF (net)	1,624	0	0	0
Residential SF (net)	7,500	9,614	9,090	8,817
Residential Units	4	7	13	7
Penthouse	2	1	0	2
Condo/Apartment	1	4	11	3
Community Housing	1*	2*	2*	2*

* Indicates additional Fee-in-Lieu is needed to meet community housing requirements

FINDINGS – INTERIOR STANDARD LOT

INFILL FEASIBILITY

Option	Option 1	Option 2	Option 3	Option 4
PROJECT RETURN AND GAP				
PROJECT COST				
Total Cost	\$11,775,874	\$12,334,272	\$12,626,972	\$11,406,748
Per GBA	\$1,099	\$1,165	\$1,164	\$1,179
STATIC EVALUATION				
Return on Cost				
Total Project Value	\$14,096,788	\$13,284,264	\$10,860,067	\$14,487,864
Total Project Cost	\$11,775,874	\$12,334,272	\$12,626,972	\$11,406,748
Project Return	\$2,320,914	\$949,992	-\$1,766,905	\$3,081,116
Return on Cost	19.7%	7.7%	-14.0%	27.0%
Target	12%-15%	12%-15%	12%-15%	12%-15%
TIME SERIES				
Return on Cost				
Project IRR				
Hurdle Rate	9.15%	8.77%	8.77%	8.77%
Actual Rate	11.53%	5.5%	-4.0%	16.88%
Gap/Surplus (NPV)	\$509,535	-\$589,288	-\$2,949,023	\$1,312,679

Source: Economic & Planning Systems

Green highlight indicates a feasible project, **yellow** indicates a potentially feasible project, **red** indicates a project that is not likely feasible

FINDINGS – CORNER STANDARD LOT

INFILL FEASIBILITY

	1	2	3
Description	Corner Standard Lot - Mixed-Use <30% Commercial Minimum Density	Corner Standard Lot - 100% Residential Minimum Density	Corner Standard Lot - 100% Residential High Density
Commercial SF (net)	2,190	0	0
Residential SF (net)	7,015	9,108	9,350
Residential Units	4	7	11
Penthouse	2	1	1
Condo/Apartment	1	4	8
Community Housing	1*	2*	2

* Indicates additional Fee-in-Lieu is needed to meet community housing requirements

FINDINGS – CORNER STANDARD LOT

INFILL FEASIBILITY

Option	Option 1	Option 2	Option 3
PROJECT RETURN AND GAP			
PROJECT COST			
Total Cost	\$11,441,568	\$11,749,335	\$13,137,436
Per GBA	\$1,129	\$1,171	\$1,148
STATIC EVALUATION			
Return on Cost			
Total Project Value	\$13,664,174	\$12,662,062	\$12,962,156
Total Project Cost	\$11,441,568	\$11,749,335	\$13,137,436
Project Return	\$2,222,607	\$912,727	-\$175,280
Return on Cost	19.4%	7.8%	-1.3%
Target	12%-15%	12%-15%	12%-15%
TIME SERIES			
Return on Cost			
Project IRR			
Hurdle Rate	9.15%	8.78%	8.78%
Actual Rate	11.4%	5.4%	1.1%
Gap/Surplus (NPV)	\$468,641	-\$555,017	-\$1,645,292

Source: Economic & Planning Systems

Green highlight indicates a feasible project, **yellow** indicates a potentially feasible project, **red** indicates a project that is not likely feasible

FINDINGS – INTERIOR LONG LOT

INFILL FEASIBILITY

	1	2
Description	Interior Long Lot – Mixed-Use <30% Commercial Minimum Residential Density	Interior Long Lot – 100% Residential Minimum Density
Commercial SF (net)	3,033	0
Residential SF (net)	11,385	13,500
Residential Units	6	11
Penthouse	3	2
Condo/Apartment	1	7
Community Housing	2*	2*

* Indicates additional Fee-in-Lieu is needed to meet community housing requirements

FINDINGS – LARGE INTERIOR LOT

INFILL FEASIBILITY

Option	Option 1	Option 2
PROJECT RETURN AND GAP		
PROJECT COST		
Total Cost	\$18,640,343	\$17,450,621
Per GBA	\$1,058	\$1,148
STATIC EVALUATION		
Return on Cost		
Total Project Value	\$21,219,227	\$19,449,199
Total Project Cost	\$18,640,343	\$17,450,621
Project Return	\$2,578,884	\$1,998,578
Return on Cost	13.8%	11.5%
Target	12%-15%	12%-15%
TIME SERIES		
Project IRR		
Hurdle Rate	9.15%	8.70%
Actual Rate	8.86%	7.69%
Gap/Surplus (NPV)	-\$105,277	-\$245,824

Source: Economic & Planning Systems

Green highlight indicates a feasible project, **yellow** indicates a potentially feasible project, **red** indicates a project that is not likely feasible

OVERALL FINDINGS

INFILL FEASIBILITY

- The penthouse units pay for the cost of development and the community amenities included.
 - The ability to achieve top of the market rates is essential.
 - The ability to fit more than one penthouse unit greatly increase feasibility even with residential density minimums
 - The cap on unit size does impact flexibility which can hurt feasibility.
- Other findings
 - Market rate condos (not large penthouses) produce a greater return than market rate apartment
 - Depth of demand for both is unknown.
 - Providing community housing units on-site is generally more favorable (in terms of return) than fee in lieu.
 - The flexibility to pay for small portions of requirement in fees is important.

FEASIBILITY FINDINGS

INFILL FEASIBILITY

Ordinance Considerations:

- Increase or eliminate the 3,000 square feet limit on unit size OR allow larger unit sizes on top/third floor
- Provide greater flexibility (i.e., reduction) on amount or percent of commercial required as long as its on ground floor and street oriented, especially for the larger interior long lots
- Allow for community housing on ground floor with desired design elements (e.g., porches, multiple entrances/doors) especially for interior lots
- Consider reducing the minimum density requirement some in 100% residential projects

FEASIBILITY FINDINGS

INFILL FEASIBILITY

Long-term Considerations

- Does it make sense for the regulations to favor generating commercial space over community housing (or vice versa)?
 - Trying to achieve both outcomes in one building/project is difficult to regulate and to develop. The market support for the most feasible building types (e.g. mixed use building with commercial space, community housing, and penthouses) may not allow be present.
- Is there potential/support for providing density/height bonuses or regulatory incentives (e.g., requirement reductions/waivers) for projects that provide desired community benefits beyond what the base zoning allows?
 - Examples:
 - Can there be a menu of community benefits to choose from in a project?
 - Is there support for greater height if more community housing is provided?
 - Is there support for reduced community housing requirements if projects provide more commercial space or specific types of commercial spaces like restaurants?

Attachment B

Vibrancy and Housing 2.0:

The Permanent Adoption

of

Interim Ordinance 1234

Architectural Feasibility Studies

prepared by

Holst Architecture

VIBRANCY AND HOUSING 2.0:

THE PERMANENT ADOPTION OF INTERIM ORDINANCE
1234 ARCHITECTURAL FEASIBILITY STUDIES

Ketchum, Idaho

June 20th, 2023



H O L S T

DEVELOPMENT CONCEPTS

INTERIOR STANDARD LOT (5,500 SF)

- OPTION 1: MIXED-USE \leq 30% COMMERCIAL MINIMUM RESIDENTIAL DENSITY
- OPTION 2: 100% RESIDENTIAL DEVELOPMENT MINIMUM RESIDENTIAL DENSITY
- OPTION 3: 100% RESIDENTIAL DEVELOPMENT HIGH DENSITY

CORNER STANDARD LOT (5,500 SF)

- OPTION 1: MIXED-USE \leq 30% COMMERCIAL MINIMUM RESIDENTIAL DENSITY
- OPTION 2: 100% RESIDENTIAL DEVELOPMENT MINIMUM RESIDENTIAL DENSITY
- OPTION 3: 100% RESIDENTIAL DEVELOPMENT HIGH DENSITY

INTERIOR LONG LOT (8,250 SF)

- OPTION 1: MIXED-USE \leq 30% COMMERCIAL MINIMUM RESIDENTIAL DENSITY
- OPTION 2: 100% RESIDENTIAL DEVELOPMENT MINIMUM RESIDENTIAL DENSITY
- OPTION 3: 100% RESIDENTIAL DEVELOPMENT HIGH DENSITY

ASSUMPTIONS

- MINIMUM RESIDENTIAL DENSITY REQUIREMENTS AND PERCENT COMMERCIAL ARE CALCULATED PER THE REQUIREMENTS OF INTERIM ORDINANCE 1234.
- MIXED-USE SCENARIOS INCLUDE COMMERCIAL SPACE THAT MEET OR EXCEED 55% OF THE GROUND FLOOR'S GROSS FLOOR AREA (GSF).
- ALL SCENARIOS PROVIDE A 5-FOOT SETBACK FROM FRONT AND STREET SIDE PROPERTY LINES ON ALL FLOORS.
- ALL SCENARIOS INCLUDE TRANSFORMER AND DUMPSTER LOCATIONS PER IDAHO POWER AND CLEAR CREEK DISPOSAL REQUIREMENTS.
- ALL SCENARIOS ASSUME COMMERCIAL USE IS EXEMPT FROM PROVIDING OFF-STREET PARKING.
- GSF CALCULATION INCLUDES STAIR TOWERS AND ELEVATORS ON THE GROUND FLOOR ONLY AND EXEMPTS UP TO 4 ENCLOSED PARKING STALLS.
- EFFICIENCY %:
 - NET FLOOR AREA EXCLUDES LOBBIES, CIRCULATION, AND STORAGE AREAS.
 - A SQUARE FOOT REDUCTION FOR SHAFTS, WALLS, AND OTHER NON-ASSIGNABLE AREAS HAS NOT BEEN APPLIED TO RESIDENTIAL NET FLOOR AREA CALCULATIONS.
- ALL SCENARIOS TAKE ADVANTAGE OF FAR BONUS IN EXCHANGE FOR COMMUNITY HOUSING.
- COMMUNITY HOUSING IS EXEMPT FROM PROVIDING PARKING.
- COMMUNITY HOUSING CONTRIBUTION SATISFIED BY EITHER: (A) PROVIDING ENTIRE CONTRIBUTION THROUGH DEED-RESTRICTED UNITS ON SITE OR (B) PROVIDING DEED-RESTRICTING UNITS ON SITE AND PAYING FEE IN LIEU FOR THE REMAINDER.

INTERIOR STANDARD LOT
(5,500 SF)

INTERIOR STANDARD LOT - OPTION 1

MIXED-USE ≤30% COMMERCIAL MINIMUM RESIDENTIAL DENSITY

4 RESIDENTIAL UNITS REQUIRED

SITE SUMMARY

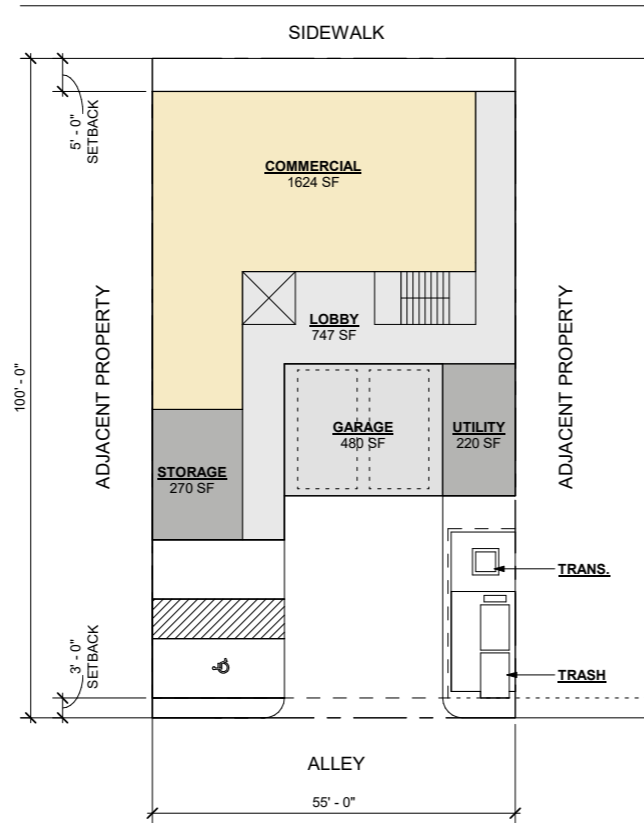
LOT AREA	5,500 SF
MAX ALLOWABLE AREA	12,375 SF [2.25 FAR]
PARKING	4 STALLS
UNITS	4 UNITS

AREA SUMMARY

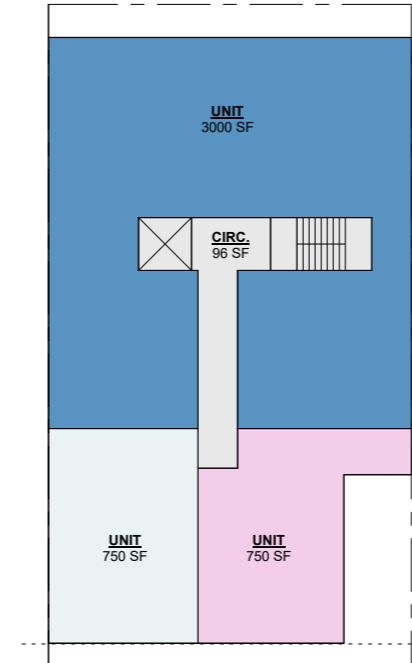
LEVEL 1	2,862 GSF
LEVEL 2	4,756 GSF
LEVEL 3	3,100 GSF
TOTAL	10,718 GSF [1.95 FAR]
RESIDENTIAL AREA	7,500 NSF
COMMERCIAL AREA	1,624 NSF
% GROUND FLR.	57%
% TOTAL GSF	15%
TOTAL NET SQ. FT.	9,124 NSF
EFFICIENCY	85%

LEGEND

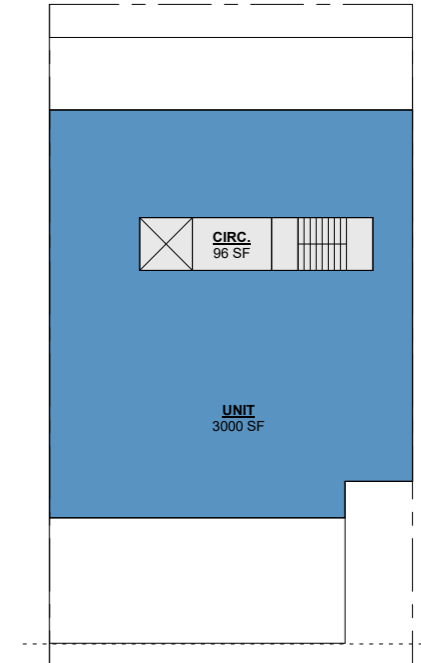
- COMMERCIAL
- RESIDENTIAL COMMUNITY HOUSING
- RESIDENTIAL UNIT <750
- RESIDENTIAL UNIT 751 - 2000 SF
- RESIDENTIAL UNIT 2001+ SF
- CIRCULATION
- SUPPORT



LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN

INTERIOR STANDARD LOT - OPTION 2

100% RESIDENTIAL DEVELOPMENT MINIMUM RESIDENTIAL DENSITY

7 RESIDENTIAL UNITS REQUIRED

SITE SUMMARY

LOT AREA	5,500 SF
MAX ALLOWABLE AREA	12,375 SF [2.25 FAR]
PARKING	5 STALLS
UNITS	7 UNITS

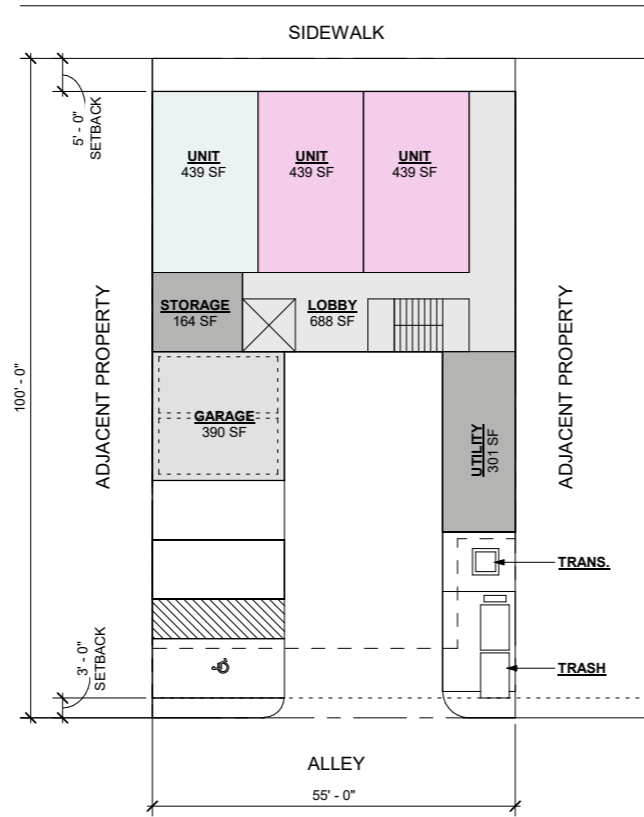
AREA SUMMARY

LEVEL 1	2,471 GSF
LEVEL 2	4,506 GSF
LEVEL 3	4,506 GSF
TOTAL	11,483 GSF [2.09 FAR]

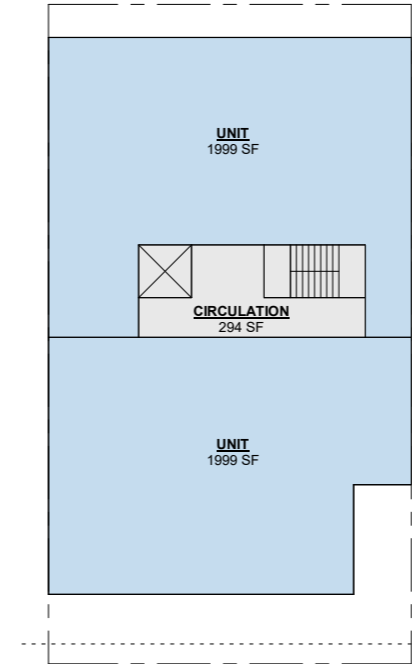
RESIDENTIAL AREA	9,614 NSF
EFFICIENCY	84%

LEGEND

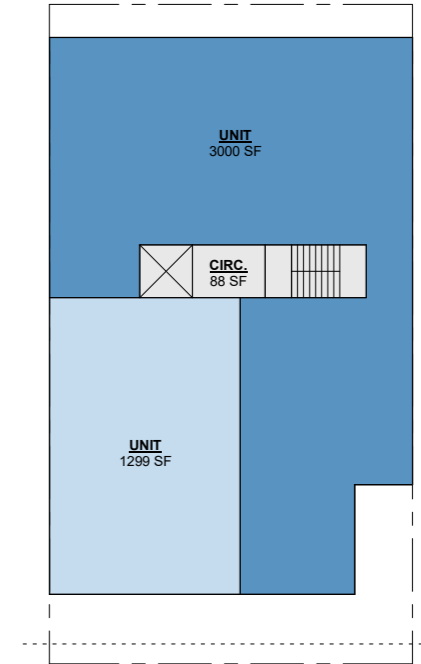
- COMMERCIAL
- RESIDENTIAL COMMUNITY HOUSING
- RESIDENTIAL UNIT <750
- RESIDENTIAL UNIT 751 - 2000 SF
- RESIDENTIAL UNIT 2001+ SF
- CIRCULATION
- SUPPORT



LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN

INTERIOR STANDARD LOT - OPTION 3

100% RESIDENTIAL DEVELOPMENT: HIGH DENSITY

SITE SUMMARY

LOT AREA	5,500 SF
MAX ALLOWABLE AREA	12,375 SF [2.25 FAR]
PARKING	5 STALLS
UNITS	13 UNITS

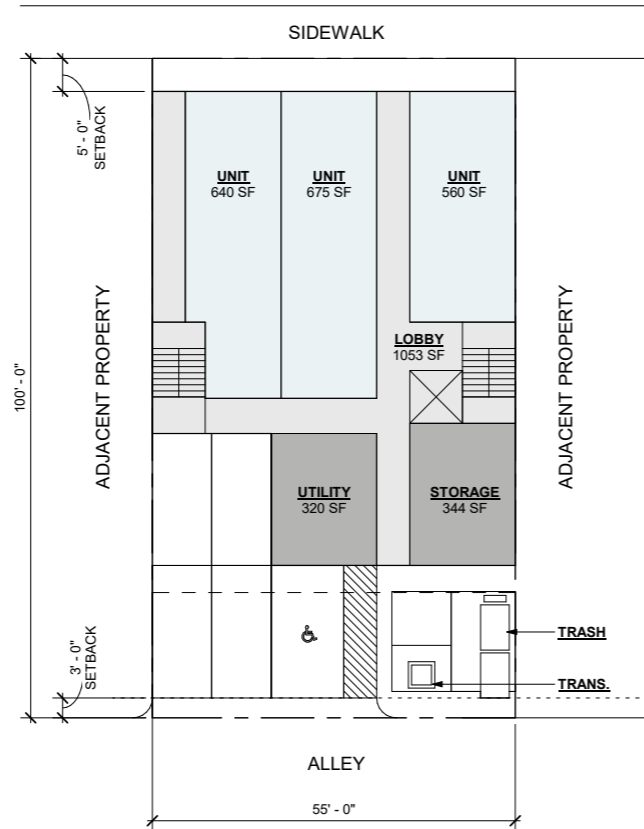
AREA SUMMARY

LEVEL 1	3,953 GSF
LEVEL 2	4,180 GSF
LEVEL 3	4,180 GSF
TOTAL	12,313 GSF [2.25 FAR]

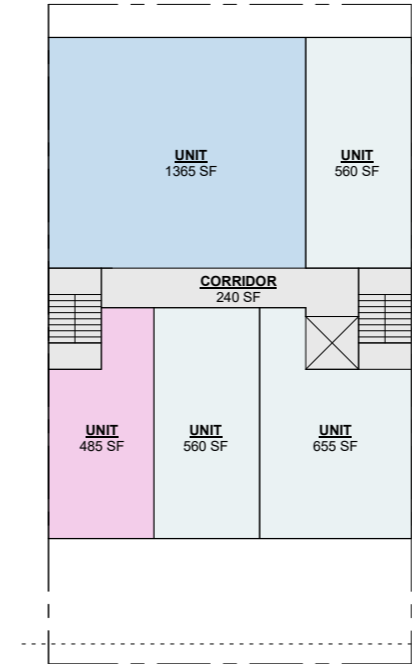
RESIDENTIAL AREA	9,125 NSF
EFFICIENCY	74%

LEGEND

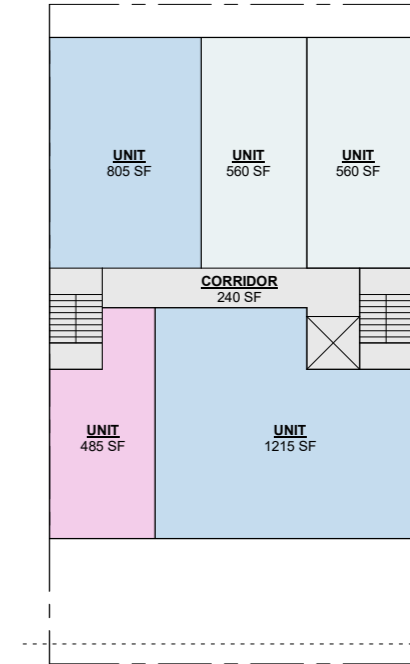
- COMMERCIAL
- RESIDENTIAL COMMUNITY HOUSING
- RESIDENTIAL UNIT <750
- RESIDENTIAL UNIT 751 - 2000 SF
- RESIDENTIAL UNIT 2001+ SF
- CIRCULATION
- SUPPORT



LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN

CORNER STANDARD LOT
(5,500 SF)

CORNER STANDARD LOT - OPTION 1

MIXED-USE ≤30% COMMERCIAL MINIMUM RESIDENTIAL DENSITY

4 RESIDENTIAL UNITS REQUIRED

SITE SUMMARY

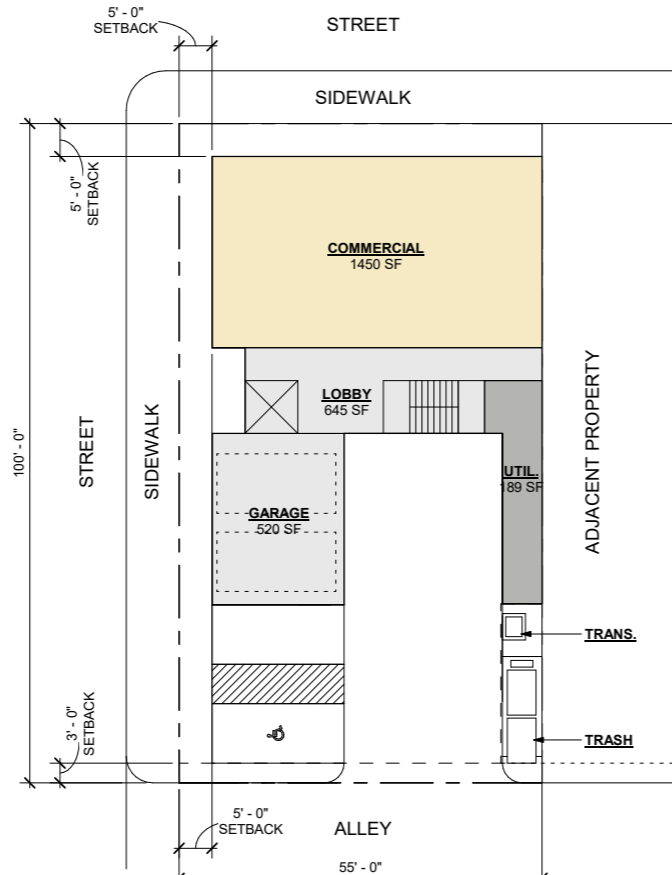
LOT AREA	5,500 SF
MAX ALLOWABLE AREA	12,375 SF [2.25 FAR]
PARKING	4 STALLS
UNITS	4 UNITS

AREA SUMMARY

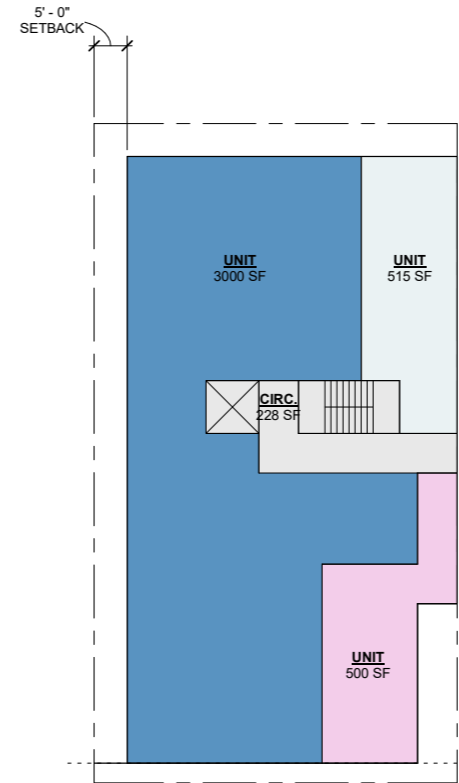
LEVEL 1	2,190 GSF
LEVEL 2	4,455 GSF
LEVEL 3	3,491 GSF
TOTAL	10,136 GSF [1.87 FAR]
RESIDENTIAL AREA	7,015 NSF
COMMERCIAL AREA	1,450 NSF
% GROUND FLR.	66%
% TOTAL GSF	14%
TOTAL NET SQ. FT.	8,465 NSF
EFFICIENCY	84%

LEGEND

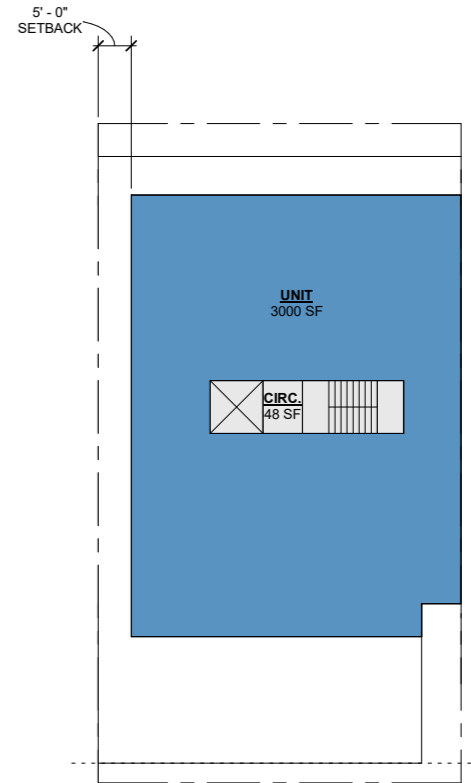
- COMMERCIAL
- RESIDENTIAL COMMUNITY HOUSING
- RESIDENTIAL UNIT <750
- RESIDENTIAL UNIT 751 - 2000 SF
- RESIDENTIAL UNIT 2001+ SF
- CIRCULATION
- SUPPORT



LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN

CORNER STANDARD LOT - OPTION 2

100% RESIDENTIAL DEVELOPMENT MINIMUM RESIDENTIAL DENSITY

7 RESIDENTIAL UNITS REQUIRED

SITE SUMMARY

LOT AREA	5,500 SF
MAX ALLOWABLE AREA	12,375 SF [2.25 FAR]
PARKING	5 STALLS
UNITS	7 UNITS

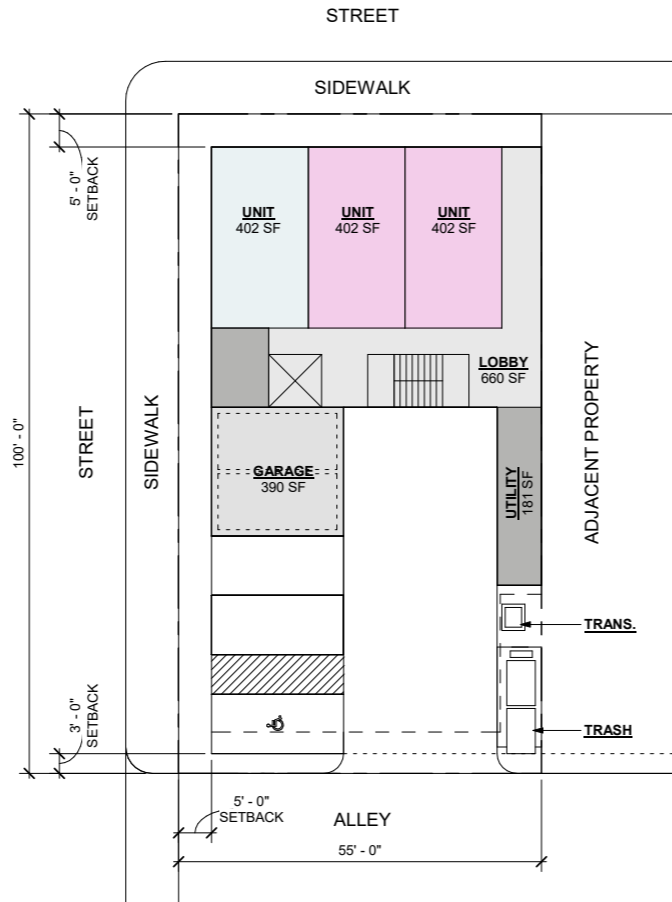
AREA SUMMARY

LEVEL 1	2,154 GSF
LEVEL 2	4,305 GSF
LEVEL 3	4,305 GSF
TOTAL	10,764 GSF [1.95 FAR]

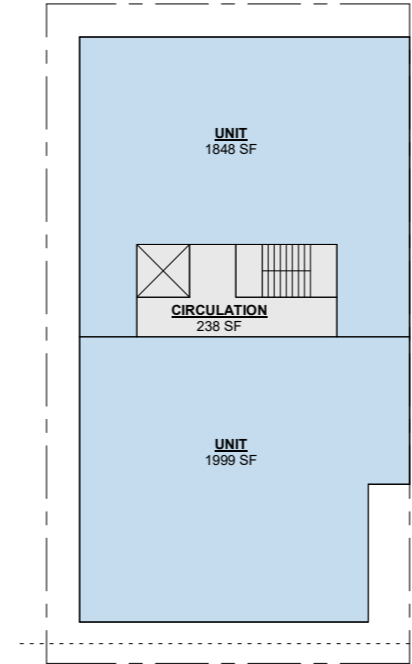
RESIDENTIAL AREA	9,108 NSF
EFFICIENCY	85%

LEGEND

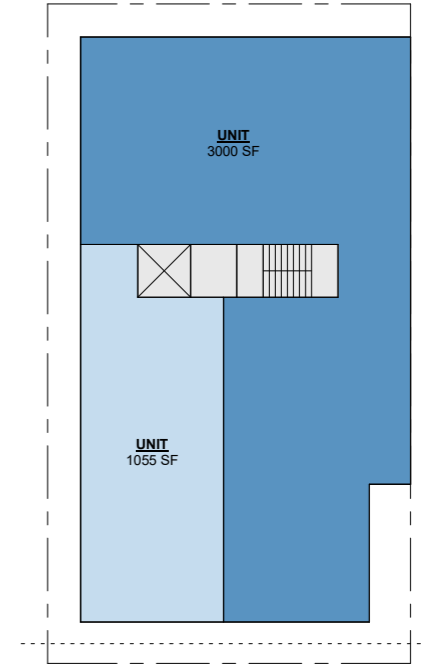
- COMMERCIAL
- RESIDENTIAL COMMUNITY HOUSING
- RESIDENTIAL UNIT <750
- RESIDENTIAL UNIT 751 - 2000 SF
- RESIDENTIAL UNIT 2001+ SF
- CIRCULATION
- SUPPORT



LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN

CORNER STANDARD LOT - OPTION 3

100% RESIDENTIAL DEVELOPMENT: HIGH DENSITY

SITE SUMMARY

LOT AREA	5,500 SF
MAX ALLOWABLE AREA	12,375 SF [2.25 FAR]
PARKING	3 STALLS
UNITS	11 UNITS

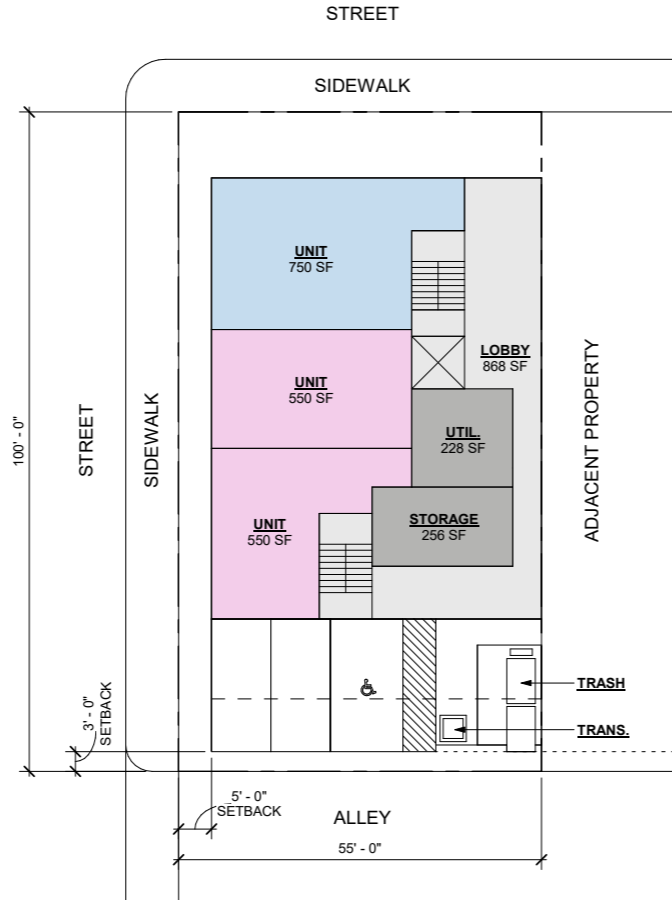
AREA SUMMARY

LEVEL 1	3,352 GSF
LEVEL 2	4,500 GSF
LEVEL 3	4,500 GSF
TOTAL	12,352 GSF [2.25 FAR]

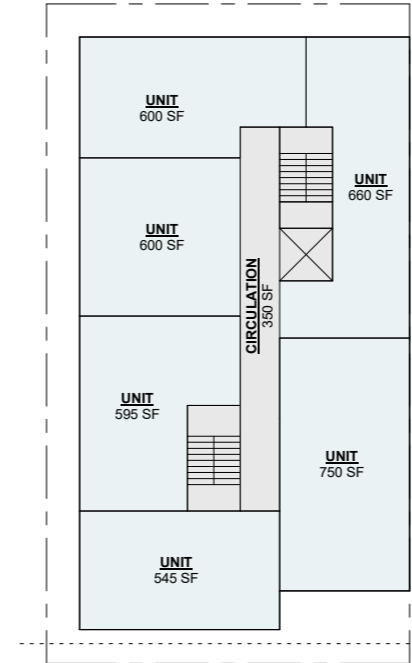
RESIDENTIAL AREA	9,350 NSF
EFFICIENCY	76%

LEGEND

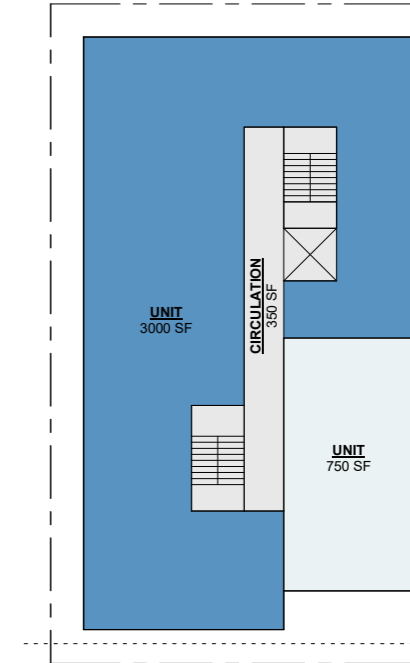
- COMMERCIAL
- RESIDENTIAL COMMUNITY HOUSING
- RESIDENTIAL UNIT <750
- RESIDENTIAL UNIT 751 - 2000 SF
- RESIDENTIAL UNIT 2001+ SF
- CIRCULATION
- SUPPORT



LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN

INTERIOR LONG LOT
[8,250 SF]

INTERIOR LONG LOT - OPTION 1

MIXED USE ≤30% COMMERCIAL MINIMUM RESIDENTIAL DENSITY

6 RESIDENTIAL UNITS REQUIRED

SITE SUMMARY

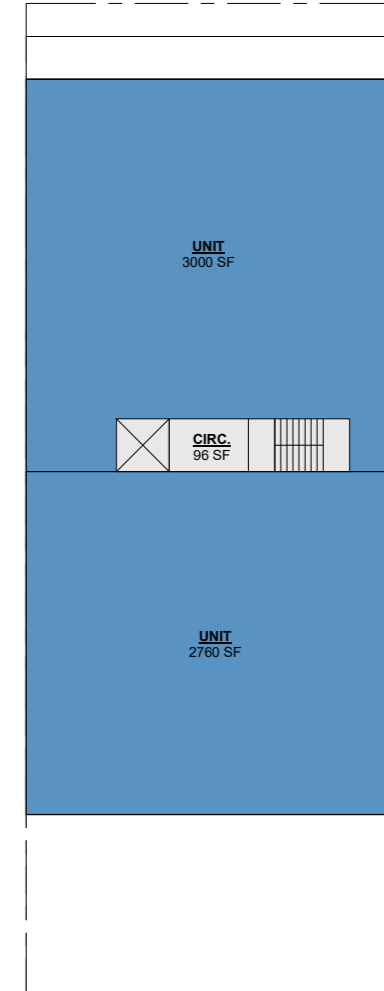
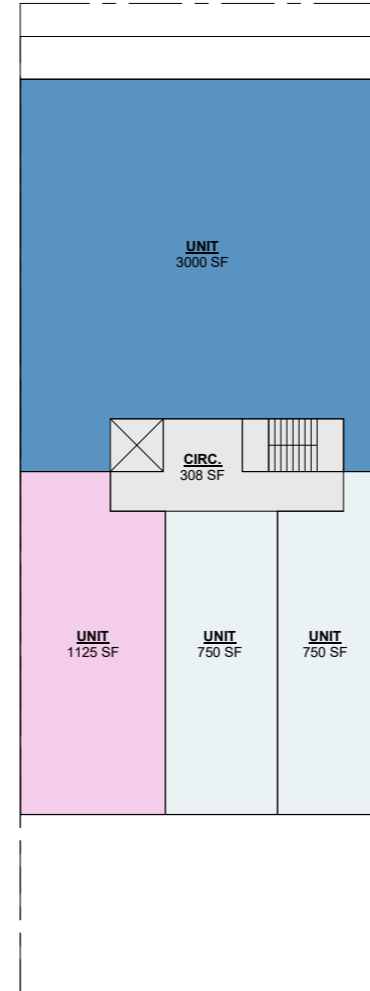
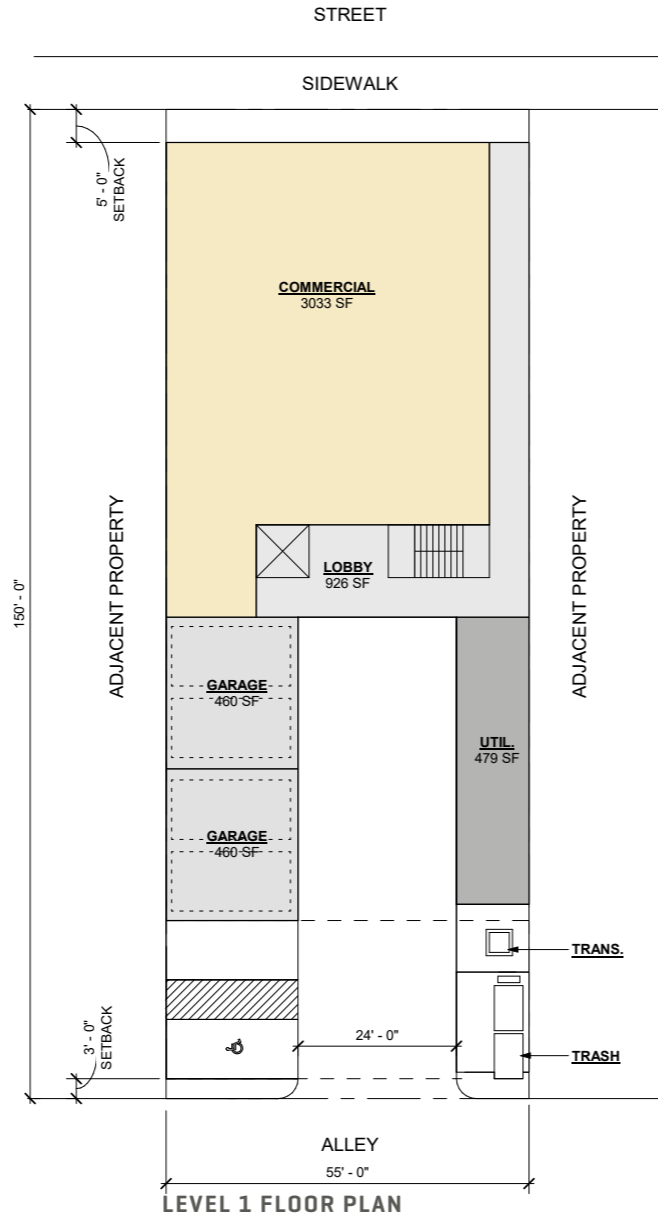
LOT AREA	8,250 SF
MAX ALLOWABLE AREA	18,562.5 SF (2.25 FAR)
PARKING	6 STALLS
UNITS	6 UNITS

AREA SUMMARY

LEVEL 1	5,360 GSF
LEVEL 2	6,130 GSF
LEVEL 3	6,130 GSF
TOTAL	17,620 GSF (2.14 FAR)
RESIDENTIAL AREA	11,385 NSF
COMMERCIAL AREA	3,033 NSF
% GROUND FLR.	57%
% TOTAL GSF	17%
TOTAL NET SQ. FT.	14,418 NSF
EFFICIENCY	82%

LEGEND

- COMMERCIAL
- RESIDENTIAL COMMUNITY HOUSING
- RESIDENTIAL UNIT <750
- RESIDENTIAL UNIT 751 - 2000 SF
- RESIDENTIAL UNIT 2001+ SF
- CIRCULATION
- SUPPORT



INTERIOR LONG LOT - OPTION 2

100% RESIDENTIAL DEVELOPMENT MINIMUM RESIDENTIAL DENSITY

11 RESIDENTIAL UNITS REQUIRED

SITE SUMMARY

LOT AREA	8,250 SF
MAX ALLOWABLE AREA	18,562.5 SF (2.25 FAR)
PARKING	6 STALLS
UNITS	11 UNITS

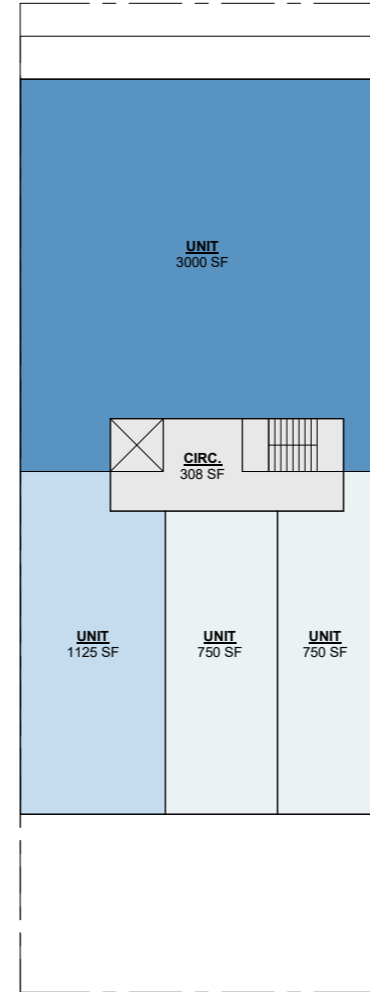
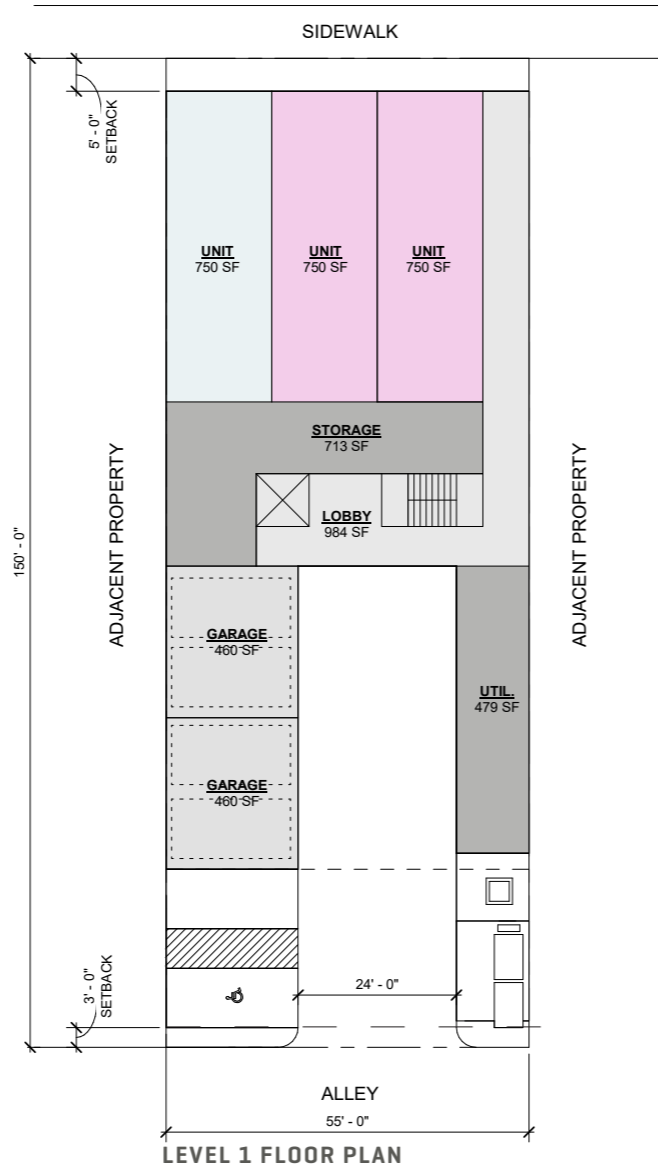
AREA SUMMARY

LEVEL 1	5,360 GSF
LEVEL 2	6,130 GSF
LEVEL 3	6,130 GSF
TOTAL	17,620 GSF (2.14 FAR)

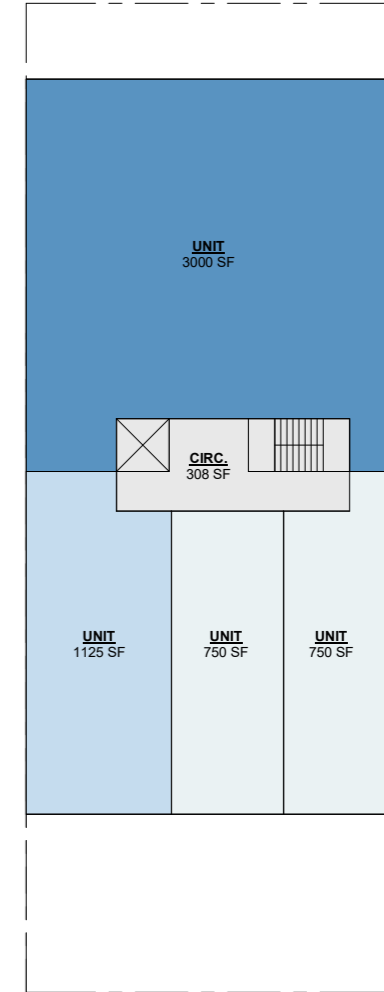
RESIDENTIAL AREA	13,500 NSF
EFFICIENCY	77%

LEGEND

- COMMERCIAL
- RESIDENTIAL COMMUNITY HOUSING
- RESIDENTIAL UNIT <750
- RESIDENTIAL UNIT 751 - 2000 SF
- RESIDENTIAL UNIT 2001+ SF
- CIRCULATION
- SUPPORT



LEVEL 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN

INTERIOR LONG LOT - OPTION 3

100% RESIDENTIAL DEVELOPMENT HIGH DENSITY

SITE SUMMARY

LOT AREA	8,250 SF
MAX ALLOWABLE AREA	18,562.5 SF [2.25 FAR]
PARKING	6 STALLS
UNITS	11 UNITS

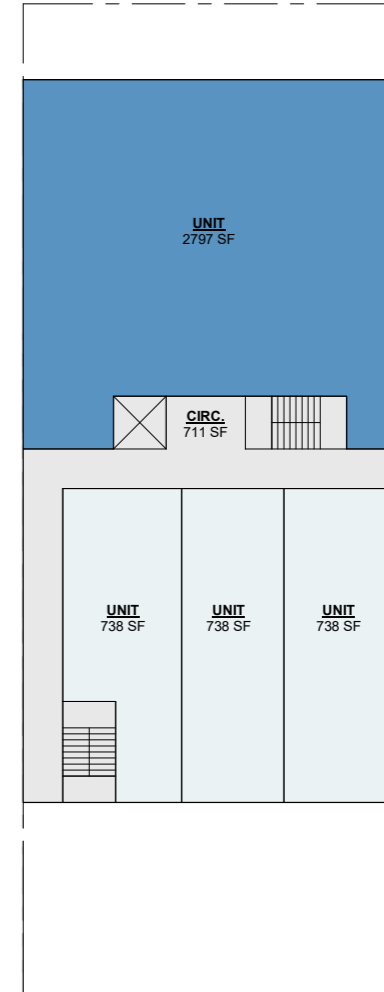
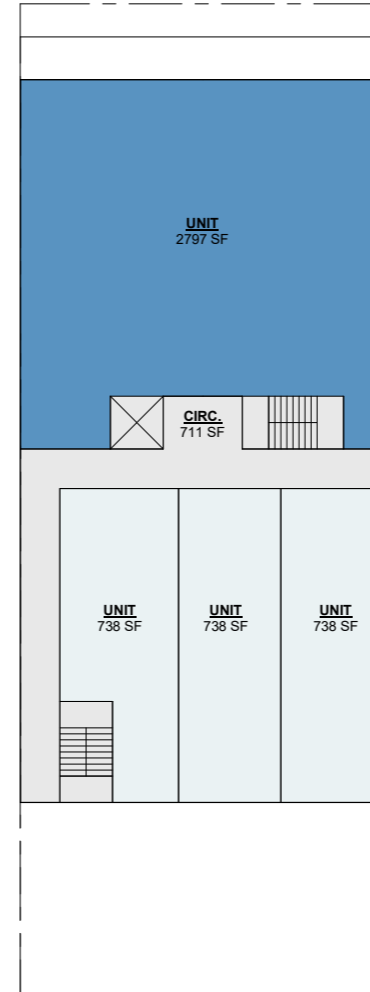
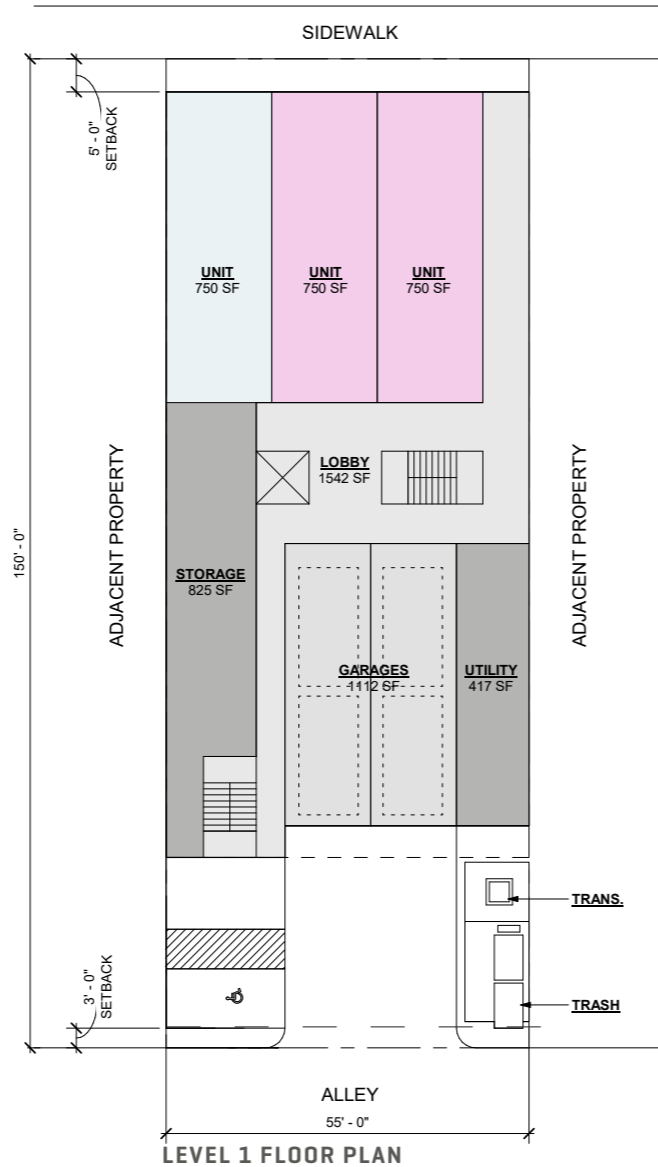
AREA SUMMARY

LEVEL 1	6,209 GSF
LEVEL 2	6,176 GSF
LEVEL 3	6,176 GSF
TOTAL	18,561 GSF [2.25 FAR]

RESIDENTIAL AREA	12,251 NSF
EFFICIENCY	66%

LEGEND

- COMMERCIAL
- RESIDENTIAL COMMUNITY HOUSING
- RESIDENTIAL UNIT <750
- RESIDENTIAL UNIT 751 - 2000 SF
- RESIDENTIAL UNIT 2001+ SF
- CIRCULATION
- SUPPORT



THANK YOU!



H O L S T

Attachment C

EPS

Commercial Demand Models

The Economics of Land Use



Draft Model

**Retail Demand Model: Ketchum
Commercial Demand Analysis**

Prepared for:

City of Ketchum

Prepared by:

Economic & Planning Systems, Inc.

*Economic & Planning Systems, Inc.
730 17th Street, Suite 630
Denver, CO 80202-3511
303 623 3557 tel
303 623 9049 fax*

*Denver
Los Angeles
Oakland
Sacramento*

www.epsys.com

Date:

June 21, 2023

EPS #233053

Full-Time Resident Total Personal Income

Description	2021	2030	2021-2030		
			Total	Ann. #	Ann. %
Ketchum					
Population	3,448	3,942	494	55	1.5%
Per Capita Income	\$52,287	\$52,287			
Total Personal Income (000s)	\$180,286	\$206,137			

Source: US Census ACS; Economic & Planning Systems

Second Homeowner Spending Estimate

Second Homeowner Estimates	Factor	Source
Second home units	2,000	2020 Census, 2021 ACS 5-Yr Estimates
Second homeowner income	\$200,000	90th percentile of Ketchum household income distribution
Total Second Homeowner Expenditure Potential (\$000s)	\$400,000	
2030 Second Homeowner Expenditure Potential (\$000s)	\$508,335	
Ann. Increase	2.7%	
2030 units	2,542	

Source: US Census; Economic & Planning Systems

Overnight Visitor Spending Estimate

Hotel Estimates	Factor	Source
Visitation Assumptions		
Room Nights Available	292,634	Visit Sun Valley/Inntopia (seasonal average)
Room Nights Sold	117,054	Visit Sun Valley/Inntopia (seasonal average)
Average Rooms per Party	1.0	EPS Estimate
Average Length of Stay	3 nights	Visit Sun Valley/Inntopia (seasonal average)
Annual Visitors (parties)	39,018	
Daily Expenditure Assumptions		
Food/Drink	\$229	Visit Sun Valley/RRC
Retail	\$70	Visit Sun Valley/RRC
Recreation/Entertainment	<u>\$129</u>	EPS Estimate
Total	\$428	
Per Trip Expenditure Assumptions		
	3.7 days/trip	
Food/Drink	\$847	Visit Sun Valley/RRC
Retail	\$259	Visit Sun Valley/RRC
Recreation/Entertainment	<u>\$477</u>	EPS Estimate
Total	\$1,584	
Annual Spending		
Food/Drink	\$33,059,859	EPS Estimate
Retail	\$10,105,634	EPS Estimate
Recreation/Entertainment	<u>\$18,623,239</u>	EPS Estimate
Total	\$61,788,732	

Source: Visit Sun Valley; Economic & Planning Systems

Full-Time Resident Expenditure Potential

Store Type	Retail Sales % TPI (2017)	Ketchum	
		2021 (\$000s)	2030 (\$000s)
Total Personal Income (TPI)	100%	\$180,286	\$206,137
Convenience Goods			
Supermarkets and Other Grocery Stores	6.3%	\$11,415	\$13,052
Convenience Stores (incl. Gas Stations)	2.7%	\$4,825	\$5,517
Beer, Wine, & Liquor Stores ¹	1.3%	\$2,344	\$2,680
Health and Personal Care	<u>2.0%</u>	<u>\$3,564</u>	<u>\$4,075</u>
Total Convenience Goods	12.3%	\$22,148	\$25,324
Shopper's Goods			
General Merchandise			
Department Stores	0.8%	\$1,363	\$1,558
Warehouse Clubs & Supercenters, other GM	<u>9.3%</u>	<u>\$16,757</u>	<u>\$19,160</u>
Subtotal	10.1%	\$18,120	\$20,718
Other Shopper's Goods			
Clothing & Accessories	1.5%	\$2,632	\$3,010
Furniture & Home Furnishings	1.3%	\$2,388	\$2,731
Electronics & Appliances	0.8%	\$1,440	\$1,647
Sporting Goods, Hobby, Book, & Music Stores	1.3%	\$2,295	\$2,624
Miscellaneous Retail	<u>1.1%</u>	<u>\$1,945</u>	<u>\$2,224</u>
Subtotal	7.1%	\$12,800	\$14,636
Total Shopper's Goods	17.2%	\$30,920	\$35,354
Eating and Drinking	5.8%	\$10,490	\$11,994
Building Material & Garden	3.2%	\$5,769	\$6,596
Total Retail Goods	38.5%	\$69,328	\$79,269

¹Beer, Wine, and Liquore Store spending percentage increased to mirror neighboring states and reflect local conditions

Source: 2017 Census of Retail Trade; US Census ACS 2021 5-Year Estimates; Economic & Planning Systems

Second Homeowner Expenditure Potential

Store Type	Retail Sales % TPI (2017)	% of Expenditures Factor	Second Homeowners	Second Homeowners
			2021 (\$000s)	2030 (\$000s)
Total Personal Income (TPI)	100%		\$400,000	\$508,335
Convenience Goods				
Supermarkets and Other Grocery Stores	6.3%	25%	\$6,332	\$8,047
Convenience Stores (incl. Gas Stations)	2.7%	25%	\$2,676	\$3,401
Beer, Wine, & Liquor Stores ¹	1.3%	25%	\$1,300	\$1,652
Health and Personal Care	<u>2.0%</u>	25%	<u>\$1,977</u>	<u>\$2,512</u>
Total Convenience Goods	12.3%		\$12,285	\$15,612
Shopper's Goods				
General Merchandise				
Department Stores	0.8%	25%	\$756	\$960
Warehouse Clubs & Supercenters, other GM	<u>9.3%</u>	25%	<u>\$9,295</u>	<u>\$11,812</u>
Subtotal	10.1%		\$10,051	\$12,773
Other Shopper's Goods				
Clothing & Accessories	1.5%	50%	\$2,920	\$3,711
Furniture & Home Furnishings	1.3%	50%	\$2,650	\$3,367
Electronics & Appliances	0.8%	50%	\$1,598	\$2,031
Sporting Goods, Hobby, Book, & Music Stores	1.3%	50%	\$2,546	\$3,235
Miscellaneous Retail	<u>1.1%</u>	50%	<u>\$2,158</u>	<u>\$2,742</u>
Subtotal	7.1%		\$11,871	\$15,086
Total Shopper's Goods	17.2%	25%	\$17,151	\$21,796
Eating and Drinking	5.8%	25%	\$5,819	\$7,395
Building Material & Garden	3.2%	25%	\$3,200	\$4,067
Total Retail Goods	38.5%		\$38,454	\$48,869

¹Beer, Wine, and Liquore Store spending percentage increased to mirror neighboring states and reflect local conditions

Source: 2017 Census of Retail Trade; Economic & Planning Systems

Expenditure Potential - All Groups

Store Type	Retail Sales Claritas Data (\$000s)	Expenditure Potential			Sales/Sq.Ft.	Supportable Sq. Ft. Based on Sales
		Residents 2021	Second Homeowners	Visitors		
Total Personal Income (TPI)						
Convenience Goods						
Supermarkets and Other Grocery Stores	\$6,001	\$11,415	\$6,332		\$480	12,502
Convenience Stores (incl. Gas Stations)	\$1,265	\$4,825	\$2,676		\$400	3,163
Beer, Wine, & Liquor Stores	\$4,093	\$2,344	\$1,300		\$360	11,369
Health and Personal Care	<u>\$9,128</u>	<u>\$3,564</u>	<u>\$1,977</u>		\$480	<u>19,017</u>
Total Convenience Goods	\$20,487	\$22,148	\$12,285	\$3,335		46,051
Shopper's Goods						
General Merchandise						
Department Stores	\$634	\$1,363	\$756			
Warehouse Clubs & Supercenters, other GM	<u>\$6,831</u>	<u>\$16,757</u>	<u>\$9,295</u>			
Subtotal	\$7,465	\$18,120	\$10,051		\$300	24,883
Other Shopper's Goods						
Clothing & Accessories	\$15,853	\$2,632	\$2,920		\$300	52,842
Furniture & Home Furnishings	\$13,607	\$2,388	\$2,650		\$300	45,357
Electronics & Appliances	\$9,400	\$1,440	\$1,598		\$480	19,583
Sporting Goods, Hobby, Book, & Music Stores	\$19,555	\$2,295	\$2,546	\$18,623	\$300	65,183
Miscellaneous Retail	<u>\$16,804</u>	<u>\$1,945</u>	<u>\$2,158</u>		\$300	<u>56,013</u>
Subtotal	\$75,219	\$12,800	\$11,871	\$6,771		238,979
Total Shopper's Goods	\$82,684	\$30,920	\$17,151			
Eating and Drinking	\$34,283	\$10,490	\$5,819	\$33,060	\$360	95,231
Building Material & Garden	\$9,163	\$5,769	\$3,200		\$360	25,453
Total Retail Goods	\$146,617	\$69,328	\$38,454	\$61,789		430,596

Source: Claritas; 2017 Census of Retail Trade; Economic & Planning Systems

Sales Flow - Capture and Leakage

Store Type	Actual Sales Claritas Data (\$000s)	Resident	Resident Capture			Second Homeowner	Second Homeowner Capture			Overnight Visitor	Overnight Visitor Capture			Ketchum Capture		Inflow to Ketchum	
		Exp. Potential 2021 (\$000s)	Ex. Pot. Capture Rate % of Total	Sales Capture Rate % of Total	Est. Sales (\$000s)	Exp. Potential 2021 (\$000s)	Ex. Pot. Capture Rate % of Total	Sales Capture Rate % of Total	Est. Sales (\$000s)	Exp. Potential 2021 (\$000s)	Ex. Pot. Capture Rate % of Total	Sales Capture Rate % of Total	Est. Sales (\$000s)	Sales Capture Rate % of Total	Est. Sales (\$000s)	Sales Capture Rate % of Total	Est. Sales (\$000s)
Total Personal Income (TPI)																	
Convenience Goods																	
Supermarkets and Other Grocery Stores	\$6,001	\$11,415	25%	48%	\$2,854	\$6,332	40%	42%	\$2,533				90%	\$5,387	10%	\$614	
Convenience Stores (incl. Gas Stations)	\$1,265	\$4,825	10%	38%	\$483	\$2,676	25%	53%	\$669				91%	\$1,152	9%	\$113	
Beer, Wine, & Liquor Stores	\$4,093	\$2,344	90%	52%	\$2,109	\$1,300	90%	29%	\$1,170				80%	\$3,279	20%	\$814	
Health and Personal Care	\$9,128	\$3,564	80%	31%	\$2,851	\$1,977	90%	19%	\$1,779				51%	\$4,630	49%	\$4,498	
Total Convenience Goods	\$20,487	\$22,148	37%	40%	\$8,297	\$12,285	50%	30%	\$6,151	\$3,335	90%	15%	\$3,001	85%	\$17,449	15%	\$3,038
Shopper's Goods																	
General Merchandise																	
Department Stores	\$634	\$1,363	25%	54%	\$341	\$756	25%	30%	\$189				84%	\$530	16%	\$104	
Warehouse Clubs & Supercenters, other GM	\$6,831	\$16,757	25%	61%	\$4,189	\$9,295	25%	34%	\$2,324				95%	\$6,513	5%	\$318	
Subtotal	\$7,465	\$18,120	25%	61%	\$4,530	\$10,051	25%	34%	\$2,513				94%	\$7,043	6%	\$422	
Other Shopper's Goods																	
Clothing & Accessories	\$15,853	\$2,632	75%	12%	\$1,974	\$2,920	90%	17%	\$2,628				29%	\$4,602	71%	\$11,250	
Furniture & Home Furnishings	\$13,607	\$2,388	75%	13%	\$1,791	\$2,650	90%	18%	\$2,385				31%	\$4,176	69%	\$9,431	
Electronics & Appliances	\$9,400	\$1,440	80%	12%	\$1,152	\$1,598	90%	15%	\$1,438				28%	\$2,590	72%	\$6,810	
Sporting Goods, Hobby, Book, & Music Stores	\$19,555	\$2,295	75%	9%	\$1,721	\$2,546	90%	12%	\$2,291	\$18,623	50%	48%	\$9,312	68%	\$13,324	32%	\$6,231
Miscellaneous Retail	\$16,804	\$1,945	90%	10%	\$1,751	\$2,158	90%	12%	\$1,942				22%	\$3,693	78%	\$13,111	
Subtotal	\$75,219	\$12,800	66%	11%	\$8,390	\$11,871	90%	14%	\$10,684	\$6,771	90%	8%	\$6,094	46%	\$34,479	54%	\$40,740
Total Shopper's Goods	\$82,684	\$30,920	42%	16%	\$12,920	\$17,151	77%	16%	\$13,197				50%	\$41,522	50%	\$41,162	
Eating and Drinking	\$34,283	\$10,490	65%	20%	\$6,819	\$5,819	65%	11%	\$3,782	\$33,060	60%	58%	\$19,836	89%	\$30,437	11%	\$3,846
Building Material & Garden	\$9,163	\$5,769	60%	38%	\$3,461	\$3,200	60%	21%	\$1,920				59%	\$5,381	41%	\$3,782	
Total Retail Goods	\$146,617	\$69,328	45%	21%	\$31,496	\$38,454	65%	17%	\$25,050	\$61,789	62%	26%	\$38,243	65%	\$94,789	35%	\$51,828

Source: Claritas; 2017 Census of Retail Trade; Economic & Planning Systems

Supportable Square Feet - Current Spending and Capture of Leakage

Description	Avg. Sales per Sq. Ft.	Current Supportable Sq. Ft.		Current Residents			Second Homeowners			Overnight Visitors		
		Estimated Sales (\$000s)	Supportable Sq. Ft.	Leakage	Capture Rate	Supportable Sq. Ft.	Leakage	Capture Rate	Supportable Sq. Ft.	Exp. Pot.	Capture Rate	Supportable Sq. Ft.
Convenience Goods												
Supermarkets and Other Grocery Stores	\$480	\$5,387	11,222	\$8,562	50%	8,918	\$3,799	50%	3,957			
Convenience Stores (incl. Gas Stations)	\$400	\$1,152	2,879	\$4,343	50%	5,428	\$2,007	50%	2,509			
Beer, Wine, & Liquor Stores	\$360	\$3,279	9,109	\$234	50%	326	\$130	50%	181			
Health and Personal Care	\$480	\$4,630	9,646	\$713	50%	742	\$198	50%	206			
Total Convenience Goods	\$430		32,856	\$13,851		15,415	\$6,134		6,853	\$333	75%	582
Shopper's Goods												
General Merchandise	\$300	\$7,043	23,476	\$13,590	10%	4,530	\$7,538	10%	2,513			
Other Shopper's Goods												
Clothing & Accessories	\$300	\$4,602	15,342	\$658	25%	548	\$292	25%	243			
Furniture & Home Furnishings	\$300	\$4,176	13,920	\$597	25%	498	\$265	25%	221			
Electronics & Appliances	\$480	\$2,590	5,396	\$288	25%	150	\$160	25%	83			
Sporting Goods, Hobby, Book, & Music Stores	\$300	\$13,324	44,413	\$574	50%	956	\$255	50%	424	\$9,312	25%	7,760
Miscellaneous Retail	\$300	\$3,693	12,309	\$195	25%	162	\$216	25%	180			
Subtotal - Other Shoppers' Goods	\$336		91,380	\$2,311		2,314	\$1,187		1,151	\$677	50%	1,008
Total Shopper's Goods				\$15,901		6,844	\$8,725		3,664			
Eating and Drinking	\$360	\$30,437	84,546	\$3,672	25%	2,550	\$2,037	25%	1,414	\$13,224	25%	9,183
Building Material & Garden	\$360	\$5,381	14,949	\$2,308	10%	641	\$1,280	10%	356			
Total Retail Goods			247,206	\$35,732		25,450	18,176		12,287	\$23,546		18,532

Source: Economic & Planning Systems

Supportable Square Feet - Spending Growth

Store Type	Sales per Square Foot	Resident Exp. Potential 2030 Growth (\$000s)	Resident Capture		Second Homeowner Exp. Potential 2030 Growth (\$000s)	Second Homeowner Capture		Total Est. Sales 2030 Growth (\$000s)	Total Sq. Ft. 2030 Growth
			Ex. Pot. Capture Rate	Est. Sales		Ex. Pot. Capture Rate	Est. Sales		
			% of Total	(\$000s)		% of Total	(\$000s)		
Total Personal Income (TPI)									
Convenience Goods									
Supermarkets and Other Grocery Stores	\$480	\$1,637	40%	\$655	\$1,715	50%	\$857	\$1,512	3,150
Convenience Stores (incl. Gas Stations)	\$400	\$692	25%	\$173	\$725	25%	\$181	\$354	885
Beer, Wine, & Liquor Stores	\$360	\$336	90%	\$302	\$352	90%	\$317	\$619	1,720
Health and Personal Care	\$480	\$511	80%	\$409	\$535	90%	\$482	\$891	1,855
Total Convenience Goods		\$3,176	48%	\$1,539	\$3,327	55%	\$1,837	\$3,376	7,612
Shopper's Goods									
General Merchandise									
Department Stores		\$195	25%	\$49	\$205	25%	\$51	\$100	
Warehouse Clubs & Supercenters, other GM		\$2,403	25%	\$601	\$2,517	25%	\$629	\$1,230	
Subtotal	\$300	\$2,598	25%	\$650	\$2,722	25%	\$681	\$1,330	4,434
Other Shopper's Goods									
Clothing & Accessories	\$300	\$377	75%	\$283	\$791	90%	\$712	\$995	3,316
Furniture & Home Furnishings	\$300	\$342	75%	\$257	\$718	90%	\$646	\$903	3,009
Electronics & Appliances	\$480	\$207	80%	\$165	\$433	90%	\$389	\$555	1,156
Sporting Goods, Hobby, Book, & Music Stores	\$300	\$329	75%	\$247	\$689	90%	\$621	\$867	2,891
Miscellaneous Retail	\$300	\$279	90%	\$251	\$584	90%	\$526	\$777	2,590
Subtotal		\$1,835	66%	\$1,203	\$3,215	90%	\$2,894	\$4,097	12,962
Total Shopper's Goods		\$4,434	42%	\$1,853	\$4,645	77%	\$3,574	\$5,427	17,396
Eating and Drinking	\$360	\$1,504	65%	\$978	\$1,576	65%	\$1,024	\$2,002	5,561
Building Material & Garden	\$360	\$827	50%	\$414	\$867	50%	\$433	\$847	2,353
Total Retail Goods		\$9,941	48%	\$4,783	\$10,415	66%	\$6,869	\$11,652	32,921

Source: 2017 Census of Retail Trade; Economic & Planning Systems

Detailed Employment Classification

Description	Blaine County		Office	Industrial	Retail Trade / Commercial	Accom. and Food Services	Institutional	Total	Employees with No Space Demand
	Current Employment	Future Employment							
	2022	2030							
Agriculture, Forestry, Fishing and Hunting	109	130	0.0%	25.0%	0.0%	0.0%	0.0%	25.0%	75.0%
Mining, Quarrying, and Oil and Gas Extraction	26	22	0.0%	25.0%	0.0%	0.0%	0.0%	25.0%	75.0%
Utilities	32	33	10.0%	50.0%	0.0%	0.0%	0.0%	60.0%	40.0%
Construction	2,441	2,764	10.0%	30.0%	0.0%	0.0%	0.0%	40.0%	60.0%
Manufacturing	377	414	0.0%	75.0%	0.0%	0.0%	0.0%	75.0%	25.0%
Wholesale Trade	206	232	0.0%	75.0%	0.0%	0.0%	0.0%	75.0%	25.0%
Retail Trade	1,548	1,589	0.0%	0.0%	90.0%	0.0%	0.0%	90.0%	10.0%
Transportation and Warehousing	265	283	0.0%	50.0%	0.0%	0.0%	0.0%	50.0%	50.0%
Information	243	262	40.0%	10.0%	10.0%	0.0%	0.0%	60.0%	40.0%
Finance and Insurance	308	318	60.0%	0.0%	20.0%	0.0%	0.0%	80.0%	20.0%
Real Estate and Rental and Leasing	378	417	30.0%	0.0%	20.0%	0.0%	0.0%	50.0%	50.0%
Professional, Scientific, and Technical Services	814	860	50.0%	15.0%	15.0%	0.0%	0.0%	80.0%	20.0%
Management of Companies and Enterprises	52	57	50.0%	0.0%	0.0%	0.0%	0.0%	50.0%	50.0%
Administrative and Support and Waste Management and Remediation Services	771	835	50.0%	20.0%	10.0%	0.0%	0.0%	80.0%	20.0%
Education Services	1,042	1,153	20.0%	0.0%	10.0%	0.0%	60.0%	90.0%	10.0%
Health Care and Social Assistance	968	1,091	30.0%	0.0%	0.0%	0.0%	60.0%	90.0%	10.0%
Arts, Entertainment, and Recreation	477	562	10.0%	20.0%	20.0%	0.0%	0.0%	50.0%	50.0%
Accommodation and Food Services	2,586	2,807	0.0%	0.0%	0.0%	80.0%	0.0%	80.0%	20.0%
Other Services (except Public Administration)	560	634	25.0%	25.0%	25.0%	0.0%	0.0%	75.0%	25.0%
Public Administration	597	697	30.0%	10.0%	0.0%	0.0%	50.0%	90.0%	10.0%
Proprietors	7,957	8,741	25.0%	0.0%	0.0%	0.0%	0.0%	25.0%	75.0%

Source: BEA; Idaho Dept of Labor; Economic & Planning Systems

Employees by Space Type

Description	Blaine County Employment		2022 Employees by Type					2030 Employment by Type				
	2022	2030	Office	Industrial	Retail Trade / Commercial	Accom. and Food Services	Institutional	Office	Industrial	Retail Trade / Commercial	Accom. and Food Services	Institutional
Agriculture, Forestry, Fishing and Hunting	109	130	0	27	0	0	0	0	32	0	0	0
Mining, Quarrying, and Oil and Gas Extraction	26	22	0	7	0	0	0	0	5	0	0	0
Utilities	32	33	3	16	0	0	0	3	17	0	0	0
Construction	2,441	2,764	244	732	0	0	0	276	829	0	0	0
Manufacturing	377	414	0	283	0	0	0	0	310	0	0	0
Wholesale Trade	206	232	0	155	0	0	0	0	174	0	0	0
Retail Trade	1,548	1,589	0	0	1,393	0	0	0	0	1,430	0	0
Transportation and Warehousing	265	283	0	133	0	0	0	0	142	0	0	0
Information	243	262	97	24	24	0	0	105	26	26	0	0
Finance and Insurance	308	318	185	0	62	0	0	191	0	64	0	0
Real Estate and Rental and Leasing	378	417	113	0	76	0	0	125	0	83	0	0
Professional, Scientific, and Technical Services	814	860	407	122	122	0	0	430	129	129	0	0
Management of Companies and Enterprises	52	57	26	0	0	0	0	28	0	0	0	0
Administrative and Support and Waste Management and Remediation Services	771	835	386	154	77	0	0	417	167	83	0	0
Education Services	1,042	1,153	208	0	104	0	625	231	0	115	0	692
Health Care and Social Assistance	968	1,091	290	0	0	0	581	327	0	0	0	655
Arts, Entertainment, and Recreation	477	562	48	95	95	0	0	56	112	112	0	0
Accommodation and Food Services	2,586	2,807	0	0	0	2,069	0	0	0	0	2,246	0
Other Services (except Public Administration)	560	634	140	140	140	0	0	158	158	158	0	0
Public Administration	597	697	179	60	0	0	299	209	70	0	0	349
Proprietors	7,957	8,741	1,989	0	0	0	0	2,185	0	0	0	0
Total			4,316	1,948	2,094	2,069	1,505	4,743	2,172	2,202	2,246	1,695

Source: BEA; Idaho Dept of Labor; Economic & Planning Systems

Blaine County and Ketchum Employment Space Demand (Sq.Ft.)

Description	2022	2030	2022-2030			
			Total	Ann. #	Ann. %	
Blaine County						
	<i>Building Square Feet per Employee</i>					
Office	150	647,408	711,521	64,113	8,014	1.2%
Industrial	250	486,875	543,114	56,239	7,030	1.4%
Total		1,134,283	1,254,635	120,352	15,044	1.3%
Ketchum						
	<i>City Capture</i>					
Office	49%	318,036	349,532	31,495	3,937	1.2%
Industrial	24%	114,914	128,188	13,274	1,659	1.4%
Total		432,950	477,720	44,769	5,596	

Source: CoStar; Economic & Planning Systems

Attachment D

EPS Financial Feasibility Models

The Economics of Land Use



Draft Financial Model

Feasibility Model: Ketchum Ordinance 1234 - Interior Standard Lot

Prepared for:

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Date:

June 21, 2023

EPS #233053

Table 1
Project Summary and Key Assumptions
Feasibility Model: Ketchum Ordinance 1234 - Interior Stand Option 1

Option	Option 1	Option 2	Option 3	Option 4
Description	Interior Standard Lot - Mixed-Use < 30% Commercial Minimum Residential Density	Interior Standard Lot-100% Residential Minimum Density	Interior Standard Lot-100% Residential High Density	Option 2 iteration
Zoning Description	Mixed-Use	Mixed-Use	Mixed-Use	Mixed-Use
Stories	3-Story	3-Story	3-Story	3-Story
Parking	Tuck Under / Surface	Tuck Under / Surface	Tuck Under / Surface	Tuck Under / Surface
LOT AREA				
Front (Feet)	55	55	55	55
Side (Feet)	100	100	100	100
Total Area (sf)	5,500	5,500	5,500	5,500
Total Area (ac)	0.13	0.13	0.13	0.13
Commercial				
Gross Building Area				
Ground Level	2,862	0	0	0
Floor 2	0	0	0	0
Floor 3	0	0	0	0
Total	2,862	0	0	0
Efficiency Factor	57%	0%	0%	0%
Net Leasable Area				
Ground Level	1,624	0	0	0
Floor 2	0	0	0	0
Floor 3	0	0	0	0
Total	1,624	0	0	0
Average Rental Rate (NNN)	\$42.0	\$42.0	\$42.0	\$42.0
MULTIFAMILY				
Gross Building Area				
Ground Level	0	2,471	3,953	2,471
Floor 2	4,756	4,506	4,180	4,163
Floor 3	<u>3,100</u>	<u>4,506</u>	<u>4,180</u>	<u>3,938</u>
Total	7,856	11,483	12,313	10,571
Efficiency Factor	95.5%	83.7%	73.8%	83.4%
Net Leasable Area				
Ground Level	0	1,317	1,840	1,317
Floor 2	4,500	3,998	3,625	3,750
Floor 3	3,000	4,299	<u>3,625</u>	<u>3,750</u>
Total	7,500	9,614	9,090	8,817
Units				
Penthouse	2	1	0	2
Condo	1	4	11	3
Market Rate Rental	0	0	0	0
Community Housing	<u>1</u>	<u>2</u>	<u>2</u>	<u>2</u>
Total	4	7	13	7
Average Unit Size				
Penthouse	3,000	3,000	0	3,000
Condo	750	1,434	738	646
Market Rate Rental	0	0	0	0
Community Housing	750	439	485	439
Community Housing Requirement	887	1,017	1,158	1,017
Fee in Lieu Square Feet	137	139	188	139
Rates/Prices				
For-Sale (Price per SF)				
Penthouse	\$2,000	\$2,000	\$2,000	\$2,000
Condo	\$1,250	\$1,250	\$1,250	\$1,250
For-Rent (Rent per SF)				
Market Rate	\$4.00	\$4.00	\$4.00	\$4.00
Community Housing	\$1.68	\$2.68	\$2.43	\$2.68
PARKING				
Parking Summary				
Surface	2	3	5	3
Tuck Under	2	2	0	2
Podium	0	0	0	0
Underground Parking	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	4	5	5	5

Table 1
Project Summary and Key Assumptions
Feasibility Model: Ketchum Ordinance 1234 - Interior Stand Option 1

Option	Option 1	Option 2	Option 3	Option 4	
PROJECT COSTS					
Hard Costs					
Land Cost	per land sf	\$235	\$235	\$235	\$235
Site Costs	per land sf	\$15	\$15	\$15	\$15
Surface Parking Costs	per space	\$3,500	\$3,500	\$3,500	\$3,500
Tuck Under Cost	per space	\$5,000	\$5,000	\$5,000	\$5,000
Building Cost - Podium	per sf	\$80	\$80	\$80	\$80
Building Cost - Underground Parking	per sf	\$450	\$450	\$450	\$450
Building Cost - Multifamily	per sf	\$850	\$850	\$850	\$850
Building Cost - Commercial	per sf	\$650	\$650	\$650	\$650
PROJECT RETURN AND GAP					
PROJECT COST					
Total Cost		\$11,775,874	\$12,334,272	\$12,626,972	\$11,406,748
Per GBA		\$1,099	\$1,165	\$1,164	\$1,179
Per Unit		\$2,943,968	\$1,762,039	\$971,306	\$1,629,535
STATIC EVALUATION					
Return on Cost					
Total Project Value		\$14,096,788	\$13,284,264	\$10,860,067	\$14,487,864
Total Project Cost		\$11,775,874	\$12,334,272	\$12,626,972	\$11,406,748
Project Return		\$2,320,914	\$949,992	-\$1,766,905	\$3,081,116
Return on Cost		19.7%	7.7%	-14.0%	27.0%
Target		12%-15%	12%-15%	12%-15%	12%-15%
TIME SERIES					
Return on Cost					
Project IRR					
Hurdle Rate		9.15%	8.77%	8.77%	8.77%
Actual Rate		11.53%	5.5%	-4.0%	16.88%
Gap/Surplus (NPV)		\$509,535	-\$589,288	-\$2,949,023	\$1,312,679
% of Total		4.3%	-4.8%	-23.4%	11.5%

Source: Economic & Planning Systems
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Table 2
Development Costs
Feasibility Model: Ketchum Ordinance 1234 - Interior Standard Lot

Option:	Option 1	Option 2	Option 3	Option 4
PROGRAM				
Site Area	5,500	5,500	5,500	5,500
Multifamily Gross Area				
Ground Level	-	1,573	2,492	1,579
Floor 2	4,756	4,506	4,180	4,163
Floor 3	3,100	4,506	4,180	3,938
Multifamily Units	4	7	13	7
Commercial Gross Area				
Ground Level	2,862	-	-	-
Floor 2	-	-	-	-
Floor 3	-	-	-	-
Building Gross Area				
Ground Level	2,862	1,573	2,492	1,579
Floor 2	4,756	4,506	4,180	4,163
Floor 3	3,100	4,506	4,180	3,938
Parking				
Surface Spaces	2	3	5	3
Tuck Under Spaces	2	2	-	2
Podium Area (sf)	-	-	-	-
Underground Parking Area (sf)	-	-	-	-
PROJECT COSTS				
Acquisition and Site	\$ 1,375,000	\$ 1,375,000	\$ 1,375,000	\$ 1,375,000
Acquisition Cost	\$ 1,292,500	\$ 1,292,500	\$ 1,292,500	\$ 1,292,500
General Site Costs	\$ 82,500	\$ 82,500	\$ 82,500	\$ 82,500
<i>Land Cost per Unit</i>	<i>\$323,125</i>	<i>\$184,643</i>	<i>\$99,423</i>	<i>\$184,643</i>
Hard Costs	\$ 8,554,900	\$ 9,017,776	\$ 9,242,040	\$ 8,247,647
Surface Parking Costs	\$3,500 per space \$ 7,000	\$ 10,500	\$ 17,500	\$ 10,500
Tuck Under Cost	\$5,000 per space \$ 10,000	\$ 10,000	\$ -	\$ 10,000
Building Cost - Podium	\$80 per sf \$ -	\$ -	\$ -	\$ -
Building Cost - Underground Parking	\$450 per sf \$ -	\$ -	\$ -	\$ -
Building Cost - Multifamily	\$850 per sf \$ 6,677,600	\$ 8,997,276	\$ 9,224,540	\$ 8,227,147
Building Cost - Commercial	\$650 per sf \$ 1,860,300	\$ -	\$ -	\$ -
Soft Costs	\$ 1,845,974	\$ 1,941,497	\$ 2,009,932	\$ 1,784,102
Design and Architecture	5.0% of HC \$ 427,745	\$ 450,889	\$ 462,102	\$ 412,382
Building Permits and Use Tax	5.0% of HC \$ 427,745	\$ 450,889	\$ 462,102	\$ 412,382
FF&E, Taxes, Insurance & Project Marketing	7.5% of HC \$ 641,618	\$ 676,333	\$ 693,153	\$ 618,573
Community Housing Fee in Lieu	\$450 per sf of CH \$ 61,650	\$ 62,550	\$ 84,600	\$ 62,550
Developer Fee	2.5% of Total Cost \$ 287,216	\$ 300,836	\$ 307,975	\$ 278,213
% of Hard Costs	21.6%	21.5%	21.7%	21.6%
TOTAL CONSTRUCTION COST	\$ 10,400,874	\$ 10,959,272	\$ 11,251,972	\$ 10,031,748
TOTAL COST	\$ 11,775,874	\$ 12,334,272	\$ 12,626,972	\$ 11,406,748
Per GBA	\$1,099	\$1,165	\$1,164	\$1,179
Per Unit	\$2,943,968	\$1,762,039	\$971,306	\$1,629,535

Source: Economic & Planning Systems

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Table 3
Hurdle Rates
Feasibility Model: Ketchum Ordinance 1234 - Interior Standard Lot

Description	Option 1	Option 2	Option 3	Option 4
Multifamily	7,500	9,614	9,090	8,817
Commercial	1,624	0	0	0
Cap Rate				
Multifamily	4.50%	4.50%	4.50%	4.50%
Commercial	6.50%	6.50%	6.50%	6.50%
Average	4.86%	4.50%	4.50%	4.50%
Discount Rate				
Multifamily	6.00%	6.00%	6.00%	6.00%
Commercial	8.00%	8.00%	8.00%	8.00%
Average	6.36%	6.00%	6.00%	6.00%
Debt %	65.0%	65.0%	65.0%	65.0%
Equity %	35.0%	35.0%	35.0%	35.0%
Debt Rate	6.0%	6.0%	6.0%	6.0%
Equity Rate	15.0%	13.9%	13.9%	13.9%
Average	9.15%	8.77%	8.77%	8.77%

Source: Economic & Planning Systems

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Option 1
Operating Revenues and OpEx: Static
Feasibility Model: Ketchum Ordinance 1234 - Interior Standard Lot

Type	Factor	Rate	Lease Rate per year	Total Revenue	% of Total	
REVENUE						
Multifamily	Units	NRSF				
		7,500 NRSF		\$ 12,620,000		
For-Sale						
	3					
Penthouse	2	6,000 NRSF	\$2,000.00 per sf	\$ 12,000,000		
Condo	1	750 NRSF	\$1,250.00 per sf	\$ 937,500		
Garage Spaces	4		\$50,000.00 per space	\$ 200,000		
Sales Cost	4% % of income		172,500 per unit	\$ (517,500)		
Rental						
	1			\$ 15,150		
Market Rate Rental	-	0 NRSF	\$4.00 per sf	\$ -	0.0% of PGI	
Community Housing	1	750 NRSF	\$1.68 per sf	\$ 15,150	18.1% of PGI	
Other MF Income						
				\$ 120	0.1% of PGI	
Storage Units	50% of units	1 units	\$0.0 per unit/mo	\$ -	0.0% of PGI	
Parking Revenue	100% of units	1 units	\$0.0 per unit/mo	\$ -	0.0% of PGI	
Trash Fee	100% of units	1 units	\$10.0 per unit/mo	\$ 120	0.1% of PGI	
Admin Income	100% of units	1 units	\$0.0 per unit/yr	\$ -	0.0% of PGI	
Commercial Income						
				\$ 68,208	81.7% of PGI	
Ground Level		1,624 sf	\$42.0 per sf	\$ 68,208	81.7% of PGI	
Floor 2		0 sf	\$42.0 per sf	\$ -	0.0% of PGI	
Floor 3		0 sf	\$42.0 per sf	\$ -	0.0% of PGI	
POTENTIAL GROSS INCOME (PGI)				\$ 83,478	100.0% of PGI	
Less: Vacancy (Residential)	5.0% per year			\$ (763)	-0.9% of PGI	
Less: Vacancy (Commercial)	7.0% per year			\$ (4,775)	-5.7% of PGI	
EFFECTIVE GROSS INCOME (EGI)				\$ 77,939	93.4% of PGI	
EXPENDITURES						
Variable Operating Expenses				\$ 2,899.00	per unit/yr.	
			Adjustment	\$ (2,899)	3.7% of EGI	
Repairs & Maintenance	\$ 250.0 per unit/yr.	1 units	100% % of total	\$ (250)	0.3% of EGI	
Service Contracts	\$ 200.0 per unit/yr.	1 units	100% % of total	\$ (200)	0.3% of EGI	
Turnover Costs	\$ 199.0 per unit/yr.	1 units	100% % of total	\$ (199)	0.3% of EGI	
Payroll (Inc. Taxes & Benefits)	\$ 1,250.0 per unit/yr.	1 units	100% % of total	\$ (1,250)	1.6% of EGI	
Administrative	\$ 250.0 per unit/yr.	1 units	100% % of total	\$ (250)	0.3% of EGI	
Leasing & Marketing	\$ 250.0 per unit/yr.	1 units	100% % of total	\$ (250)	0.3% of EGI	
Utilities	\$ 500.0 per unit/yr.	1 units	100% % of total	\$ (500)	0.6% of EGI	
Non-Variable Expenses				Adjustment	\$ (3,028)	3.9% of EGI
Property Taxes	0.00% % of value	\$1,476,788 total val.	100% % of total	\$ -	0.0% of EGI	
Insurance	\$ 300.0 per unit/yr.	1 units	100% % of total	\$ (300)	0.4% of EGI	
Management Fee	3.5% of EGI	\$77,939 EGI	100% % of total	\$ (2,728)	3.5% of EGI	
DDA	- mill levy	\$0 total val.	0% % of total	\$ -	0.0% of EGI	
			100% % of total	\$ -	0.0% of EGI	
TOTAL OPERATING EXPENSES				\$ (5,927)	7.6% of EGI	
Replacement Reserves				Adjustment	\$ (300)	0.4% of EGI
Replacement Reserves	\$ 300.0 per unit/yr.	1 units	100% % of total	\$ (300)	0.4% of EGI	
TOTAL EXPENSES				\$ (6,227)	8.0% of EGI	
UNLEVERAGED RETURN METRICS						
Net Operating Income				\$ 71,713	92.0% of EGI	
Est. Rental Value				\$ 1,476,788	4.9% Cap rate	
Sale Revenue				\$ 12,620,000		
Total Project Value				\$ 14,096,788		
Total Project Cost				\$ 11,775,874		
Project Return				\$ 2,320,914		
Return on Cost				19.71%		
Hurdle Rate				12.00%		

Source: Economic & Planning Systems

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Option 1
Operating Revenues and OpEx: Time Series
Feasibility Model: Ketchum Ordinance 1234 - Interior Standard Lot

*continued on next page

Description	Factor	Escalation	Total	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
DEVELOPMENT COSTS									
% of Cost									
Acquisition and Site			100%	100%	0%	0%	0%	0%	0%
Hard Costs			100%	35%	65%	0%	0%	0%	0%
Soft Costs			100%	65%	35%	0%	0%	0%	0%
Construction Cost			-\$11,775,874	-\$5,569,098	-\$6,206,776	\$0	\$0	\$0	\$0
Acquisition and Site	\$1,375,000	0.0%	-\$1,375,000	-\$1,375,000	\$0	\$0	\$0	\$0	\$0
Hard Costs	\$8,554,900	0.0%	-\$8,554,900	-\$2,994,215	-\$5,560,685	\$0	\$0	\$0	\$0
Soft Costs	\$1,845,974	0.0%	-\$1,845,974	-\$1,199,883	-\$646,091	\$0	\$0	\$0	\$0
Total Construction Costs			-\$11,775,874	-\$5,569,098	-\$6,206,776	\$0	\$0	\$0	\$0
NET OPERATING INCOME									
% of Revenue									
Residential Rental Income				0%	0%	50%	100%	100%	100%
Residential Sales				0%	25%	50%	25%	0%	0%
Commercial Income				0%	0%	50%	100%	100%	100%
Operating Expenditures				0%	0%	50%	100%	100%	100%
Revenue (Effective Gross Income)				\$0	\$0	\$40,544	\$82,710	\$84,364	\$86,051
Residential Rental Income	\$15,270	2.0%	\$15,270	\$0	\$0	\$7,943	\$16,204	\$16,528	\$16,859
Commercial Income	\$68,208	2.0%	\$68,208	\$0	\$0	\$35,482	\$72,383	\$73,831	\$75,307
Multifamily Vacancy	5.0%		\$0	\$0	\$0	-\$397	-\$810	-\$826	-\$843
Commercial Vacancy	7.0%		\$0	\$0	\$0	-\$2,484	-\$5,067	-\$5,168	-\$5,272
Operating Expenses				\$0	\$0	-\$3,239	-\$6,608	-\$6,740	-\$6,875
Operating Expenditures	-\$6,227	2.0%	-\$6,227	\$0	\$0	-\$3,239	-\$6,608	-\$6,740	-\$6,875
Net Operating Income				\$0	\$0	\$37,305	\$76,102	\$77,624	\$79,177
DISPOSITION REVENUE									
Gross Revenue			\$14,973,701	\$0	\$3,284,375	\$6,568,750	\$3,284,375	\$0	\$0
Residential Sales	\$13,137,500		\$13,137,500	\$0	\$3,284,375	\$6,568,750	\$3,284,375	\$0	\$0
Rental Asset Sales	4.86% cap rate	Year 10	\$1,836,201	\$0	\$0	\$0	\$0	\$0	\$0
Cost of Sale			-\$553,043	\$0	-\$131,375	-\$262,750	-\$131,375	\$0	\$0
Residential Sales	4.0%		-\$525,500	\$0	-\$131,375	-\$262,750	-\$131,375	\$0	\$0
Rental Asset Sales	1.5%		-\$27,543	\$0	\$0	\$0	\$0	\$0	\$0
Project Net Sale Revenue			\$14,420,658	\$0	\$3,153,000	\$6,306,000	\$3,153,000	\$0	\$0
PROJECT CASH FLOWS									
Net Project Cash Flows			\$3,335,269	-\$5,569,098	-\$3,053,776	\$6,343,305	\$3,229,102	\$77,624	\$79,177
Construction Costs			-\$11,775,874	-\$5,569,098	-\$6,206,776	\$0	\$0	\$0	\$0
Net Operating Income			\$690,486	\$0	\$0	\$37,305	\$76,102	\$77,624	\$79,177
Project Disposition Income			\$14,420,658	\$0	\$3,153,000	\$6,306,000	\$3,153,000	\$0	\$0
Net Present Value	9.15%		\$509,535	-\$5,569,098	-\$2,797,779	\$5,324,369	\$2,483,193	\$54,689	\$51,107
Project IRR			11.53%						

Source: Economic & Planning Systems
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Option 1
Operating Revenues and OpEx: Time Series
Feasibility Model: Ketchum Ordinance 1234 - Interior Standard Lot

Description	Factor	Escalation	Total	Year 6	Year 7	Year 8	Year 9	Year 10
DEVELOPMENT COSTS								
% of Cost								
Acquisition and Site			100%	0%	0%	0%	0%	0%
Hard Costs			100%	0%	0%	0%	0%	0%
Soft Costs			100%	0%	0%	0%	0%	0%
Construction Cost			-\$11,775,874	\$0	\$0	\$0	\$0	\$0
Acquisition and Site	\$1,375,000	0.0%	-\$1,375,000	\$0	\$0	\$0	\$0	\$0
Hard Costs	\$8,554,900	0.0%	-\$8,554,900	\$0	\$0	\$0	\$0	\$0
Soft Costs	\$1,845,974	0.0%	-\$1,845,974	\$0	\$0	\$0	\$0	\$0
Total Construction Costs			-\$11,775,874	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME								
% of Revenue								
Residential Rental Income				100%	100%	100%	100%	100%
Residential Sales				0%	0%	0%	0%	0%
Commercial Income				100%	100%	100%	100%	100%
Operating Expenditures				100%	100%	100%	100%	100%
Revenue (Effective Gross Income)				\$87,773	\$89,528	\$91,319	\$93,145	\$95,008
Residential Rental Income	\$15,270	2.0%	\$17,196	\$17,196	\$17,540	\$17,891	\$18,248	\$18,613
Commercial Income	\$68,208	2.0%	\$76,813	\$78,350	\$79,917	\$81,515	\$83,145	
Multifamily Vacancy	5.0%		-\$860	-\$877	-\$895	-\$912	-\$931	
Commercial Vacancy	7.0%		-\$5,377	-\$5,484	-\$5,594	-\$5,706	-\$5,820	
Operating Expenses			-\$7,012	-\$7,153	-\$7,296	-\$7,442	-\$7,591	
Operating Expenditures	-\$6,227	2.0%	-\$7,012	-\$7,153	-\$7,296	-\$7,442	-\$7,591	
Net Operating Income			\$80,760	\$82,375	\$84,023	\$85,703	\$87,417	
DISPOSITION REVENUE								
Gross Revenue			\$14,973,701	\$0	\$0	\$0	\$0	\$1,836,201
Residential Sales	\$13,137,500		\$13,137,500	\$0	\$0	\$0	\$0	\$0
Rental Asset Sales	4.86% cap rate	Year 10	\$1,836,201	\$0	\$0	\$0	\$0	\$1,836,201
Cost of Sale			-\$553,043	\$0	\$0	\$0	\$0	-\$27,543
Residential Sales	4.0%		-\$525,500	\$0	\$0	\$0	\$0	\$0
Rental Asset Sales	1.5%		-\$27,543	\$0	\$0	\$0	\$0	-\$27,543
Project Net Sale Revenue			\$14,420,658	\$0	\$0	\$0	\$0	\$1,808,658
PROJECT CASH FLOWS								
Net Project Cash Flows			\$3,335,269	\$80,760	\$82,375	\$84,023	\$85,703	\$1,896,075
Construction Costs			-\$11,775,874	\$0	\$0	\$0	\$0	\$0
Net Operating Income			\$690,486	\$80,760	\$82,375	\$84,023	\$85,703	\$87,417
Project Disposition Income			\$14,420,658	\$0	\$0	\$0	\$0	\$1,808,658
Net Present Value	9.15%		\$509,535	\$47,759	\$44,630	\$41,707	\$38,975	\$789,984
Project IRR			11.53%					

Source: Economic & Planning Systems
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Option 2
Operating Revenues and OpEx: Static
Feasibility Model: Ketchum Ordinance 1234 - Interior Standard Lot

Type	Factor	Rate	Lease Rate per year	Total Revenue	% of Total	
REVENUE						
Multifamily	Units	NRSF		\$ 12,893,200		
For-Sale						
	5					
Penthouse	1	3,000 NRSF	\$2,000.00 per sf	\$ 6,000,000		
Condo	4	5,736 NRSF	\$1,250.00 per sf	\$ 7,170,000		
Garage Spaces	5		\$50,000.00 per space	\$ 250,000		
Sales Cost	4% % of income		105,360 per unit	\$ (526,800)		
Rental						
	2			\$ 28,264		
Market Rate Rental	-	0 NRSF	\$4.00 per sf	\$ -	0.0% of PGI	
Community Housing	2	878 NRSF	\$2.68 per sf	\$ 28,264	99.2% of PGI	
Other MF Income						
Storage Units	50% of units	2 units	\$0.0 per unit/mo	\$ -	0.0% of PGI	
Parking Revenue	100% of units	0 units	\$50.0 per unit/mo	\$ -	0.0% of PGI	
Trash Fee	100% of units	2 units	\$10.0 per unit/mo	\$ 240	0.8% of PGI	
Admin Income	100% of units	2 units	\$0.0 per unit/yr	\$ -	0.0% of PGI	
Commercial Income						
Ground Level		0 sf	\$42.0 per sf	\$ -	0.0% of PGI	
Floor 2		0 sf	\$42.0 per sf	\$ -	0.0% of PGI	
Floor 3		0 sf	\$42.0 per sf	\$ -	0.0% of PGI	
POTENTIAL GROSS INCOME (PGI)				\$ 28,504	100.0% of PGI	
Less: Vacancy (Residential)	5.0% per year			\$ (1,425)	-5.0% of PGI	
Less: Vacancy (Commercial)	7.0% per year			\$ -	0.0% of PGI	
EFFECTIVE GROSS INCOME (EGI)				\$ 27,079	95.0% of PGI	
EXPENDITURES						
Variable Operating Expenses \$ 2,899.00 per unit/yr.				Adjustment	\$ (5,798)	21.4% of EGI
Repairs & Maintenance	\$ 250.0 per unit/yr.	2 units	100% % of total	\$ (500)	1.8% of EGI	
Service Contracts	\$ 200.0 per unit/yr.	2 units	100% % of total	\$ (400)	1.5% of EGI	
Turnover Costs	\$ 199.0 per unit/yr.	2 units	100% % of total	\$ (398)	1.5% of EGI	
Payroll (Inc. Taxes & Benefits)	\$ 1,250.0 per unit/yr.	2 units	100% % of total	\$ (2,500)	9.2% of EGI	
Administrative	\$ 250.0 per unit/yr.	2 units	100% % of total	\$ (500)	1.8% of EGI	
Leasing & Marketing	\$ 250.0 per unit/yr.	2 units	100% % of total	\$ (500)	1.8% of EGI	
Utilities	\$ 500.0 per unit/yr.	2 units	100% % of total	\$ (1,000)	3.7% of EGI	
Non-Variable Expenses				Adjustment	\$ (3,083)	11.4% of EGI
Property Taxes	0.39% % of value	\$391,064 total val.	100% % of total	\$ (1,535)	5.7% of EGI	
Insurance	\$ 300.0 per unit/yr.	2 units	100% % of total	\$ (600)	2.2% of EGI	
Management Fee	3.5% of EGI	\$27,079 EGI	100% % of total	\$ (948)	3.5% of EGI	
DDA	- mill levy	\$0 total val.	0% % of total	\$ -	0.0% of EGI	
			100% % of total	\$ -	0.0% of EGI	
TOTAL OPERATING EXPENSES				\$ (8,881)	32.8% of EGI	
Replacement Reserves				Adjustment	\$ (600)	2.2% of EGI
Replacement Reserves	\$ 300.0 per unit/yr.	2 units	100% % of total	\$ (600)	2.2% of EGI	
TOTAL EXPENSES				\$ (9,481)	35.0% of EGI	
UNLEVERAGED RETURN METRICS						
Net Operating Income				\$ 17,598	65.0% of EGI	
Est. Rental Value				\$ 391,064	4.5% Cap rate	
Sale Revenue				\$ 12,893,200		
Total Project Value				\$ 13,284,264		
Total Project Cost				\$ 12,334,272		
Project Return				\$ 949,992		
Return on Cost				7.70%		
Hurdle Rate				12.00%		

Source: Economic & Planning Systems

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Option 2
Operating Revenues and OpEx: Time Series
Feasibility Model: Ketchum Ordinance 1234 - Interior Standard Lot

*continued on next page

Description	Factor	Escalation	Total	Year 0	Year 1	Year 2	Year 3	Year 4
DEVELOPMENT COSTS								
% of Cost								
Acquisition and Site			100%	100%	0%	0%	0%	0%
Hard Costs			100%	35%	65%	0%	0%	0%
Soft Costs			100%	65%	35%	0%	0%	0%
Construction Cost			-\$12,334,272	-\$5,793,194	-\$6,541,078	\$0	\$0	\$0
Acquisition and Site	\$1,375,000	0.0%	-\$1,375,000	-\$1,375,000	\$0	\$0	\$0	\$0
Hard Costs	\$9,017,776	0.0%	-\$9,017,776	-\$3,156,221	-\$5,861,554	\$0	\$0	\$0
Soft Costs	\$1,941,497	0.0%	-\$1,941,497	-\$1,261,973	-\$679,524	\$0	\$0	\$0
Total Construction Costs			-\$12,334,272	-\$5,793,194	-\$6,541,078	\$0	\$0	\$0
NET OPERATING INCOME								
% of Revenue								
Residential Rental Income				0%	0%	50%	100%	100%
Residential Sales				0%	25%	50%	25%	0%
Commercial Income				0%	0%	50%	100%	100%
Operating Expenditures				0%	0%	50%	100%	100%
Revenue (Effective Gross Income)				\$0	\$0	\$14,086	\$28,736	\$29,311
Residential Rental Income	\$28,504	2.0%	\$28,504	\$0	\$0	\$14,828	\$30,249	\$30,853
Commercial Income	\$0	2.0%	\$0	\$0	\$0	\$0	\$0	\$0
Multifamily Vacancy	\$0	5.0%	\$0	\$0	\$0	-\$741	-\$1,512	-\$1,543
Commercial Vacancy	\$0	7.0%	\$0	\$0	\$0	\$0	\$0	\$0
Operating Expenses				\$0	\$0	-\$4,932	-\$10,061	-\$10,262
Operating Expenditures	-\$9,481	2.0%	-\$9,481	\$0	\$0	-\$4,932	-\$10,061	-\$10,262
Net Operating Income				\$0	\$0	\$9,154	\$18,675	\$19,049
DISPOSITION REVENUE								
Gross Revenue			\$13,906,239	\$0	\$3,355,000	\$6,710,000	\$3,355,000	\$0
Residential Sales	\$13,420,000		\$13,420,000	\$0	\$3,355,000	\$6,710,000	\$3,355,000	\$0
Rental Asset Sales	\$486,239	4.50% cap rate Year 10	\$486,239	\$0	\$0	\$0	\$0	\$0
Cost of Sale			-\$544,094	\$0	-\$134,200	-\$268,400	-\$134,200	\$0
Residential Sales	\$536,800	4.0%	-\$536,800	\$0	-\$134,200	-\$268,400	-\$134,200	\$0
Rental Asset Sales	\$7,294	1.5%	-\$7,294	\$0	\$0	\$0	\$0	\$0
Project Net Sale Revenue			\$13,362,145	\$0	\$3,220,800	\$6,441,600	\$3,220,800	\$0
PROJECT CASH FLOWS								
Net Project Cash Flows			\$1,197,315	-\$5,793,194	-\$3,320,278	\$6,450,754	\$3,239,475	\$19,049
Construction Costs			-\$12,334,272	-\$5,793,194	-\$6,541,078	\$0	\$0	\$0
Net Operating Income			\$169,441	\$0	\$0	\$9,154	\$18,675	\$19,049
Project Disposition Income			\$13,362,145	\$0	\$3,220,800	\$6,441,600	\$3,220,800	\$0
Net Present Value	8.77%		-\$589,288	-\$5,793,194	-\$3,052,704	\$5,452,945	\$2,517,709	\$13,611
Project IRR			5.46%					

Source: Economic & Planning Systems
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Option 2
Operating Revenues and OpEx: Time Series
Feasibility Model: Ketchum Ordinance 1234 - Interior Standard Lot

Description	Factor	Escalation	Total	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
DEVELOPMENT COSTS									
% of Cost									
Acquisition and Site			100%	0%	0%	0%	0%	0%	0%
Hard Costs			100%	0%	0%	0%	0%	0%	0%
Soft Costs			100%	0%	0%	0%	0%	0%	0%
Construction Cost			-\$12,334,272	\$0	\$0	\$0	\$0	\$0	\$0
Acquisition and Site	\$1,375,000	0.0%	-\$1,375,000	\$0	\$0	\$0	\$0	\$0	\$0
Hard Costs	\$9,017,776	0.0%	-\$9,017,776	\$0	\$0	\$0	\$0	\$0	\$0
Soft Costs	\$1,941,497	0.0%	-\$1,941,497	\$0	\$0	\$0	\$0	\$0	\$0
Total Construction Costs			-\$12,334,272	\$0	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME									
% of Revenue									
Residential Rental Income				100%	100%	100%	100%	100%	100%
Residential Sales				0%	0%	0%	0%	0%	0%
Commercial Income				100%	100%	100%	100%	100%	100%
Operating Expenditures				100%	100%	100%	100%	100%	100%
Revenue (Effective Gross Income)				\$29,897	\$30,495	\$31,105	\$31,727	\$32,361	\$33,009
Residential Rental Income	\$28,504	2.0%	\$31,471	\$31,471	\$32,100	\$32,742	\$33,397	\$34,065	\$34,746
Commercial Income	\$0	2.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Multifamily Vacancy	5.0%		-\$1,574	-\$1,574	-\$1,605	-\$1,637	-\$1,670	-\$1,703	-\$1,737
Commercial Vacancy	7.0%		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Expenses			-\$10,468	-\$10,677	-\$10,890	-\$11,108	-\$11,330	-\$11,557	-\$11,557
Operating Expenditures	-\$9,481	2.0%	-\$10,468	-\$10,468	-\$10,677	-\$10,890	-\$11,108	-\$11,330	-\$11,557
Net Operating Income			\$19,429	\$19,818	\$20,214	\$20,619	\$21,031	\$21,452	\$21,452
DISPOSITION REVENUE									
Gross Revenue			\$13,906,239	\$0	\$0	\$0	\$0	\$0	\$486,239
Residential Sales	\$13,420,000		\$13,420,000	\$0	\$0	\$0	\$0	\$0	\$0
Rental Asset Sales	4.50% cap rate	Year 10	\$486,239	\$0	\$0	\$0	\$0	\$0	\$486,239
Cost of Sale			-\$544,094	\$0	\$0	\$0	\$0	\$0	-\$7,294
Residential Sales	4.0%		-\$536,800	\$0	\$0	\$0	\$0	\$0	\$0
Rental Asset Sales	1.5%		-\$7,294	\$0	\$0	\$0	\$0	\$0	-\$7,294
Project Net Sale Revenue			\$13,362,145	\$0	\$0	\$0	\$0	\$0	\$478,945
PROJECT CASH FLOWS									
Net Project Cash Flows			\$1,197,315	\$19,429	\$19,818	\$20,214	\$20,619	\$21,031	\$500,397
Construction Costs			-\$12,334,272	\$0	\$0	\$0	\$0	\$0	\$0
Net Operating Income			\$169,441	\$19,429	\$19,818	\$20,214	\$20,619	\$21,031	\$21,452
Project Disposition Income			\$13,362,145	\$0	\$0	\$0	\$0	\$0	\$478,945
Net Present Value	8.77%		-\$589,288	\$12,765	\$11,971	\$11,226	\$10,528	\$9,873	\$215,982
Project IRR			5.46%						

Source: Economic & Planning Systems
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Option 3
Operating Revenues and OpEx: Static
Feasibility Model: Ketchum Ordinance 1234 - Interior Standard Lot

Type	Factor	Rate	Lease Rate per year	Total Revenue	% of Total
REVENUE					
Multifamily	Units	NRSF		\$ 9,994,000	
For-Sale	11	8,120 NRSF			
Penthouse	0	0 NRSF	\$2,000.00 per sf	\$ -	
Condo	11	8,120 NRSF	\$1,250.00 per sf	\$ 10,150,000	
Garage Spaces	5		\$50,000.00 per space	\$ 250,000	
Sales Cost	4% % of income		36,909 per unit	\$ (406,000)	
Rental	2			\$ 53,614	
Market Rate Rental	-	0 NRSF	\$4.00 per sf	\$ -	0.0% of PGI
Community Housing	2	1,840 NRSF	\$2.43 per sf	\$ 53,614	99.6% of PGI
Other MF Income				\$ 240	0.4% of PGI
Storage Units	50% of units	2 units	\$0.0 per unit/mo	\$ -	0.0% of PGI
Parking Revenue	100% of units	0 units	\$50.0 per unit/mo	\$ -	0.0% of PGI
Trash Fee	100% of units	2 units	\$10.0 per unit/mo	\$ 240	0.4% of PGI
Admin Income	100% of units	2 units	\$0.0 per unit/yr	\$ -	0.0% of PGI
Commercial Income				\$ -	0.0% of PGI
Ground Level		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
Floor 2		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
Floor 3		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
POTENTIAL GROSS INCOME (PGI)				\$ 53,854	100.0% of PGI
Less: Vacancy (Residential)	5.0% per year			\$ (2,693)	-5.0% of PGI
Less: Vacancy (Commercial)	7.0% per year			\$ -	0.0% of PGI
EFFECTIVE GROSS INCOME (EGI)				\$ 51,161	95.0% of PGI
EXPENDITURES					
Variable Operating Expenses	\$ 2,899.00	per unit/yr.	Adjustment	\$ (5,798)	11.3% of EGI
Repairs & Maintenance	\$ 250.0	per unit/yr.	2 units 100% % of total	\$ (500)	1.0% of EGI
Service Contracts	\$ 200.0	per unit/yr.	2 units 100% % of total	\$ (400)	0.8% of EGI
Turnover Costs	\$ 199.0	per unit/yr.	2 units 100% % of total	\$ (398)	0.8% of EGI
Payroll (Inc. Taxes & Benefits)	\$ 1,250.0	per unit/yr.	2 units 100% % of total	\$ (2,500)	4.9% of EGI
Administrative	\$ 250.0	per unit/yr.	2 units 100% % of total	\$ (500)	1.0% of EGI
Leasing & Marketing	\$ 250.0	per unit/yr.	2 units 100% % of total	\$ (500)	1.0% of EGI
Utilities	\$ 500.0	per unit/yr.	2 units 100% % of total	\$ (1,000)	2.0% of EGI
Non-Variable Expenses			Adjustment	\$ (5,790)	11.3% of EGI
Property Taxes	0.39% % of value	\$866,067 total val.	100% % of total	\$ (3,400)	6.6% of EGI
Insurance	\$ 300.0	per unit/yr.	2 units 100% % of total	\$ (600)	1.2% of EGI
Management Fee	3.5% of EGI	\$51,161 EGI	100% % of total	\$ (1,791)	3.5% of EGI
DDA	- mill levy	\$0 total val.	0% % of total	\$ -	0.0% of EGI
			100% % of total	\$ -	0.0% of EGI
TOTAL OPERATING EXPENSES				\$ (11,588)	22.7% of EGI
Replacement Reserves			Adjustment	\$ (600)	1.2% of EGI
Replacement Reserves	\$ 300.0	per unit/yr.	2 units 100% % of total	\$ (600)	1.2% of EGI
TOTAL EXPENSES				\$ (12,188)	23.8% of EGI
UNLEVERAGED RETURN METRICS					
Net Operating Income				\$ 38,973	76.2% of EGI
Est. Rental Value				\$ 866,067	4.5% cap rate
Sale Revenue				\$ 9,994,000	
Total Project Value				\$ 10,860,067	
Total Project Cost				\$ 12,626,972	
Project Return				\$ (1,766,905)	
Return on Cost				-13.99%	
Hurdle Rate				12.00%	

Source: Economic & Planning Systems

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Option 3
Operating Revenues and OpEx: Time Series
Feasibility Model: Ketchum Ordinance 1234 - Interior Standard Lot

*continued on next page

Description	Factor	Escalation	Total	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
DEVELOPMENT COSTS									
% of Cost									
Acquisition and Site			100%	100%	0%	0%	0%	0%	0%
Hard Costs			100%	35%	65%	0%	0%	0%	0%
Soft Costs			100%	65%	35%	0%	0%	0%	0%
Construction Cost			-\$12,626,972	-\$5,916,170	-\$6,710,802	\$0	\$0	\$0	\$0
Acquisition and Site	\$1,375,000	0.0%	-\$1,375,000	-\$1,375,000	\$0	\$0	\$0	\$0	\$0
Hard Costs	\$9,242,040	0.0%	-\$9,242,040	-\$3,234,714	-\$6,007,326	\$0	\$0	\$0	\$0
Soft Costs	\$2,009,932	0.0%	-\$2,009,932	-\$1,306,456	-\$703,476	\$0	\$0	\$0	\$0
Total Construction Costs			-\$12,626,972	-\$5,916,170	-\$6,710,802	\$0	\$0	\$0	\$0
NET OPERATING INCOME									
% of Revenue									
Residential Rental Income				0%	0%	50%	100%	100%	100%
Residential Sales				0%	25%	50%	25%	0%	0%
Commercial Income				0%	0%	50%	100%	100%	100%
Operating Expenditures				0%	0%	50%	100%	100%	100%
Revenue (Effective Gross Income)				\$0	\$0	\$26,614	\$54,293	\$55,379	\$56,486
Residential Rental Income	\$53,854	2.0%	\$53,854	\$0	\$0	\$28,015	\$57,150	\$58,293	\$59,459
Commercial Income	\$0	2.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Multifamily Vacancy	\$0	5.0%	\$0	\$0	\$0	-\$1,401	-\$2,858	-\$2,915	-\$2,973
Commercial Vacancy	\$0	7.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Expenses				\$0	\$0	-\$6,340	-\$12,934	-\$13,193	-\$13,457
Operating Expenditures	-\$12,188	2.0%	-\$12,188	\$0	\$0	-\$6,340	-\$12,934	-\$13,193	-\$13,457
Net Operating Income				\$0	\$0	\$20,274	\$41,358	\$42,186	\$43,029
DISPOSITION REVENUE									
Gross Revenue			\$11,476,846	\$0	\$2,600,000	\$5,200,000	\$2,600,000	\$0	\$0
Residential Sales	\$10,400,000		\$10,400,000	\$0	\$2,600,000	\$5,200,000	\$2,600,000	\$0	\$0
Rental Asset Sales	\$1,076,846	4.50% cap rate Year 10	\$1,076,846	\$0	\$0	\$0	\$0	\$0	\$0
Cost of Sale			-\$432,153	\$0	-\$104,000	-\$208,000	-\$104,000	\$0	\$0
Residential Sales	\$432,153	4.0%	-\$432,153	\$0	-\$104,000	-\$208,000	-\$104,000	\$0	\$0
Rental Asset Sales	\$0	1.5%	-\$0	\$0	\$0	\$0	\$0	\$0	\$0
Project Net Sale Revenue			\$11,044,693	\$0	\$2,496,000	\$4,992,000	\$2,496,000	\$0	\$0
PROJECT CASH FLOWS									
Net Project Cash Flows			-\$1,207,027	-\$5,916,170	-\$4,214,802	\$5,012,274	\$2,537,358	\$42,186	\$43,029
Construction Costs			-\$12,626,972	-\$5,916,170	-\$6,710,802	\$0	\$0	\$0	\$0
Net Operating Income			\$375,252	\$0	\$0	\$20,274	\$41,358	\$42,186	\$43,029
Project Disposition Income			\$11,044,693	\$0	\$2,496,000	\$4,992,000	\$2,496,000	\$0	\$0
Net Present Value	8.77%		-\$2,949,023	-\$5,916,170	-\$3,875,141	\$4,236,970	\$1,972,027	\$30,144	\$28,269
Project IRR			-3.96%						

Source: Economic & Planning Systems
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Option 3
Operating Revenues and OpEx: Time Series
Feasibility Model: Ketchum Ordinance 1234 - Interior Standard Lot

Description	Factor	Escalation	Total	Year 6	Year 7	Year 8	Year 9	Year 10
DEVELOPMENT COSTS								
% of Cost								
Acquisition and Site			100%	0%	0%	0%	0%	0%
Hard Costs			100%	0%	0%	0%	0%	0%
Soft Costs			100%	0%	0%	0%	0%	0%
Construction Cost			-\$12,626,972	\$0	\$0	\$0	\$0	\$0
Acquisition and Site	\$1,375,000	0.0%	-\$1,375,000	\$0	\$0	\$0	\$0	\$0
Hard Costs	\$9,242,040	0.0%	-\$9,242,040	\$0	\$0	\$0	\$0	\$0
Soft Costs	\$2,009,932	0.0%	-\$2,009,932	\$0	\$0	\$0	\$0	\$0
Total Construction Costs			-\$12,626,972	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME								
% of Revenue								
Residential Rental Income				100%	100%	100%	100%	100%
Residential Sales				0%	0%	0%	0%	0%
Commercial Income				100%	100%	100%	100%	100%
Operating Expenditures				100%	100%	100%	100%	100%
Revenue (Effective Gross Income)				\$57,616	\$58,768	\$59,943	\$61,142	\$62,365
Residential Rental Income	\$53,854	2.0%	\$60,648	\$60,648	\$61,861	\$63,098	\$64,360	\$65,648
Commercial Income	\$0	2.0%	\$0	\$0	\$0	\$0	\$0	\$0
Multifamily Vacancy	5.0%		-\$3,032	-\$3,093	-\$3,155	-\$3,218	-\$3,282	-\$3,346
Commercial Vacancy	7.0%		\$0	\$0	\$0	\$0	\$0	\$0
Operating Expenses			-\$13,726	-\$14,000	-\$14,280	-\$14,566	-\$14,857	-\$15,148
Operating Expenditures	-\$12,188	2.0%	-\$13,726	-\$14,000	-\$14,280	-\$14,566	-\$14,857	-\$15,148
Net Operating Income			\$43,890	\$44,768	\$45,663	\$46,576	\$47,508	\$48,450
DISPOSITION REVENUE								
Gross Revenue			\$11,476,846	\$0	\$0	\$0	\$0	\$1,076,846
Residential Sales	\$10,400,000		\$10,400,000	\$0	\$0	\$0	\$0	\$0
Rental Asset Sales	4.50% cap rate	Year 10	\$1,076,846	\$0	\$0	\$0	\$0	\$1,076,846
Cost of Sale			-\$432,153	\$0	\$0	\$0	\$0	-\$16,153
Residential Sales	4.0%		-\$416,000	\$0	\$0	\$0	\$0	\$0
Rental Asset Sales	1.5%		-\$16,153	\$0	\$0	\$0	\$0	-\$16,153
Project Net Sale Revenue			\$11,044,693	\$0	\$0	\$0	\$0	\$1,060,693
PROJECT CASH FLOWS								
Net Project Cash Flows			-\$1,207,027	\$43,890	\$44,768	\$45,663	\$46,576	\$1,108,201
Construction Costs			-\$12,626,972	\$0	\$0	\$0	\$0	\$0
Net Operating Income			\$375,252	\$43,890	\$44,768	\$45,663	\$46,576	\$47,508
Project Disposition Income			\$11,044,693	\$0	\$0	\$0	\$0	\$1,060,693
Net Present Value	8.77%		-\$2,949,023	\$26,511	\$24,862	\$23,316	\$21,865	\$478,324
Project IRR			-3.96%					

Source: Economic & Planning Systems
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Option 4
Operating Revenues and OpEx: Static
Feasibility Model: Ketchum Ordinance 1234 - Interior Standard Lot

Type	Factor	Rate	Lease Rate per year	Total Revenue	% of Total
REVENUE					
Multifamily	Units	NRSF			
		7,939 NRSF		\$ 14,096,800	
For-Sale					
	5				
Penthouse	2	6,000 NRSF	\$2,000.00 per sf	\$ 12,000,000	
Condo	3	1,939 NRSF	\$1,250.00 per sf	\$ 2,423,750	
Garage Spaces	5		\$50,000.00 per space	\$ 250,000	
Sales Cost	4% % of income		115,390 per unit	\$ (576,950)	
Rental					
	2			\$ 28,264	
Market Rate Rental	-	0 NRSF	\$4.00 per sf	\$ -	0.0% of PGI
Community Housing	2	878 NRSF	\$2.68 per sf	\$ 28,264	99.2% of PGI
Other MF Income					
				\$ 240	0.8% of PGI
Storage Units	50% of units	0 units	\$25.0 per unit/mo	\$ -	0.0% of PGI
Parking Revenue	100% of units	0 units	\$50.0 per unit/mo	\$ -	0.0% of PGI
Trash Fee	100% of units	2 units	\$10.0 per unit/mo	\$ 240	0.8% of PGI
Admin Income	100% of units	2 units	\$0.0 per unit/yr	\$ -	0.0% of PGI
Commercial Income					
				\$ -	0.0% of PGI
Ground Level		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
Floor 2		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
Floor 3		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
POTENTIAL GROSS INCOME (PGI)				\$ 28,504	100.0% of PGI
Less: Vacancy (Residential)	5.0% per year			\$ (1,425)	-5.0% of PGI
Less: Vacancy (Commercial)	7.0% per year			\$ -	0.0% of PGI
EFFECTIVE GROSS INCOME (EGI)				\$ 27,079	95.0% of PGI
EXPENDITURES					
Variable Operating Expenses				\$ 2,899.00	per unit/yr.
Repairs & Maintenance	\$ 250.0	per unit/yr.	2 units	Adjustment	\$ (5,798)
Service Contracts	\$ 200.0	per unit/yr.	2 units	100% % of total	21.4% of EGI
Turnover Costs	\$ 199.0	per unit/yr.	2 units	100% % of total	\$ (500)
Payroll (Inc. Taxes & Benefits)	\$ 1,250.0	per unit/yr.	2 units	100% % of total	1.8% of EGI
Administrative	\$ 250.0	per unit/yr.	2 units	100% % of total	\$ (400)
Leasing & Marketing	\$ 250.0	per unit/yr.	2 units	100% % of total	1.5% of EGI
Utilities	\$ 500.0	per unit/yr.	2 units	100% % of total	\$ (398)
				100% % of total	1.5% of EGI
				100% % of total	\$ (2,500)
				100% % of total	9.2% of EGI
				100% % of total	\$ (500)
				100% % of total	1.8% of EGI
				100% % of total	\$ (500)
				100% % of total	1.8% of EGI
				100% % of total	\$ (1,000)
				100% % of total	3.7% of EGI
Non-Variable Expenses					
				Adjustment	\$ (3,083)
Property Taxes	0.39% % of value	\$391,064 total val.	2 units	100% % of total	11.4% of EGI
Insurance	\$ 300.0	per unit/yr.	2 units	100% % of total	\$ (1,535)
Management Fee	3.5% of EGI	\$27,079 EGI	2 units	100% % of total	5.7% of EGI
DDA	- mill levy	\$0 total val.	2 units	0% % of total	\$ (600)
				100% % of total	2.2% of EGI
				100% % of total	\$ (948)
				0% % of total	3.5% of EGI
				100% % of total	\$ -
				100% % of total	0.0% of EGI
				100% % of total	\$ -
				100% % of total	0.0% of EGI
TOTAL OPERATING EXPENSES				\$ (8,881)	32.8% of EGI
Replacement Reserves					
				Adjustment	\$ (600)
Replacement Reserves	\$ 300.0	per unit/yr.	2 units	100% % of total	2.2% of EGI
				100% % of total	\$ (600)
				100% % of total	2.2% of EGI
TOTAL EXPENSES				\$ (9,481)	35.0% of EGI
UNLEVERAGED RETURN METRICS					
Net Operating Income				\$ 17,598	65.0% of EGI
Est. Rental Value				\$ 391,064	4.5% cap rate
Sale Revenue				\$ 14,096,800	
Total Project Value				\$ 14,487,864	
Total Project Cost				\$ 11,406,748	
Project Return				\$ 3,081,116	
Return on Cost				27.01%	
Hurdle Rate				12.00%	

Source: Economic & Planning Systems
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Option 4
Operating Revenues and OpEx: Time Series
Feasibility Model: Ketchum Ordinance 1234 - Interior Standard Lot

*continued on next page

Description	Factor	Escalation	Total	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
DEVELOPMENT COSTS									
% of Cost									
Acquisition and Site			100%	100%	0%	0%	0%	0%	0%
Hard Costs			100%	35%	65%	0%	0%	0%	0%
Soft Costs			100%	65%	35%	0%	0%	0%	0%
Construction Cost			-\$11,406,748	-\$5,421,342	-\$5,985,406	\$0	\$0	\$0	\$0
Acquisition and Site	\$1,375,000	0.0%	-\$1,375,000	-\$1,375,000	\$0	\$0	\$0	\$0	\$0
Hard Costs	\$8,247,647	0.0%	-\$8,247,647	-\$2,886,676	-\$5,360,970	\$0	\$0	\$0	\$0
Soft Costs	\$1,784,102	0.0%	-\$1,784,102	-\$1,159,666	-\$624,436	\$0	\$0	\$0	\$0
Total Construction Costs			-\$11,406,748	-\$5,421,342	-\$5,985,406	\$0	\$0	\$0	\$0
NET OPERATING INCOME									
% of Revenue									
Residential Rental Income				0%	0%	50%	100%	100%	100%
Residential Sales				0%	25%	50%	25%	0%	0%
Commercial Income				0%	0%	50%	100%	100%	100%
Operating Expenditures				0%	0%	50%	100%	100%	100%
Revenue (Effective Gross Income)				\$0	\$0	\$14,086	\$28,736	\$29,311	\$29,897
Residential Rental Income	\$28,504	2.0%	\$28,504	\$0	\$0	\$14,828	\$30,249	\$30,853	\$31,471
Commercial Income	\$0	2.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Multifamily Vacancy	\$0	5.0%	\$0	\$0	\$0	-\$741	-\$1,512	-\$1,543	-\$1,574
Commercial Vacancy	\$0	7.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Expenses				\$0	\$0	-\$4,932	-\$10,061	-\$10,262	-\$10,468
Operating Expenditures	-\$9,481	2.0%	-\$9,481	\$0	\$0	-\$4,932	-\$10,061	-\$10,262	-\$10,468
Net Operating Income				\$0	\$0	\$9,154	\$18,675	\$19,049	\$19,429
DISPOSITION REVENUE									
Gross Revenue			\$15,159,989	\$0	\$3,668,438	\$7,336,875	\$3,668,438	\$0	\$0
Residential Sales	\$14,673,750		\$14,673,750	\$0	\$3,668,438	\$7,336,875	\$3,668,438	\$0	\$0
Rental Asset Sales	\$486,239	4.50% cap rate Year 10	\$486,239	\$0	\$0	\$0	\$0	\$0	\$0
Cost of Sale			-\$594,244	\$0	-\$146,738	-\$293,475	-\$146,738	\$0	\$0
Residential Sales	\$586,950	4.0%	-\$586,950	\$0	-\$146,738	-\$293,475	-\$146,738	\$0	\$0
Rental Asset Sales	\$7,294	1.5%	-\$7,294	\$0	\$0	\$0	\$0	\$0	\$0
Project Net Sale Revenue			\$14,565,745	\$0	\$3,521,700	\$7,043,400	\$3,521,700	\$0	\$0
PROJECT CASH FLOWS									
Net Project Cash Flows			\$3,328,439	-\$5,421,342	-\$2,463,706	\$7,052,554	\$3,540,375	\$19,049	\$19,429
Construction Costs			-\$11,406,748	-\$5,421,342	-\$5,985,406	\$0	\$0	\$0	\$0
Net Operating Income			\$169,441	\$0	\$0	\$9,154	\$18,675	\$19,049	\$19,429
Project Disposition Income			\$14,565,745	\$0	\$3,521,700	\$7,043,400	\$3,521,700	\$0	\$0
Net Present Value	8.77%		\$1,312,679	-\$5,421,342	-\$2,265,161	\$5,961,658	\$2,751,568	\$13,611	\$12,765
Project IRR			16.88%						

Source: Economic & Planning Systems
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Option 4
Operating Revenues and OpEx: Time Series
Feasibility Model: Ketchum Ordinance 1234 - Interior Standard Lot

Description	Factor	Escalation	Total	Year 6	Year 7	Year 8	Year 9	Year 10
DEVELOPMENT COSTS								
% of Cost								
Acquisition and Site			100%	0%	0%	0%	0%	0%
Hard Costs			100%	0%	0%	0%	0%	0%
Soft Costs			100%	0%	0%	0%	0%	0%
Construction Cost			-\$11,406,748	\$0	\$0	\$0	\$0	\$0
Acquisition and Site	\$1,375,000	0.0%	-\$1,375,000	\$0	\$0	\$0	\$0	\$0
Hard Costs	\$8,247,647	0.0%	-\$8,247,647	\$0	\$0	\$0	\$0	\$0
Soft Costs	\$1,784,102	0.0%	-\$1,784,102	\$0	\$0	\$0	\$0	\$0
Total Construction Costs			-\$11,406,748	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME								
% of Revenue								
Residential Rental Income				100%	100%	100%	100%	100%
Residential Sales				0%	0%	0%	0%	0%
Commercial Income				100%	100%	100%	100%	100%
Operating Expenditures				100%	100%	100%	100%	100%
Revenue (Effective Gross Income)				\$30,495	\$31,105	\$31,727	\$32,361	\$33,009
Residential Rental Income	\$28,504	2.0%	\$32,100	\$32,100	\$32,742	\$33,397	\$34,065	\$34,746
Commercial Income	\$0	2.0%	\$0	\$0	\$0	\$0	\$0	\$0
Multifamily Vacancy	5.0%		-\$1,605	-\$1,637	-\$1,670	-\$1,703	-\$1,737	-\$1,737
Commercial Vacancy	7.0%		\$0	\$0	\$0	\$0	\$0	\$0
Operating Expenses			-\$10,677	-\$10,890	-\$11,108	-\$11,330	-\$11,557	-\$11,557
Operating Expenditures	-\$9,481	2.0%	-\$10,677	-\$10,890	-\$11,108	-\$11,330	-\$11,557	-\$11,557
Net Operating Income			\$19,818	\$20,214	\$20,619	\$21,031	\$21,452	\$21,452
DISPOSITION REVENUE								
Gross Revenue			\$15,159,989	\$0	\$0	\$0	\$0	\$486,239
Residential Sales	\$14,673,750		\$14,673,750	\$0	\$0	\$0	\$0	\$0
Rental Asset Sales	4.50% cap rate	Year 10	\$486,239	\$0	\$0	\$0	\$0	\$486,239
Cost of Sale			-\$594,244	\$0	\$0	\$0	\$0	-\$7,294
Residential Sales	4.0%		-\$586,950	\$0	\$0	\$0	\$0	\$0
Rental Asset Sales	1.5%		-\$7,294	\$0	\$0	\$0	\$0	-\$7,294
Project Net Sale Revenue			\$14,565,745	\$0	\$0	\$0	\$0	\$478,945
PROJECT CASH FLOWS								
Net Project Cash Flows			\$3,328,439	\$19,818	\$20,214	\$20,619	\$21,031	\$500,397
Construction Costs			-\$11,406,748	\$0	\$0	\$0	\$0	\$0
Net Operating Income			\$169,441	\$19,818	\$20,214	\$20,619	\$21,031	\$21,452
Project Disposition Income			\$14,565,745	\$0	\$0	\$0	\$0	\$478,945
Net Present Value	8.77%		\$1,312,679	\$11,971	\$11,226	\$10,528	\$9,873	\$215,982
Project IRR			16.88%					

Source: Economic & Planning Systems
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The Economics of Land Use



Draft Financial Model

**Feasibility Model: Ketchum Ordinance
1234 - Corner Standard Lot**

Prepared for:

City of Ketchum

Prepared by:

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Date:

June 21, 2023

EPS #233053

Table 1
Project Summary and Key Assumptions
Feasibility Model: Ketchum Ordinance 1234 - Corner Stana Option 1

Option	Option 1	Option 2	Option 3
Description	Corner Standard Lot - Mixed-Use <30% Commercial Minimum Density	Corner Standard Lot - 100% Residential Minimum Density	Corner Standard Lot - 100% Residential High Density
Zoning Description	Mixed-Use	Mixed-Use	Mixed-Use
Stories	3-Story	3-Story	3-Story
Parking	Tuck Under / Surface	Tuck Under / Surface	Tuck Under / Surface

LOT AREA			
Front (Feet)	55	55	55
Side (Feet)	100	100	100
Total Area (sf)	5,500	5,500	5,500
Total Area (ac)	0.13	0.13	0.13

Commercial

Gross Building Area			
Ground Level	2,190	0	0
Floor 2	0	0	0
Floor 3	0	0	0
Total	2,190	0	0
Efficiency Factor	66%	0%	0%
Net Leasable Area			
Ground Level	1,450	0	0
Floor 2	0	0	0
Floor 3	0	0	0
Total	1,450	0	0
Average Rental Rate (NNN)	\$42.0	\$42.0	\$42.0

MULTIFAMILY

Gross Building Area			
Ground Level	0	2,154	3,352
Floor 2	4,455	4,305	4,500
Floor 3	<u>3,491</u>	<u>4,305</u>	<u>4,500</u>
Total	7,946	10,764	12,352
Efficiency Factor	88.3%	84.6%	75.7%
Net Leasable Area			
Ground Level	0	1,206	1,850
Floor 2	4,015	3,847	3,750
Floor 3	3,000	4,055	3,750
Total	7,015	9,108	9,350
Units			
Penthouse	2	1	1
Condo	1	4	8
Market Rate Rental	0	0	0
Community Housing	1	2	2
Total	4	7	11
Average Unit Size			
Penthouse	3,000	3,000	3,000
Condo	515	1,326	656
Market Rate Rental	0	0	0
Community Housing	500	402	550
Community Housing Required	853	895	1,043
Fee in Lieu SF	353	91	-57
Rates/Prices			
For-Sale (Price per SF)			
Penthouse	\$2,000	\$2,000	\$2,000
Condo	\$1,250	\$1,250	\$1,250
For-Rent (Rent per SF)			
Market Rate	\$4.00	\$4.00	\$4.00
Community Housing	\$2.36	\$2.93	\$2.14

PARKING

Parking Summary			
Surface	2	3	3
Tuck Under	2	2	0
Podium	0	0	0
Underground Parking	0	0	0
Total	4	5	3

Table 1
Project Summary and Key Assumptions
Feasibility Model: Ketchum Ordinance 1234 - Corner Stana Option 1

Option		Option 1	Option 2	Option 3
PROJECT COSTS				
Hard Costs				
Land Cost	per land sf	\$235	\$235	\$235
Site Costs	per land sf	\$15	\$15	\$15
Surface Parking Costs	per space	\$3,500	\$3,500	\$3,500
Tuck Under Cost	per space	\$5,000	\$5,000	\$5,000
Building Cost - Podium	per sf	\$80	\$80	\$80
Building Cost - Underground Parking	per sf	\$450	\$450	\$450
Building Cost - Multifamily	per sf	\$850	\$850	\$850
Building Cost - Commercial	per sf	\$650	\$650	\$650
PROJECT RETURN AND GAP				
PROJECT COST				
Total Cost		\$11,441,568	\$11,749,335	\$13,137,436
Per GBA		\$1,129	\$1,171	\$1,148
Per Unit		\$2,860,392	\$1,678,476	\$1,194,312
STATIC EVALUATION				
Return on Cost				
Total Project Value		\$13,664,174	\$12,662,062	\$12,962,156
Total Project Cost		\$11,441,568	\$11,749,335	\$13,137,436
Project Return		\$2,222,607	\$912,727	-\$175,280
Return on Cost		19.4%	7.8%	-1.3%
Target		12%-15%	12%-15%	12%-15%
TIME SERIES				
Return on Cost				
Project IRR				
Hurdle Rate		9.15%	8.78%	8.78%
Actual Rate		11.4%	5.4%	1.1%
Gap/Surplus (NPV)		\$468,641	-\$555,017	-\$1,645,292
% of Total		4.1%	-4.7%	-12.5%

Source: Economic & Planning Systems
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Table 2
Development Costs
Feasibility Model: Ketchum Ordinance 1234 - Corner Stanadard Lot

Option:	Option 1	Option 2	Option 3
PROGRAM			
Site Area	5,500	5,500	5,500
Multifamily Gross Area			
Ground Level	-	1,425	2,444
Floor 2	4,455	4,305	4,500
Floor 3	3,491	4,305	4,500
Multifamily Units	4	7	11
Commercial Gross Area			
Ground Level	2,190	-	-
Floor 2	-	-	-
Floor 3	-	-	-
Building Gross Area			
Ground Level	2,190	1,425	2,444
Floor 2	4,455	4,305	4,500
Floor 3	3,491	4,305	4,500
Parking			
Surface Spaces	2	3	3
Tuck Under Spaces	2	2	-
Podium Area (sf)	-	-	-
Underground Parking Area (sf)	-	-	-
PROJECT COSTS			
Acquisition and Site	\$ 1,375,000	\$ 1,375,000	\$ 1,375,000
Acquisition Cost	\$ 1,292,500	\$ 1,292,500	\$ 1,292,500
General Site Costs	\$ 82,500	\$ 82,500	\$ 82,500
<i>Land Cost per Unit</i>	<i>\$323,125</i>	<i>\$184,643</i>	<i>\$117,500</i>
Hard Costs	\$ 8,194,600	\$ 8,550,482	\$ 9,737,882
Surface Parking Costs	\$3,500 per space \$ 7,000	\$ 10,500	\$ 10,500
Tuck Under Cost	\$5,000 per space \$ 10,000	\$ 10,000	\$ -
Building Cost - Podium	\$80 per sf \$ -	\$ -	\$ -
Building Cost - Underground Parking	\$450 per sf \$ -	\$ -	\$ -
Building Cost - Multifamily	\$850 per sf \$ 6,754,100	\$ 8,529,982	\$ 9,727,382
Building Cost - Commercial	\$650 per sf \$ 1,423,500	\$ -	\$ -
Soft Costs	\$ 1,871,968	\$ 1,823,853	\$ 2,024,555
Design and Architecture	5.0% of HC \$ 409,730	\$ 427,524	\$ 486,894
Building Permits and Use Tax	5.0% of HC \$ 409,730	\$ 427,524	\$ 486,894
FF&E, Taxes, Insurance & Project Marketing	7.5% of HC \$ 614,595	\$ 641,286	\$ 730,341
Community Housing Fee in Lieu	\$450 per sf of CH \$ 158,850	\$ 40,950	\$ -
Developer Fee	2.5% of Total Cost \$ 279,063	\$ 286,569	\$ 320,425
% of Hard Costs	22.8%	21.3%	20.8%
TOTAL CONSTRUCTION COST	\$ 10,066,568	\$ 10,374,335	\$ 11,762,436
TOTAL COST	\$ 11,441,568	\$ 11,749,335	\$ 13,137,436
Per GBA	\$1,129	\$1,171	\$1,148
Per Unit	\$2,860,392	\$1,678,476	\$1,194,312

Source: Economic & Planning Systems

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Table 3
Hurdle Rates
Feasibility Model: Ketchum Ordinance 1234 - Corner Stanadard Lot

Description	Option 1	Option 2	Option 3
Multifamily	7,015	9,108	9,350
Commercial	1,450	0	0
Cap Rate			
Multifamily	4.50%	4.50%	4.50%
Commercial	6.50%	6.50%	6.50%
Average	4.84%	4.50%	4.50%
Discount Rate			
Multifamily	6.00%	6.00%	6.00%
Commercial	8.00%	8.00%	8.00%
Average	6.34%	6.00%	6.00%
Debt %	65.0%	65.0%	65.0%
Equity %	35.0%	35.0%	35.0%
Debt Rate	6.0%	6.0%	6.0%
Equity Rate	15.0%	13.9%	13.9%
Average	9.15%	8.78%	8.78%

Source: Economic & Planning Systems
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Option 1
Operating Revenues and OpEx: Static
Feasibility Model: Ketchum Ordinance 1234 - Corner Stanadard Lot

Type	Factor	Rate	Lease Rate per year	Total Revenue	% of Total
REVENUE					
REVENUE		Units	NRSF		
Multifamily		7,015 NRSF		\$ 12,338,000	
For-Sale					
	3				
Penthouse	2	6,000 NRSF	\$2,000.00 per sf	\$ 12,000,000	
Condo	1	515 NRSF	\$1,250.00 per sf	\$ 643,750	
Garage Spaces	4		\$50,000.00 per space	\$ 200,000	
Sales Cost	4% % of income		168,583 per unit	\$ (505,750)	
Rental					
	1			\$ 14,132	
Market Rate Rental	-	0 NRSF	\$4.00 per sf	\$ -	0.0% of PGI
Community Housing	1	500 NRSF	\$2.36 per sf	\$ 14,132	18.8% of PGI
Other MF Income					
				\$ 120	0.2% of PGI
Storage Units	50% of units	1 units	\$0.0 per unit/mo	\$ -	0.0% of PGI
Parking Revenue	100% of units	1 units	\$0.0 per unit/mo	\$ -	0.0% of PGI
Trash Fee	100% of units	1 units	\$10.0 per unit/mo	\$ 120	0.2% of PGI
Admin Income	100% of units	1 units	\$0.0 per unit/yr	\$ -	0.0% of PGI
Commercial Income					
				\$ 60,900	81.0% of PGI
Ground Level		1,450 sf	\$42.0 per sf	\$ 60,900	81.0% of PGI
Floor 2		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
Floor 3		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
POTENTIAL GROSS INCOME (PGI)				\$ 75,152	100.0% of PGI
Less: Vacancy (Residential)	5.0% per year			\$ (713)	-0.9% of PGI
Less: Vacancy (Commercial)	7.0% per year			\$ (4,263)	-5.7% of PGI
EFFECTIVE GROSS INCOME (EGI)				\$ 70,176	93.4% of PGI
EXPENDITURES					
Variable Operating Expenses		\$ 2,899.00 per unit/yr.	Adjustment	\$ (2,899)	4.1% of EGI
Repairs & Maintenance	\$ 250.0	per unit/yr. 1 units	100% % of total	\$ (250)	0.4% of EGI
Service Contracts	\$ 200.0	per unit/yr. 1 units	100% % of total	\$ (200)	0.3% of EGI
Turnover Costs	\$ 199.0	per unit/yr. 1 units	100% % of total	\$ (199)	0.3% of EGI
Payroll (Inc. Taxes & Benefits)	\$ 1,250.0	per unit/yr. 1 units	100% % of total	\$ (1,250)	1.8% of EGI
Administrative	\$ 250.0	per unit/yr. 1 units	100% % of total	\$ (250)	0.4% of EGI
Leasing & Marketing	\$ 250.0	per unit/yr. 1 units	100% % of total	\$ (250)	0.4% of EGI
Utilities	\$ 500.0	per unit/yr. 1 units	100% % of total	\$ (500)	0.7% of EGI
Non-Variable Expenses			Adjustment	\$ (2,756)	3.9% of EGI
Property Taxes	0.00% % of value	\$1,326,174 total val. 1 units	100% % of total	\$ -	0.0% of EGI
Insurance	\$ 300.0	per unit/yr. 1 units	100% % of total	\$ (300)	0.4% of EGI
Management Fee	3.5% of EGI	\$70,176 EGI	100% % of total	\$ (2,456)	3.5% of EGI
DDA	- mill levy	\$0 total val.	0% % of total	\$ -	0.0% of EGI
			100% % of total	\$ -	0.0% of EGI
TOTAL OPERATING EXPENSES				\$ (5,655)	8.1% of EGI
Replacement Reserves			Adjustment	\$ (300)	0.4% of EGI
Replacement Reserves	\$ 300.0	per unit/yr. 1 units	100% % of total	\$ (300)	0.4% of EGI
TOTAL EXPENSES				\$ (5,955)	8.5% of EGI
UNLEVERAGED RETURN METRICS					
Net Operating Income				\$ 64,221	91.5% of EGI
Est. Rental Value				\$ 1,326,174	4.8% Cap rate
Sale Revenue				\$ 12,338,000	
Total Project Value				\$ 13,664,174	
Total Project Cost				\$ 11,441,568	
Project Return				\$ 2,222,607	
Return on Cost				19.43%	
Hurdle Rate				12.00%	

Source: Economic & Planning Systems

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Option 1
Operating Revenues and OpEx: Time Series
Feasibility Model: Ketchum Ordinance 1234 - Corner Stanadard Lot

*continued on next page

Description	Factor	Escalation	Total	Year 0	Year 1	Year 2	Year 3	Year 4
DEVELOPMENT COSTS								
% of Cost								
Acquisition and Site			100%	100%	0%	0%	0%	0%
Hard Costs			100%	35%	65%	0%	0%	0%
Soft Costs			100%	65%	35%	0%	0%	0%
Construction Cost			-\$11,441,568	-\$5,459,889	-\$5,981,679	\$0	\$0	\$0
Acquisition and Site	\$1,375,000	0.0%	-\$1,375,000	-\$1,375,000	\$0	\$0	\$0	\$0
Hard Costs	\$8,194,600	0.0%	-\$8,194,600	-\$2,868,110	-\$5,326,490	\$0	\$0	\$0
Soft Costs	\$1,871,968	0.0%	-\$1,871,968	-\$1,216,779	-\$655,189	\$0	\$0	\$0
Total Construction Costs			-\$11,441,568	-\$5,459,889	-\$5,981,679	\$0	\$0	\$0
NET OPERATING INCOME								
% of Revenue								
Residential Rental Income				0%	0%	50%	100%	100%
Residential Sales				0%	25%	50%	25%	0%
Commercial Income				0%	0%	50%	100%	100%
Operating Expenditures				0%	0%	50%	100%	100%
Revenue (Effective Gross Income)				\$0	\$0	\$36,506	\$74,472	\$75,961
Residential Rental Income	\$14,252	2.0%	\$14,252	\$0	\$0	\$7,414	\$15,124	\$15,427
Commercial Income	\$60,900	2.0%	\$60,900	\$0	\$0	\$31,680	\$64,628	\$65,920
Multifamily Vacancy	5.0%		\$0	\$0	\$0	-\$371	-\$756	-\$771
Commercial Vacancy	7.0%		\$0	\$0	\$0	-\$2,218	-\$4,524	-\$4,614
Operating Expenses				\$0	\$0	-\$3,098	-\$6,320	-\$6,446
Operating Expenditures	-\$5,955	2.0%	-\$5,955	\$0	\$0	-\$3,098	-\$6,320	-\$6,446
Net Operating Income				\$0	\$0	\$33,408	\$68,152	\$69,515
DISPOSITION REVENUE								
Gross Revenue			\$14,492,681	\$0	\$3,210,938	\$6,421,875	\$3,210,938	\$0
Residential Sales	\$12,843,750		\$12,843,750	\$0	\$3,210,938	\$6,421,875	\$3,210,938	\$0
Rental Asset Sales	4.84% cap rate	Year 10	\$1,648,931	\$0	\$0	\$0	\$0	\$0
Cost of Sale			-\$538,484	\$0	-\$128,438	-\$256,875	-\$128,438	\$0
Residential Sales	4.0%		-\$513,750	\$0	-\$128,438	-\$256,875	-\$128,438	\$0
Rental Asset Sales	1.5%		-\$24,734	\$0	\$0	\$0	\$0	\$0
Project Net Sale Revenue			\$13,954,197	\$0	\$3,082,500	\$6,165,000	\$3,082,500	\$0
PROJECT CASH FLOWS								
Net Project Cash Flows			\$3,130,984	-\$5,459,889	-\$2,899,179	\$6,198,408	\$3,150,652	\$69,515
Construction Costs			-\$11,441,568	-\$5,459,889	-\$5,981,679	\$0	\$0	\$0
Net Operating Income			\$618,354	\$0	\$0	\$33,408	\$68,152	\$69,515
Project Disposition Income			\$13,954,197	\$0	\$3,082,500	\$6,165,000	\$3,082,500	\$0
Net Present Value	9.15%		\$468,641	-\$5,459,889	-\$2,656,142	\$5,202,747	\$2,422,865	\$48,976
Project IRR			11.45%					

Source: Economic & Planning Systems
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Option 1
Operating Revenues and OpEx: Time Series
Feasibility Model: Ketchum Ordinance 1234 - Corner Stanadard Lot

Description	Factor	Escalation	Total	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
DEVELOPMENT COSTS									
% of Cost									
Acquisition and Site			100%	0%	0%	0%	0%	0%	0%
Hard Costs			100%	0%	0%	0%	0%	0%	0%
Soft Costs			100%	0%	0%	0%	0%	0%	0%
Construction Cost			-\$11,441,568	\$0	\$0	\$0	\$0	\$0	\$0
Acquisition and Site	\$1,375,000	0.0%	-\$1,375,000	\$0	\$0	\$0	\$0	\$0	\$0
Hard Costs	\$8,194,600	0.0%	-\$8,194,600	\$0	\$0	\$0	\$0	\$0	\$0
Soft Costs	\$1,871,968	0.0%	-\$1,871,968	\$0	\$0	\$0	\$0	\$0	\$0
Total Construction Costs			-\$11,441,568	\$0	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME									
% of Revenue									
Residential Rental Income				100%	100%	100%	100%	100%	100%
Residential Sales				0%	0%	0%	0%	0%	0%
Commercial Income				100%	100%	100%	100%	100%	100%
Operating Expenditures				100%	100%	100%	100%	100%	100%
Revenue (Effective Gross Income)				\$77,480	\$79,030	\$80,611	\$82,223	\$83,867	\$85,545
Residential Rental Income	\$14,252	2.0%	\$15,735	\$15,735	\$16,050	\$16,371	\$16,698	\$17,032	\$17,373
Commercial Income	\$60,900	2.0%	\$67,239	\$67,239	\$68,583	\$69,955	\$71,354	\$72,781	\$74,237
Multifamily Vacancy	5.0%		-\$787	-\$787	-\$802	-\$819	-\$835	-\$852	-\$869
Commercial Vacancy	7.0%		-\$4,707	-\$4,707	-\$4,801	-\$4,897	-\$4,995	-\$5,095	-\$5,197
Operating Expenses			-\$6,575	-\$6,706	-\$6,841	-\$6,977	-\$7,117	-\$7,259	-\$7,259
Operating Expenditures	-\$5,955	2.0%	-\$6,575	-\$6,575	-\$6,706	-\$6,841	-\$6,977	-\$7,117	-\$7,259
Net Operating Income				\$70,905	\$72,323	\$73,770	\$75,245	\$76,750	\$78,285
DISPOSITION REVENUE									
Gross Revenue			\$14,492,681	\$0	\$0	\$0	\$0	\$0	\$1,648,931
Residential Sales	\$12,843,750		\$12,843,750	\$0	\$0	\$0	\$0	\$0	\$0
Rental Asset Sales	4.84% cap rate	Year 10	\$1,648,931	\$0	\$0	\$0	\$0	\$0	\$1,648,931
Cost of Sale			-\$538,484	\$0	\$0	\$0	\$0	\$0	-\$24,734
Residential Sales	4.0%		-\$513,750	\$0	\$0	\$0	\$0	\$0	\$0
Rental Asset Sales	1.5%		-\$24,734	\$0	\$0	\$0	\$0	\$0	-\$24,734
Project Net Sale Revenue			\$13,954,197	\$0	\$0	\$0	\$0	\$0	\$1,624,197
PROJECT CASH FLOWS									
Net Project Cash Flows			\$3,130,984	\$70,905	\$72,323	\$73,770	\$75,245	\$76,750	\$1,702,482
Construction Costs			-\$11,441,568	\$0	\$0	\$0	\$0	\$0	\$0
Net Operating Income			\$618,354	\$70,905	\$72,323	\$73,770	\$75,245	\$76,750	\$78,285
Project Disposition Income			\$13,954,197	\$0	\$0	\$0	\$0	\$0	\$1,624,197
Net Present Value	9.15%		\$468,641	\$45,768	\$42,770	\$39,968	\$37,350	\$34,903	\$709,325
Project IRR			11.45%						

Source: Economic & Planning Systems
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Option 2
Operating Revenues and OpEx: Static
Feasibility Model: Ketchum Ordinance 1234 - Corner Stanadard Lot

Type	Factor	Rate	Lease Rate per year	Total Revenue	% of Total
REVENUE					
REVENUE		Units	NRSF		
Multifamily		9,108 NRSF		\$ 12,374,800	
For-Sale					
	5				
Penthouse	1	3,000 NRSF	\$2,000.00 per sf	\$ 6,000,000	
Condo	4	5,304 NRSF	\$1,250.00 per sf	\$ 6,630,000	
Garage Spaces	5		\$50,000.00 per space	\$ 250,000	
Sales Cost	4% % of income		101,040 per unit	\$ (505,200)	
Rental					
	2			\$ 22,724	
Market Rate Rental	-	0 NRSF	\$4.00 per sf	\$ -	0.0% of PGI
Community Housing	2	804 NRSF	\$2.36 per sf	\$ 22,724	99.0% of PGI
Other MF Income					
				\$ 240	1.0% of PGI
Storage Units	50% of units	2 units	\$0.0 per unit/mo	\$ -	0.0% of PGI
Parking Revenue	100% of units	0 units	\$50.0 per unit/mo	\$ -	0.0% of PGI
Trash Fee	100% of units	2 units	\$10.0 per unit/mo	\$ 240	1.0% of PGI
Admin Income	100% of units	2 units	\$0.0 per unit/yr	\$ -	0.0% of PGI
Commecial Income					
				\$ -	0.0% of PGI
Ground Level		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
Floor 2		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
Floor 3		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
POTENTIAL GROSS INCOME (PGI)				\$ 22,964	100.0% of PGI
Less: Vacancy (Residential)	5.0% per year			\$ (1,148)	-5.0% of PGI
Less: Vacancy (Commercial)	7.0% per year			\$ -	0.0% of PGI
EFFECTIVE GROSS INCOME (EGI)				\$ 21,816	95.0% of PGI
EXPENDITURES					
Variable Operating Expenses		\$ 2,899.00 per unit/yr.	Adjustment	\$ (5,798)	26.6% of EGI
Repairs & Maintenance	\$ 250.0 per unit/yr.	2 units	100% % of total	\$ (500)	2.3% of EGI
Service Contracts	\$ 200.0 per unit/yr.	2 units	100% % of total	\$ (400)	1.8% of EGI
Turnover Costs	\$ 199.0 per unit/yr.	2 units	100% % of total	\$ (398)	1.8% of EGI
Payroll (Inc. Taxes & Benefits)	\$ 1,250.0 per unit/yr.	2 units	100% % of total	\$ (2,500)	11.5% of EGI
Administrative	\$ 250.0 per unit/yr.	2 units	100% % of total	\$ (500)	2.3% of EGI
Leasing & Marketing	\$ 250.0 per unit/yr.	2 units	100% % of total	\$ (500)	2.3% of EGI
Utilities	\$ 500.0 per unit/yr.	2 units	100% % of total	\$ (1,000)	4.6% of EGI
Non-Variable Expenses					
			Adjustment	\$ (2,491)	11.4% of EGI
Property Taxes	0.39% % of value	\$287,262 total val.	100% % of total	\$ (1,128)	5.2% of EGI
Insurance	\$ 300.0 per unit/yr.	2 units	100% % of total	\$ (600)	2.8% of EGI
Management Fee	3.5% of EGI	\$21,816 EGI	100% % of total	\$ (764)	3.5% of EGI
DDA	- mill levy	\$0 total val.	0% % of total	\$ -	0.0% of EGI
			100% % of total	\$ -	0.0% of EGI
TOTAL OPERATING EXPENSES				\$ (8,289)	38.0% of EGI
Replacement Reserves					
			Adjustment	\$ (600)	2.8% of EGI
Replacement Reserves	\$ 300.0 per unit/yr.	2 units	100% % of total	\$ (600)	2.8% of EGI
TOTAL EXPENSES				\$ (8,889)	40.7% of EGI
UNLEVERAGED RETURN METRICS					
Net Operating Income				\$ 12,927	59.3% of EGI
Est. Rental Value				\$ 287,262	4.5% Cap rate
Sale Revenue				\$ 12,374,800	
Total Project Value				\$ 12,662,062	
Total Project Cost				\$ 11,749,335	
Project Return				\$ 912,727	
Return on Cost				7.77%	
Hurdle Rate				12.00%	

Source: Economic & Planning Systems

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Option 2
Operating Revenues and OpEx: Time Series
Feasibility Model: Ketchum Ordinance 1234 - Corner Stanadard Lot

*continued on next page

Description	Factor	Escalation	Total	Year 0	Year 1	Year 2	Year 3	Year 4
DEVELOPMENT COSTS								
% of Cost								
Acquisition and Site			100%	100%	0%	0%	0%	0%
Hard Costs			100%	35%	65%	0%	0%	0%
Soft Costs			100%	65%	35%	0%	0%	0%
Construction Cost			-\$11,749,335	-\$5,553,173	-\$6,196,162	\$0	\$0	\$0
Acquisition and Site	\$1,375,000	0.0%	-\$1,375,000	-\$1,375,000	\$0	\$0	\$0	\$0
Hard Costs	\$8,550,482	0.0%	-\$8,550,482	-\$2,992,669	-\$5,557,813	\$0	\$0	\$0
Soft Costs	\$1,823,853	0.0%	-\$1,823,853	-\$1,185,505	-\$638,349	\$0	\$0	\$0
Total Construction Costs			-\$11,749,335	-\$5,553,173	-\$6,196,162	\$0	\$0	\$0
NET OPERATING INCOME								
% of Revenue								
Residential Rental Income				0%	0%	50%	100%	100%
Residential Sales				0%	25%	50%	25%	0%
Commercial Income				0%	0%	50%	100%	100%
Operating Expenditures				0%	0%	50%	100%	100%
Revenue (Effective Gross Income)				\$0	\$0	\$11,349	\$23,151	\$23,614
Residential Rental Income	\$22,964	2.0%	\$0	\$0	\$11,946	\$24,370	\$24,857	\$24,857
Commercial Income	\$0	2.0%	\$0	\$0	\$0	\$0	\$0	\$0
Multifamily Vacancy	5.0%		\$0	\$0	-\$597	-\$1,218	-\$1,243	-\$1,243
Commercial Vacancy	7.0%		\$0	\$0	\$0	\$0	\$0	\$0
Operating Expenses				\$0	\$0	-\$4,624	-\$9,433	-\$9,622
Operating Expenditures	-\$8,889	2.0%	\$0	\$0	-\$4,624	-\$9,433	-\$9,622	-\$9,622
Net Operating Income				\$0	\$0	\$6,725	\$13,718	\$13,992
DISPOSITION REVENUE								
Gross Revenue			\$13,237,174	\$0	\$3,220,000	\$6,440,000	\$3,220,000	\$0
Residential Sales	\$12,880,000		\$12,880,000	\$0	\$3,220,000	\$6,440,000	\$3,220,000	\$0
Rental Asset Sales	4.50% cap rate	Year 10	\$357,174	\$0	\$0	\$0	\$0	\$0
Cost of Sale			-\$520,558	\$0	-\$128,800	-\$257,600	-\$128,800	\$0
Residential Sales	4.0%		-\$515,200	\$0	-\$128,800	-\$257,600	-\$128,800	\$0
Rental Asset Sales	1.5%		-\$5,358	\$0	\$0	\$0	\$0	\$0
Project Net Sale Revenue			\$12,716,617	\$0	\$3,091,200	\$6,182,400	\$3,091,200	\$0
PROJECT CASH FLOWS								
Net Project Cash Flows			\$1,091,747	-\$5,553,173	-\$3,104,962	\$6,189,125	\$3,104,918	\$13,992
Construction Costs			-\$11,749,335	-\$5,553,173	-\$6,196,162	\$0	\$0	\$0
Net Operating Income			\$124,466	\$0	\$0	\$6,725	\$13,718	\$13,992
Project Disposition Income			\$12,716,617	\$0	\$3,091,200	\$6,182,400	\$3,091,200	\$0
Net Present Value	8.78%		-\$555,017	-\$5,553,173	-\$2,854,387	\$5,230,490	\$2,412,236	\$9,994
Project IRR			5.42%					

Source: Economic & Planning Systems
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Option 2
Operating Revenues and OpEx: Time Series
Feasibility Model: Ketchum Ordinance 1234 - Corner Stanadard Lot

Description	Factor	Escalation	Total	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
DEVELOPMENT COSTS									
% of Cost									
Acquisition and Site			100%	0%	0%	0%	0%	0%	0%
Hard Costs			100%	0%	0%	0%	0%	0%	0%
Soft Costs			100%	0%	0%	0%	0%	0%	0%
Construction Cost			-\$11,749,335	\$0	\$0	\$0	\$0	\$0	\$0
Acquisition and Site	\$1,375,000	0.0%	-\$1,375,000	\$0	\$0	\$0	\$0	\$0	\$0
Hard Costs	\$8,550,482	0.0%	-\$8,550,482	\$0	\$0	\$0	\$0	\$0	\$0
Soft Costs	\$1,823,853	0.0%	-\$1,823,853	\$0	\$0	\$0	\$0	\$0	\$0
Total Construction Costs			-\$11,749,335	\$0	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME									
% of Revenue									
Residential Rental Income				100%	100%	100%	100%	100%	100%
Residential Sales				0%	0%	0%	0%	0%	0%
Commercial Income				100%	100%	100%	100%	100%	100%
Operating Expenditures				100%	100%	100%	100%	100%	100%
Revenue (Effective Gross Income)				\$24,087	\$24,568	\$25,060	\$25,561	\$26,072	\$26,593
Residential Rental Income	\$22,964	2.0%	\$25,354	\$25,354	\$25,861	\$26,379	\$26,906	\$27,444	\$27,993
Commercial Income	\$0	2.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Multifamily Vacancy	5.0%		-\$1,268	-\$1,293	-\$1,319	-\$1,345	-\$1,372	-\$1,400	-\$1,400
Commercial Vacancy	7.0%		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Expenses			-\$9,814	-\$10,011	-\$10,211	-\$10,415	-\$10,623	-\$10,836	-\$10,836
Operating Expenditures	-\$8,889	2.0%	-\$9,814	-\$10,011	-\$10,211	-\$10,415	-\$10,623	-\$10,836	-\$10,836
Net Operating Income			\$14,272	\$14,558	\$14,849	\$15,146	\$15,449	\$15,758	\$15,758
DISPOSITION REVENUE									
Gross Revenue			\$13,237,174	\$0	\$0	\$0	\$0	\$0	\$357,174
Residential Sales	\$12,880,000		\$12,880,000	\$0	\$0	\$0	\$0	\$0	\$0
Rental Asset Sales	4.50% cap rate	Year 10	\$357,174	\$0	\$0	\$0	\$0	\$0	\$357,174
Cost of Sale			-\$520,558	\$0	\$0	\$0	\$0	\$0	-\$5,358
Residential Sales	4.0%		-\$515,200	\$0	\$0	\$0	\$0	\$0	\$0
Rental Asset Sales	1.5%		-\$5,358	\$0	\$0	\$0	\$0	\$0	-\$5,358
Project Net Sale Revenue			\$12,716,617	\$0	\$0	\$0	\$0	\$0	\$351,817
PROJECT CASH FLOWS									
Net Project Cash Flows			\$1,091,747	\$14,272	\$14,558	\$14,849	\$15,146	\$15,449	\$367,574
Construction Costs			-\$11,749,335	\$0	\$0	\$0	\$0	\$0	\$0
Net Operating Income			\$124,466	\$14,272	\$14,558	\$14,849	\$15,146	\$15,449	\$15,758
Project Disposition Income			\$12,716,617	\$0	\$0	\$0	\$0	\$0	\$351,817
Net Present Value	8.78%		-\$555,017	\$9,371	\$8,787	\$8,239	\$7,726	\$7,244	\$158,457
Project IRR			5.42%						

Source: Economic & Planning Systems
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Option 3
Operating Revenues and OpEx: Static
Feasibility Model: Ketchum Ordinance 1234 - Corner Stanadard Lot

Type	Factor	Rate	Lease Rate per year	Total Revenue	% of Total
REVENUE					
	Units	NRSF			
Multifamily		8,250 NRSF		\$ 12,210,000	
For-Sale					
	9				
Penthouse	1	3,000 NRSF	\$2,000.00 per sf	\$ 6,000,000	
Condo	8	5,250 NRSF	\$1,250.00 per sf	\$ 6,562,500	
Garage Spaces	3		\$50,000.00 per space	\$ 150,000	
Sales Cost	4% % of income		55,833 per unit	\$ (502,500)	
Rental					
	2			\$ 47,535	
Market Rate Rental	-	0 NRSF	\$4.00 per sf	\$ -	0.0% of PGI
Community Housing	2	1,850 NRSF	\$2.14 per sf	\$ 47,535	99.5% of PGI
Other MF Income					
				\$ 240	0.5% of PGI
Storage Units	50% of units	2 units	\$0.0 per unit/mo	\$ -	0.0% of PGI
Parking Revenue	100% of units	0 units	\$50.0 per unit/mo	\$ -	0.0% of PGI
Trash Fee	100% of units	2 units	\$10.0 per unit/mo	\$ 240	0.5% of PGI
Admin Income	100% of units	2 units	\$0.0 per unit/yr	\$ -	0.0% of PGI
Commecial Income					
				\$ -	0.0% of PGI
Ground Level		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
Floor 2		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
Floor 3		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
POTENTIAL GROSS INCOME (PGI)				\$ 47,775	100.0% of PGI
Less: Vacancy (Residential)	5.0% per year			\$ (2,389)	-5.0% of PGI
Less: Vacancy (Commercial)	7.0% per year			\$ -	0.0% of PGI
EFFECTIVE GROSS INCOME (EGI)				\$ 45,386	95.0% of PGI
EXPENDITURES					
Variable Operating Expenses				\$ 2,899.00	per unit/yr.
			Adjustment	\$ (5,798)	12.8% of EGI
Repairs & Maintenance	\$ 250.0 per unit/yr.	2 units	100% % of total	\$ (500)	1.1% of EGI
Service Contracts	\$ 200.0 per unit/yr.	2 units	100% % of total	\$ (400)	0.9% of EGI
Turnover Costs	\$ 199.0 per unit/yr.	2 units	100% % of total	\$ (398)	0.9% of EGI
Payroll (Inc. Taxes & Benefits)	\$ 1,250.0 per unit/yr.	2 units	100% % of total	\$ (2,500)	5.5% of EGI
Administrative	\$ 250.0 per unit/yr.	2 units	100% % of total	\$ (500)	1.1% of EGI
Leasing & Marketing	\$ 250.0 per unit/yr.	2 units	100% % of total	\$ (500)	1.1% of EGI
Utilities	\$ 500.0 per unit/yr.	2 units	100% % of total	\$ (1,000)	2.2% of EGI
Non-Variable Expenses				\$ (5,141)	11.3% of EGI
Property Taxes	0.39% % of value	\$752,156 total val.	100% % of total	\$ (2,952)	6.5% of EGI
Insurance	\$ 300.0 per unit/yr.	2 units	100% % of total	\$ (600)	1.3% of EGI
Management Fee	3.5% of EGI	\$45,386 EGI	100% % of total	\$ (1,589)	3.5% of EGI
DDA	- mill levy	\$0 total val.	0% % of total	\$ -	0.0% of EGI
			100% % of total	\$ -	0.0% of EGI
TOTAL OPERATING EXPENSES				\$ (10,939)	24.1% of EGI
Replacement Reserves				\$ (600)	1.3% of EGI
Replacement Reserves	\$ 300.0 per unit/yr.	2 units	100% % of total	\$ (600)	1.3% of EGI
TOTAL EXPENSES				\$ (11,539)	25.4% of EGI
UNLEVERAGED RETURN METRICS					
Net Operating Income				\$ 33,847	74.6% of EGI
Est. Rental Value				\$ 752,156	4.5% cap rate
Sale Revenue				\$ 12,210,000	
Total Project Value				\$ 12,962,156	
Total Project Cost				\$ 13,137,436	
Project Return				\$ (175,280)	
Return on Cost				-1.33%	
Hurdle Rate				12.00%	

Source: Economic & Planning Systems

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Option 3
Operating Revenues and OpEx: Time Series
Feasibility Model: Ketchum Ordinance 1234 - Corner Stanadard Lot

*continued on next page

Description	Factor	Escalation	Total	Year 0	Year 1	Year 2	Year 3	Year 4
DEVELOPMENT COSTS								
% of Cost								
Acquisition and Site			100%	100%	0%	0%	0%	0%
Hard Costs			100%	35%	65%	0%	0%	0%
Soft Costs			100%	65%	35%	0%	0%	0%
Construction Cost			-\$13,137,436	-\$6,099,219	-\$7,038,217	\$0	\$0	\$0
Acquisition and Site	\$1,375,000	0.0%	-\$1,375,000	-\$1,375,000	\$0	\$0	\$0	\$0
Hard Costs	\$9,737,882	0.0%	-\$9,737,882	-\$3,408,259	-\$6,329,623	\$0	\$0	\$0
Soft Costs	\$2,024,555	0.0%	-\$2,024,555	-\$1,315,960	-\$708,594	\$0	\$0	\$0
Total Construction Costs			-\$13,137,436	-\$6,099,219	-\$7,038,217	\$0	\$0	\$0
NET OPERATING INCOME								
% of Revenue								
Residential Rental Income				0%	0%	50%	100%	100%
Residential Sales				0%	25%	50%	25%	0%
Commercial Income				0%	0%	50%	100%	100%
Operating Expenditures				0%	0%	50%	100%	100%
Revenue (Effective Gross Income)				\$0	\$0	\$23,610	\$48,164	\$49,127
Residential Rental Income	\$47,775	2.0%	\$0	\$0	\$24,852	\$50,699	\$51,713	\$51,713
Commercial Income	\$0	2.0%	\$0	\$0	\$0	\$0	\$0	\$0
Multifamily Vacancy	5.0%		\$0	\$0	-\$1,243	-\$2,535	-\$2,586	-\$2,586
Commercial Vacancy	7.0%		\$0	\$0	\$0	\$0	\$0	\$0
Operating Expenses				\$0	\$0	-\$6,003	-\$12,245	-\$12,490
Operating Expenditures	-\$11,539	2.0%	\$0	\$0	-\$6,003	-\$12,245	-\$12,490	-\$12,490
Net Operating Income				\$0	\$0	\$17,607	\$35,919	\$36,637
DISPOSITION REVENUE								
Gross Revenue			\$13,647,711	\$0	\$3,178,125	\$6,356,250	\$3,178,125	\$0
Residential Sales	\$12,712,500		\$12,712,500	\$0	\$3,178,125	\$6,356,250	\$3,178,125	\$0
Rental Asset Sales	4.50% cap rate	Year 10	\$935,211	\$0	\$0	\$0	\$0	\$0
Cost of Sale			-\$522,528	\$0	-\$127,125	-\$254,250	-\$127,125	\$0
Residential Sales	4.0%		-\$508,500	\$0	-\$127,125	-\$254,250	-\$127,125	\$0
Rental Asset Sales	1.5%		-\$14,028	\$0	\$0	\$0	\$0	\$0
Project Net Sale Revenue			\$13,125,183	\$0	\$3,051,000	\$6,102,000	\$3,051,000	\$0
PROJECT CASH FLOWS								
Net Project Cash Flows			\$313,643	-\$6,099,219	-\$3,987,217	\$6,119,607	\$3,086,919	\$36,637
Construction Costs			-\$13,137,436	-\$6,099,219	-\$7,038,217	\$0	\$0	\$0
Net Operating Income			\$325,897	\$0	\$0	\$17,607	\$35,919	\$36,637
Project Disposition Income			\$13,125,183	\$0	\$3,051,000	\$6,102,000	\$3,051,000	\$0
Net Present Value	8.78%		-\$1,645,292	-\$6,099,219	-\$3,665,443	\$5,171,740	\$2,398,253	\$26,167
Project IRR			1.13%					

Source: Economic & Planning Systems
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Option 3
Operating Revenues and OpEx: Time Series
Feasibility Model: Ketchum Ordinance 1234 - Corner Stanadard Lot

Description	Factor	Escalation	Total	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
DEVELOPMENT COSTS									
% of Cost									
Acquisition and Site			100%	0%	0%	0%	0%	0%	0%
Hard Costs			100%	0%	0%	0%	0%	0%	0%
Soft Costs			100%	0%	0%	0%	0%	0%	0%
Construction Cost			-\$13,137,436	\$0	\$0	\$0	\$0	\$0	\$0
Acquisition and Site	\$1,375,000	0.0%	-\$1,375,000	\$0	\$0	\$0	\$0	\$0	\$0
Hard Costs	\$9,737,882	0.0%	-\$9,737,882	\$0	\$0	\$0	\$0	\$0	\$0
Soft Costs	\$2,024,555	0.0%	-\$2,024,555	\$0	\$0	\$0	\$0	\$0	\$0
Total Construction Costs			-\$13,137,436	\$0	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME									
% of Revenue									
Residential Rental Income				100%	100%	100%	100%	100%	100%
Residential Sales				0%	0%	0%	0%	0%	0%
Commercial Income				100%	100%	100%	100%	100%	100%
Operating Expenditures				100%	100%	100%	100%	100%	100%
Revenue (Effective Gross Income)				\$50,110	\$51,112	\$52,134	\$53,177	\$54,240	\$55,325
Residential Rental Income	\$47,775	2.0%	\$52,747	\$52,747	\$53,802	\$54,878	\$55,976	\$57,095	\$58,237
Commercial Income	\$0	2.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Multifamily Vacancy	5.0%		-\$2,637	-\$2,690	-\$2,744	-\$2,799	-\$2,855	-\$2,912	-\$2,912
Commercial Vacancy	7.0%		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Expenses			-\$12,740	-\$12,995	-\$13,255	-\$13,520	-\$13,790	-\$14,066	-\$14,066
Operating Expenditures	-\$11,539	2.0%	-\$12,740	-\$12,995	-\$13,255	-\$13,520	-\$13,790	-\$13,790	-\$14,066
Net Operating Income			\$37,370	\$38,117	\$38,880	\$39,657	\$40,450	\$41,259	\$41,259
DISPOSITION REVENUE									
Gross Revenue			\$13,647,711	\$0	\$0	\$0	\$0	\$0	\$935,211
Residential Sales	\$12,712,500		\$12,712,500	\$0	\$0	\$0	\$0	\$0	\$0
Rental Asset Sales	4.50% cap rate Year 10		\$935,211	\$0	\$0	\$0	\$0	\$0	\$935,211
Cost of Sale			-\$522,528	\$0	\$0	\$0	\$0	\$0	-\$14,028
Residential Sales	4.0%		-\$508,500	\$0	\$0	\$0	\$0	\$0	\$0
Rental Asset Sales	1.5%		-\$14,028	\$0	\$0	\$0	\$0	\$0	-\$14,028
Project Net Sale Revenue			\$13,125,183	\$0	\$0	\$0	\$0	\$0	\$921,183
PROJECT CASH FLOWS									
Net Project Cash Flows			\$313,643	\$37,370	\$38,117	\$38,880	\$39,657	\$40,450	\$962,443
Construction Costs			-\$13,137,436	\$0	\$0	\$0	\$0	\$0	\$0
Net Operating Income			\$325,897	\$37,370	\$38,117	\$38,880	\$39,657	\$40,450	\$41,259
Project Disposition Income			\$13,125,183	\$0	\$0	\$0	\$0	\$0	\$921,183
Net Present Value	8.78%		-\$1,645,292	\$24,536	\$23,007	\$21,573	\$20,229	\$18,968	\$414,897
Project IRR			1.13%						

Source: Economic & Planning Systems
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The Economics of Land Use



Draft Financial Model

Feasibility Model: Ketchum Ordinance 1234 - Interior Long Lot

Prepared for:

City of Ketchum

Prepared by:

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Date:

June 21, 2023

EPS #233053

Table 1
Project Summary and Key Assumptions
Feasibility Model: Ketchum Ordinance 1234 - Interior Long Lot

Option 1

Option	Option 1	Option 2
Description	Interior Long Lot - Mixed-Use <30% Commercial Minimum Residential Density	Interior Long Lot - 100% Residential Minimum Density
Zoning Description	Mixed-Use	Mixed-Use
Stories	3-Story	3-Story
Parking	Tuck Under / Surface	Tuck Under / Surface
LOT AREA		
Front (Feet)	55	55
Side (Feet)	150	150
Total Area (sf)	8,250	8,250
Total Area (ac)	0.19	0.19
Commercial		
Gross Building Area		
Ground Level	5,360	0
Floor 2	0	0
Floor 3	0	0
Total	5,360	0
Efficiency Factor	57%	0%
Net Leasable Area		
Ground Level	3,033	0
Floor 2	0	0
Floor 3	0	0
Total	3,033	0
Average Rental Rate (NNN)	\$42.0	\$42.0
MULTIFAMILY		
Gross Building Area		
Ground Level	0	5,360
Floor 2	6,130	6,130
Floor 3	6,130	6,130
Total	12,260	17,620
Efficiency Factor	92.9%	76.6%
Net Leasable Area		
Ground Level	0	2,250
Floor 2	5,625	5,625
Floor 3	5,760	5,625
Total	11,385	13,500
Units		
Penthouse	3	2
Condo	2	7
Market Rate Rental	0	0
Community Housing	1	2
Total	6	11
Average Unit Size		
Penthouse	2,920	3,000
Condo	750	857
Market Rate Rental	0	0
Community Housing	1,125	750
Required Community Housing	1,593	1,593
Fee-in-Lieu SF	468	93
Rates/Prices		
For-Sale (Price per SF)		
Penthouse	\$2,000	\$2,000
Condo	\$1,250	\$1,250
For-Rent (Rent per SF)		
Market Rate	\$4.00	\$4.00
Community Housing	\$1.12	\$1.68
PARKING		
Parking Summary		
Surface	2	2
Tuck Under	4	4
Podium	0	0
Underground Parking	0	0
Total	6	6
PROJECT COSTS		
Hard Costs		
Land Cost	per land sf \$200	\$200
Site Costs	per land sf \$15	\$15
Surface Parking Costs	per space \$3,500	\$3,500
Tuck Under Cost	per space \$5,000	\$5,000
Building Cost - Podium	per sf \$80	\$80
Building Cost - Underground Parking	per sf \$450	\$450
Building Cost - Multifamily	per sf \$850	\$850
Building Cost - Commercial	per sf \$650	\$650
PROJECT RETURN AND GAP		
PROJECT COST		
Total Cost	\$18,813,311	\$17,450,621
Per GBA	\$1,068	\$1,148
Per Unit	\$3,135,552	\$1,586,420
STATIC EVALUATION		
Return on Cost		
Total Project Value	\$21,455,857	\$19,259,954
Total Project Cost	\$18,813,311	\$17,450,621
Project Return	\$2,642,546	\$1,809,333
Return on Cost	14.0%	10.4%
Target	12%-15%	12%-15%
TIME SERIES		
Return on Cost		
Project IRR		
Hardle Rate	9.15%	8.70%
Actual Rate	8.97%	7.01%
Gap/Surplus (NPV)	-\$62,921	-\$395,734
% of Total	-0.3%	-2.3%

Source: Economic & Planning Systems
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Table 2
Development Costs
Feasibility Model: Ketchum Ordinance 1234 - Interior Long Lot

Option:	Option 1	Option 2
PROGRAM		
Site Area	8,250	8,250
Multifamily Gross Area		
Ground Level	-	2,937
Floor 2	6,130	6,130
Floor 3	6,130	6,130
Multifamily Units	6	11
Commercial Gross Area		
Ground Level	5,360	-
Floor 2	-	-
Floor 3	-	-
Building Gross Area		
Ground Level	5,360	2,937
Floor 2	6,130	6,130
Floor 3	6,130	6,130
Parking		
Surface Spaces	2	2
Tuck Under Spaces	4	4
Podium Area (sf)	-	-
Underground Parking Area (sf)	-	-
PROJECT COSTS		
Acquisition and Site	\$ 1,773,750	\$ 1,773,750
Acquisition Cost	\$ 1,650,000	\$ 1,650,000
General Site Costs	\$ 123,750	\$ 123,750
<i>Land Cost per Unit</i>	<i>\$275,000</i>	<i>\$150,000</i>
Hard Costs	\$ 13,932,000	\$ 12,944,167
Surface Parking Costs	\$3,500 per space \$ 7,000	\$ 7,000
Tuck Under Cost	\$5,000 per space \$ 20,000	\$ 20,000
Building Cost - Podium	\$80 per sf \$ -	\$ -
Building Cost - Underground Parking	\$450 per sf \$ -	\$ -
Building Cost - Multifamily	\$850 per sf \$ 10,421,000	\$ 12,917,167
Building Cost - Commercial	\$650 per sf \$ 3,484,000	\$ -
Soft Costs	\$ 3,107,561	\$ 2,732,704
Design and Architecture	5.0% of HC \$ 696,600	\$ 647,208
Building Permits and Use Tax	5.0% of HC \$ 696,600	\$ 647,208
FF&E, Taxes, Insurance & Project Marketing	7.5% of HC \$ 1,044,900	\$ 970,813
Community Housing Fee in Lieu	\$450 per sf of CH \$ 210,600	\$ 41,850
Developer Fee	2.5% of Total Cost \$ 458,861	\$ 425,625
% of Hard Costs	22.3%	21.1%
TOTAL CONSTRUCTION COST	\$ 17,039,561	\$ 15,676,871
TOTAL COST	\$ 18,813,311	\$ 17,450,621
Per GBA	\$1,068	\$1,148
Per Unit	\$3,135,552	\$1,586,420

Source: Economic & Planning Systems

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Table 3
Hurdle Rates
Feasibility Model: Ketchum Ordinance 1234 - Interior Long Lot

Description	Option 1	Option 2
Multifamily	11,385	13,500
Commercial	3,033	0
Cap Rate		
Multifamily	4.50%	4.50%
Commercial	6.50%	6.50%
Average	4.92%	4.50%
Discount Rate		
Multifamily	6.00%	6.00%
Commercial	8.00%	8.00%
Average	6.42%	6.00%
Debt %	65.0%	65.0%
Equity %	35.0%	35.0%
Debt Rate	6.0%	6.0%
Equity Rate	15.0%	13.7%
Average	9.15%	8.70%

Source: Economic & Planning Systems

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Option 1
Operating Revenues and OpEx: Static
Feasibility Model: Ketchum Ordinance 1234 - Interior Long Lot

Type	Factor	Rate	Lease Rate per year	Total Revenue	% of Total
REVENUE					
Multifamily	Units	NRSF		\$ 18,919,200	
For-Sale	5	11,385 NRSF			
Penthouse	3	8,760 NRSF	\$2,000.00 per sf	\$ 17,520,000	
Condo	2	1,500 NRSF	\$1,250.00 per sf	\$ 1,875,000	
Garage Spaces	6		\$50,000.00 per space	\$ 300,000	
Sales Cost	4% % of income		155,160 per unit	\$ (775,800)	
Rental	1			\$ 15,150	
Market Rate Rental	-	0 NRSF	\$4.00 per sf	\$ -	0.0% of PGI
Community Housing	1	1,125 NRSF	\$1.12 per sf	\$ 15,150	10.6% of PGI
Other MF Income				\$ 120	0.1% of PGI
Storage Units	50% of units	1 units	\$0.0 per unit/mo	\$ -	0.0% of PGI
Parking Revenue	100% of units	1 units	\$0.0 per unit/mo	\$ -	0.0% of PGI
Trash Fee	100% of units	1 units	\$10.0 per unit/mo	\$ 120	0.1% of PGI
Admin Income	100% of units	1 units	\$0.0 per unit/yr	\$ -	0.0% of PGI
Commercial Income				\$ 127,386	89.3% of PGI
Ground Level		3,033 sf	\$42.0 per sf	\$ 127,386	89.3% of PGI
Floor 2		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
Floor 3		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
POTENTIAL GROSS INCOME (PGI)				\$ 142,656	100.0% of PGI
Less: Vacancy (Residential)	5.0% per year			\$ (763)	-0.5% of PGI
Less: Vacancy (Commercial)	7.0% per year			\$ (8,917)	-6.3% of PGI
EFFECTIVE GROSS INCOME (EGI)				\$ 132,975	93.2% of PGI
EXPENDITURES					
Variable Operating Expenses	\$ 2,899.00	per unit/yr.	Adjustment	\$ (2,899)	2.2% of EGI
Repairs & Maintenance	\$ 250.0	per unit/yr.	1 units 100% % of total	\$ (250)	0.2% of EGI
Service Contracts	\$ 200.0	per unit/yr.	1 units 100% % of total	\$ (200)	0.2% of EGI
Turnover Costs	\$ 199.0	per unit/yr.	1 units 100% % of total	\$ (199)	0.1% of EGI
Payroll (Inc. Taxes & Benefits)	\$ 1,250.0	per unit/yr.	1 units 100% % of total	\$ (1,250)	0.9% of EGI
Administrative	\$ 250.0	per unit/yr.	1 units 100% % of total	\$ (250)	0.2% of EGI
Leasing & Marketing	\$ 250.0	per unit/yr.	1 units 100% % of total	\$ (250)	0.2% of EGI
Utilities	\$ 500.0	per unit/yr.	1 units 100% % of total	\$ (500)	0.4% of EGI
Non-Variable Expenses			Adjustment	\$ (4,954)	3.7% of EGI
Property Taxes	0.00% % of value	\$2,536,657 total val.	100% % of total	\$ -	0.0% of EGI
Insurance	\$ 300.0	per unit/yr.	1 units 100% % of total	\$ (300)	0.2% of EGI
Management Fee	3.5% of EGI	\$132,975 EGI	100% % of total	\$ (4,654)	3.5% of EGI
DDA	- mill levy	\$0 total val.	0% % of total	\$ -	0.0% of EGI
			100% % of total	\$ -	0.0% of EGI
TOTAL OPERATING EXPENSES				\$ (7,853)	5.9% of EGI
Replacement Reserves			Adjustment	\$ (300)	0.2% of EGI
Replacement Reserves	\$ 300.0	per unit/yr.	1 units 100% % of total	\$ (300)	0.2% of EGI
TOTAL EXPENSES				\$ (8,153)	6.1% of EGI
UNLEVERAGED RETURN METRICS					
Net Operating Income				\$ 124,822	93.9% of EGI
Est. Rental Value				\$ 2,536,657	4.9% Cap rate
Sale Revenue				\$ 18,919,200	
Total Project Value				\$ 21,455,857	
Total Project Cost				\$ 18,813,311	
Project Return				\$ 2,642,546	
Return on Cost				14.05%	
Hurdle Rate				12.00%	

Source: Economic & Planning Systems
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Option 1
Operating Revenues and OpEx: Time Series
Feasibility Model: Ketchum Ordinance 1234 - Interior Long Lot

*continued on next page

Description	Factor	Escalation	Total	Year 0	Year 1	Year 2	Year 3	Year 4
DEVELOPMENT COSTS								
% of Cost								
Acquisition and Site			100%	100%	0%	0%	0%	0%
Hard Costs			100%	35%	65%	0%	0%	0%
Soft Costs			100%	65%	35%	0%	0%	0%
Construction Cost			-\$18,813,311	-\$8,669,865	-\$10,143,446	\$0	\$0	\$0
Acquisition and Site	\$1,773,750	0.0%	-\$1,773,750	-\$1,773,750	\$0	\$0	\$0	\$0
Hard Costs	\$13,932,000	0.0%	-\$13,932,000	-\$4,876,200	-\$9,055,800	\$0	\$0	\$0
Soft Costs	\$3,107,561	0.0%	-\$3,107,561	-\$2,019,915	-\$1,087,646	\$0	\$0	\$0
Total Construction Costs			-\$18,813,311	-\$8,669,865	-\$10,143,446	\$0	\$0	\$0
NET OPERATING INCOME								
% of Revenue								
Residential Rental Income				0%	0%	50%	100%	100%
Residential Sales				0%	25%	50%	25%	0%
Commercial Income				0%	0%	50%	100%	100%
Operating Expenditures				0%	0%	50%	100%	100%
Revenue (Effective Gross Income)				\$0	\$0	\$69,174	\$141,114	\$143,936
Residential Rental Income	\$15,270	2.0%	\$0	\$0	\$7,943	\$16,204	\$16,528	\$16,528
Commercial Income	\$127,386	2.0%	\$0	\$0	\$66,266	\$135,183	\$137,887	\$137,887
Multifamily Vacancy	5.0%		\$0	\$0	-\$397	-\$810	-\$826	-\$826
Commercial Vacancy	7.0%		\$0	\$0	-\$4,639	-\$9,463	-\$9,652	-\$9,652
Operating Expenses				\$0	\$0	-\$4,241	-\$8,652	-\$8,825
Operating Expenditures	-\$8,153	2.0%	\$0	\$0	-\$4,241	-\$8,652	-\$8,825	-\$8,825
Net Operating Income				\$0	\$0	\$64,932	\$132,462	\$135,111
DISPOSITION REVENUE								
Gross Revenue			\$22,849,014	\$0	\$4,923,750	\$9,847,500	\$4,923,750	\$0
Residential Sales	\$19,695,000		\$19,695,000	\$0	\$4,923,750	\$9,847,500	\$4,923,750	\$0
Rental Asset Sales	4.92% cap rate	Year 10	\$3,154,014	\$0	\$0	\$0	\$0	\$0
Cost of Sale			-\$835,110	\$0	-\$196,950	-\$393,900	-\$196,950	\$0
Residential Sales	4.0%		-\$787,800	\$0	-\$196,950	-\$393,900	-\$196,950	\$0
Rental Asset Sales	1.5%		-\$47,310	\$0	\$0	\$0	\$0	\$0
Project Net Sale Revenue			\$22,013,904	\$0	\$4,726,800	\$9,453,600	\$4,726,800	\$0
PROJECT CASH FLOWS								
Net Project Cash Flows			\$4,402,442	-\$8,669,865	-\$5,416,646	\$9,518,532	\$4,859,262	\$135,111
Construction Costs			-\$18,813,311	-\$8,669,865	-\$10,143,446	\$0	\$0	\$0
Net Operating Income			\$1,201,850	\$0	\$0	\$64,932	\$132,462	\$135,111
Project Disposition Income			\$22,013,904	\$0	\$4,726,800	\$9,453,600	\$4,726,800	\$0
Net Present Value	9.15%		-\$62,921	-\$8,669,865	-\$4,962,571	\$7,989,554	\$3,736,793	\$95,191
Project IRR			8.97%					

Source: Economic & Planning Systems
Z:\Shared\Projects\DEN233053-Ketchum Retail and Feasibility Study\Models\Feasibility Models\233053-MODEL-Interior Long Lot-06-19-2023.xlsx\T-Time Series-1

Option 1
Operating Revenues and OpEx: Time Series
Feasibility Model: Ketchum Ordinance 1234 - Interior Long Lot

Description	Factor	Escalation	Total	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
DEVELOPMENT COSTS									
% of Cost									
Acquisition and Site			100%	0%	0%	0%	0%	0%	0%
Hard Costs			100%	0%	0%	0%	0%	0%	0%
Soft Costs			100%	0%	0%	0%	0%	0%	0%
Construction Cost			-\$18,813,311	\$0	\$0	\$0	\$0	\$0	\$0
Acquisition and Site	\$1,773,750	0.0%	-\$1,773,750	\$0	\$0	\$0	\$0	\$0	\$0
Hard Costs	\$13,932,000	0.0%	-\$13,932,000	\$0	\$0	\$0	\$0	\$0	\$0
Soft Costs	\$3,107,561	0.0%	-\$3,107,561	\$0	\$0	\$0	\$0	\$0	\$0
Total Construction Costs			-\$18,813,311	\$0	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME									
% of Revenue									
Residential Rental Income				100%	100%	100%	100%	100%	100%
Residential Sales				0%	0%	0%	0%	0%	0%
Commercial Income				100%	100%	100%	100%	100%	100%
Operating Expenditures				100%	100%	100%	100%	100%	100%
Revenue (Effective Gross Income)				\$146,815	\$149,751	\$152,747	\$155,801	\$158,917	\$162,096
Residential Rental Income	\$15,270	2.0%	\$16,859	\$16,859	\$17,196	\$17,540	\$17,891	\$18,248	\$18,613
Commercial Income	\$127,386	2.0%	\$140,644	\$140,644	\$143,457	\$146,326	\$149,253	\$152,238	\$155,283
Multifamily Vacancy	5.0%		-\$843	-\$843	-\$860	-\$877	-\$895	-\$912	-\$931
Commercial Vacancy	7.0%		-\$9,845	-\$9,845	-\$10,042	-\$10,243	-\$10,448	-\$10,657	-\$10,870
Operating Expenses			-\$9,002	-\$9,182	-\$9,365	-\$9,553	-\$9,744	-\$9,939	-\$9,939
Operating Expenditures	-\$8,153	2.0%	-\$9,002	-\$9,002	-\$9,182	-\$9,365	-\$9,553	-\$9,744	-\$9,939
Net Operating Income			\$137,813	\$140,570	\$143,381	\$146,249	\$149,174	\$152,157	\$155,164
DISPOSITION REVENUE									
Gross Revenue			\$22,849,014	\$0	\$0	\$0	\$0	\$0	\$3,154,014
Residential Sales	\$19,695,000		\$19,695,000	\$0	\$0	\$0	\$0	\$0	\$0
Rental Asset Sales	4.92% cap rate	Year 10	\$3,154,014	\$0	\$0	\$0	\$0	\$0	\$3,154,014
Cost of Sale			-\$835,110	\$0	\$0	\$0	\$0	\$0	-\$47,310
Residential Sales	4.0%		-\$787,800	\$0	\$0	\$0	\$0	\$0	\$0
Rental Asset Sales	1.5%		-\$47,310	\$0	\$0	\$0	\$0	\$0	-\$47,310
Project Net Sale Revenue			\$22,013,904	\$0	\$0	\$0	\$0	\$0	\$3,106,704
PROJECT CASH FLOWS									
Net Project Cash Flows			\$4,402,442	\$137,813	\$140,570	\$143,381	\$146,249	\$149,174	\$3,258,861
Construction Costs			-\$18,813,311	\$0	\$0	\$0	\$0	\$0	\$0
Net Operating Income			\$1,201,850	\$137,813	\$140,570	\$143,381	\$146,249	\$149,174	\$152,157
Project Disposition Income			\$22,013,904	\$0	\$0	\$0	\$0	\$0	\$3,106,704
Net Present Value	9.15%		-\$62,921	\$88,956	\$83,128	\$77,683	\$72,594	\$67,839	\$1,357,777
Project IRR			8.97%						

Source: Economic & Planning Systems
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Option 2
Operating Revenues and OpEx: Static
Feasibility Model: Ketchum Ordinance 1234 - Interior Long Lot

Type	Factor	Rate	Lease Rate per year	Total Revenue	% of Total
REVENUE					
Multifamily	Units	NRSF		\$ 19,020,000	
For-Sale					
	9				
Penthouse	2	6,000 NRSF	\$2,000.00 per sf	\$ 12,000,000	
Condo	7	6,000 NRSF	\$1,250.00 per sf	\$ 7,500,000	
Garage Spaces	6		\$50,000.00 per space	\$ 300,000	
Sales Cost	4% % of income		86,667 per unit	\$ (780,000)	
Rental					
	2			\$ 20,199	
Market Rate Rental	-	0 NRSF	\$4.00 per sf	\$ -	0.0% of PGI
Community Housing	2	1,500 NRSF	\$1.12 per sf	\$ 20,199	98.8% of PGI
Other MF Income					
Storage Units	50% of units	2 units	\$0.0 per unit/mo	\$ -	0.0% of PGI
Parking Revenue	100% of units	0 units	\$50.0 per unit/mo	\$ -	0.0% of PGI
Trash Fee	100% of units	2 units	\$10.0 per unit/mo	\$ 240	1.2% of PGI
Admin Income	100% of units	2 units	\$0.0 per unit/yr	\$ -	0.0% of PGI
Commercial Income					
Ground Level		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
Floor 2		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
Floor 3		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
POTENTIAL GROSS INCOME (PGI)				\$ 20,439	100.0% of PGI
Less: Vacancy (Residential)	5.0% per year			\$ (1,022)	-5.0% of PGI
Less: Vacancy (Commercial)	7.0% per year			\$ -	0.0% of PGI
EFFECTIVE GROSS INCOME (EGI)				\$ 19,417	95.0% of PGI
EXPENDITURES					
Variable Operating Expenses				\$ 2,899.00 per unit/yr.	Adjustment
Repairs & Maintenance	\$ 250.0	2 units	100% % of total	\$ (500)	2.6% of EGI
Service Contracts	\$ 200.0	2 units	100% % of total	\$ (400)	2.1% of EGI
Turnover Costs	\$ 199.0	2 units	100% % of total	\$ (398)	2.0% of EGI
Payroll (Inc. Taxes & Benefits)	\$ 1,250.0	2 units	100% % of total	\$ (2,500)	12.9% of EGI
Administrative	\$ 250.0	2 units	100% % of total	\$ (500)	2.6% of EGI
Leasing & Marketing	\$ 250.0	2 units	100% % of total	\$ (500)	2.6% of EGI
Utilities	\$ 500.0	2 units	100% % of total	\$ (1,000)	5.2% of EGI
Non-Variable Expenses				Adjustment	\$ (2,221) 11.4% of EGI
Property Taxes	0.39% % of value	\$239,954 total val.	100% % of total	\$ (942)	4.9% of EGI
Insurance	\$ 300.0 per unit/yr.	2 units	100% % of total	\$ (600)	3.1% of EGI
Management Fee	3.5% of EGI	\$19,417 EGI	100% % of total	\$ (680)	3.5% of EGI
DDA	- mill levy	\$0 total val.	0% % of total	\$ -	0.0% of EGI
			100% % of total	\$ -	0.0% of EGI
TOTAL OPERATING EXPENSES				\$ (8,019)	41.3% of EGI
Replacement Reserves				Adjustment	\$ (600) 3.1% of EGI
Replacement Reserves	\$ 300.0 per unit/yr.	2 units	100% % of total	\$ (600)	3.1% of EGI
TOTAL EXPENSES				\$ (8,619)	44.4% of EGI
UNLEVERAGED RETURN METRICS					
Net Operating Income				\$ 10,798	55.6% of EGI
Est. Rental Value				\$ 239,954	4.5% Cap rate
Sale Revenue				\$ 19,020,000	
Total Project Value				\$ 19,259,954	
Total Project Cost				\$ 17,450,621	
Project Return				\$ 1,809,333	
Return on Cost				10.37%	
Hurdle Rate				12.00%	

Source: Economic & Planning Systems
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Option 2
Operating Revenues and OpEx: Time Series
Feasibility Model: Ketchum Ordinance 1234 - Interior Long Lot

*continued on next page

Description	Factor	Escalation	Total	Year 0	Year 1	Year 2	Year 3	Year 4
DEVELOPMENT COSTS								
% of Cost								
Acquisition and Site			100%	100%	0%	0%	0%	0%
Hard Costs			100%	35%	65%	0%	0%	0%
Soft Costs			100%	65%	35%	0%	0%	0%
Construction Cost			-\$17,450,621	-\$8,080,466	-\$9,370,155	\$0	\$0	\$0
Acquisition and Site	\$1,773,750	0.0%	-\$1,773,750	-\$1,773,750	\$0	\$0	\$0	\$0
Hard Costs	\$12,944,167	0.0%	-\$12,944,167	-\$4,530,458	-\$8,413,708	\$0	\$0	\$0
Soft Costs	\$2,732,704	0.0%	-\$2,732,704	-\$1,776,258	-\$956,446	\$0	\$0	\$0
Total Construction Costs			-\$17,450,621	-\$8,080,466	-\$9,370,155	\$0	\$0	\$0
NET OPERATING INCOME								
% of Revenue								
Residential Rental Income				0%	0%	50%	100%	100%
Residential Sales				0%	25%	50%	25%	0%
Commercial Income				0%	0%	50%	100%	100%
Operating Expenditures				0%	0%	50%	100%	100%
Revenue (Effective Gross Income)				\$0	\$0	\$10,101	\$20,606	\$21,018
Residential Rental Income	\$20,439	2.0%	\$20,439	\$0	\$0	\$10,633	\$21,690	\$22,124
Commercial Income	\$0	2.0%	\$0	\$0	\$0	\$0	\$0	\$0
Multifamily Vacancy	5.0%		\$0	\$0	\$0	-\$532	-\$1,085	-\$1,106
Commercial Vacancy	7.0%		\$0	\$0	\$0	\$0	\$0	\$0
Operating Expenses				\$0	\$0	-\$4,484	-\$9,147	-\$9,330
Operating Expenditures	-\$8,619	2.0%	-\$8,619	\$0	\$0	-\$4,484	-\$9,147	-\$9,330
Net Operating Income				\$0	\$0	\$5,617	\$11,459	\$11,688
DISPOSITION REVENUE								
Gross Revenue			\$20,098,352	\$0	\$4,950,000	\$9,900,000	\$4,950,000	\$0
Residential Sales	\$19,800,000		\$19,800,000	\$0	\$4,950,000	\$9,900,000	\$4,950,000	\$0
Rental Asset Sales	4.50% cap rate	Year 10	\$298,352	\$0	\$0	\$0	\$0	\$0
Cost of Sale			-\$796,475	\$0	-\$198,000	-\$396,000	-\$198,000	\$0
Residential Sales	4.0%		-\$792,000	\$0	-\$198,000	-\$396,000	-\$198,000	\$0
Rental Asset Sales	1.5%		-\$4,475	\$0	\$0	\$0	\$0	\$0
Project Net Sale Revenue			\$19,301,877	\$0	\$4,752,000	\$9,504,000	\$4,752,000	\$0
PROJECT CASH FLOWS								
Net Project Cash Flows			\$1,955,224	-\$8,080,466	-\$4,618,155	\$9,509,617	\$4,763,459	\$11,688
Construction Costs			-\$17,450,621	-\$8,080,466	-\$9,370,155	\$0	\$0	\$0
Net Operating Income			\$103,968	\$0	\$0	\$5,617	\$11,459	\$11,688
Project Disposition Income			\$19,301,877	\$0	\$4,752,000	\$9,504,000	\$4,752,000	\$0
Net Present Value	8.70%		-\$395,734	-\$8,080,466	-\$4,248,489	\$8,048,130	\$3,708,688	\$8,372
Project IRR			7.01%					

Source: Economic & Planning Systems
Z:\Shared\Projects\DEN233053-Ketchum Retail and Feasibility Study\Models\Feasibility Models\233053-MODEL-Interior Long Lot-06-19-2023.xlsx\T-Time Series-2

Option 2
Operating Revenues and OpEx: Time Series
Feasibility Model: Ketchum Ordinance 1234 - Interior Long Lot

Description	Factor	Escalation	Total	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
DEVELOPMENT COSTS									
% of Cost									
Acquisition and Site			100%	0%	0%	0%	0%	0%	0%
Hard Costs			100%	0%	0%	0%	0%	0%	0%
Soft Costs			100%	0%	0%	0%	0%	0%	0%
Construction Cost			-\$17,450,621	\$0	\$0	\$0	\$0	\$0	\$0
Acquisition and Site	\$1,773,750	0.0%	-\$1,773,750	\$0	\$0	\$0	\$0	\$0	\$0
Hard Costs	\$12,944,167	0.0%	-\$12,944,167	\$0	\$0	\$0	\$0	\$0	\$0
Soft Costs	\$2,732,704	0.0%	-\$2,732,704	\$0	\$0	\$0	\$0	\$0	\$0
Total Construction Costs			-\$17,450,621	\$0	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME									
% of Revenue									
Residential Rental Income				100%	100%	100%	100%	100%	100%
Residential Sales				0%	0%	0%	0%	0%	0%
Commercial Income				100%	100%	100%	100%	100%	100%
Operating Expenditures				100%	100%	100%	100%	100%	100%
Revenue (Effective Gross Income)				\$21,438	\$21,867	\$22,304	\$22,751	\$23,206	\$23,670
Residential Rental Income	\$20,439	2.0%	\$22,567	\$22,567	\$23,018	\$23,478	\$23,948	\$24,427	\$24,915
Commercial Income	\$0	2.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Multifamily Vacancy	5.0%		-\$1,128	-\$1,151	-\$1,174	-\$1,197	-\$1,221	-\$1,246	-\$1,271
Commercial Vacancy	7.0%		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Expenses			-\$9,517	-\$9,707	-\$9,901	-\$10,099	-\$10,301	-\$10,507	-\$10,715
Operating Expenditures	-\$8,619	2.0%	-\$9,517	-\$9,707	-\$9,901	-\$10,099	-\$10,301	-\$10,507	-\$10,715
Net Operating Income			\$11,922	\$12,160	\$12,403	\$12,651	\$12,905	\$13,163	\$13,427
DISPOSITION REVENUE									
Gross Revenue			\$20,098,352	\$0	\$0	\$0	\$0	\$0	\$298,352
Residential Sales	\$19,800,000		\$19,800,000	\$0	\$0	\$0	\$0	\$0	\$0
Rental Asset Sales	4.50% cap rate	Year 10	\$298,352	\$0	\$0	\$0	\$0	\$0	\$298,352
Cost of Sale			-\$796,475	\$0	\$0	\$0	\$0	\$0	-\$4,475
Residential Sales	4.0%		-\$792,000	\$0	\$0	\$0	\$0	\$0	\$0
Rental Asset Sales	1.5%		-\$4,475	\$0	\$0	\$0	\$0	\$0	-\$4,475
Project Net Sale Revenue			\$19,301,877	\$0	\$0	\$0	\$0	\$0	\$293,877
PROJECT CASH FLOWS									
Net Project Cash Flows			\$1,955,224	\$11,922	\$12,160	\$12,403	\$12,651	\$12,905	\$307,039
Construction Costs			-\$17,450,621	\$0	\$0	\$0	\$0	\$0	\$0
Net Operating Income			\$103,968	\$11,922	\$12,160	\$12,403	\$12,651	\$12,905	\$13,163
Project Disposition Income			\$19,301,877	\$0	\$0	\$0	\$0	\$0	\$293,877
Net Present Value	8.70%		-\$395,734	\$7,855	\$7,371	\$6,917	\$6,490	\$6,090	\$133,307
Project IRR			7.01%						

Source: Economic & Planning Systems
Z:\Shared\Projects\DEN233053-Ketchum Retail and Feasibility Study\Models\Feasibility Models\233053-MODEL-Interior Long Lot-06-19-2023.xlsx

City of Ketchum | Fiscal Year 2024 Proposed Budget





Neil Bradshaw – Mayor

Jim Slanetz – Council President

Amanda Breen – Council Member

Michael David – Council Member

Courtney Hamilton – Council Member

Jade Riley – City Administrator

Shellie Gallagher – City Treasurer

Aly Swindley – Management Analyst



Following three years of unprecedented growth and change in our small mountain town, we are seeing the first signs of a return to the normal ebb and flow of mountain life. The “shoulder” or “slack” periods are returning but the seasonal slowdown is not as long or as pronounced as in pre-pandemic years.

After steep rises in both property prices and rental rates, increases have slowed and prices have plateaued, although at significantly higher levels. The higher property values continue to put a strain on the inventory of workforce housing and the affordability of living here. In turn, it has made it harder for local workers and businesses to provide goods and services to our residents and visitors.

While property values may have increased significantly, by state law the City's property tax revenue can only increase by 3%. This is far below the cost increases that we are experiencing. The disparity between the rate of revenue growth and rate of inflation creates a squeeze on our budget. Furthermore, the anticipated return to “normal” tourist visitation will likely lead to a slight decline in 2024 Local Option Tax (LOT) revenues despite inflationary effects.

To best address this challenge, our budget must adjust to the growing demands on our town and our efforts must be focused on three main areas:

1. Housing for year-round residents

- With the recent passing of the LOT ballot measure, we have more than \$1.5m of dedicated funds towards supporting our Housing Action Plan.

2. Preserving the character and soul of Ketchum

- We have funded an ambitious project to update our city comprehensive plan and zoning code that better reflects our community values and expectations whilst providing greater direction to prospective developers.

3. Investing in our city's infrastructure

- Our 5-year Capital Improve Plan (CIP) continues to prioritize the growing demand on city infrastructure although financial constraints continue to persist.

Our budget is aligned with our vision for Ketchum; namely a city that is **vibrant, connected, sustainable and safe**.



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<ul style="list-style-type: none"> • Blaine County Sheriff – Ketchum Patrol Team • Idaho Dark Sky Alliance • Friends of the Sawtooth Avalanche Center • Mountain Humane • Mountain Rides • Sun Valley Economic Development 	



The Fiscal Year 2024 proposed budget assumes \$39,687,376 in total planned expenses and revenues. The total budget consists of the General Fund, Local Option Tax Fund, Capital Improvement Fund, two Enterprise Funds (Water and Wastewater), and four trusts or restricted purpose funds. The city adheres to the Government Finance Officers Association best practices when developing the budget. Specifically, this proposed budget ensures that ongoing costs are aligned with ongoing revenue sources. In addition, the proposed budget recommends that only a portion of the increased revenues be allocated to ongoing expenses in the event of an economic downturn.

The revenue forecast for the General Fund is less than Fiscal Year 2023 due to a lower forecast of planning and building revenues. The budget assumes a three percent increase of \$196,788 in property tax revenues as allowed by state law to fund inflationary expenses. State shared revenues have been adjusted by \$358,325 due to recent legislative formula adjustments. Revenue forecast for the Local Option Tax Fund was decreased to reflect a return to pre-COVID visitation numbers. The draft budget recommends that any additional revenues be allocated to support the Capital Improvement Plan.

The draft budget allocates funding for a new full-time administrative support position in the Administration Department to support the City Clerk/Business Manager. The budget makes allowances for a compensation increase for both contract (Fire Dept.) and non-contract employees to keep pace with inflation. Expenses related to health care and utilities (Idaho Power) were increased due to external rate changes. The General Fund as proposed is balanced as required by state law but the five-year forecast outlines future deficits based on historical cost increases and revenue performance. Staff will request policy guidance from the City Council during the budget workshop on this matter.

The city has two enterprise funds (Water & Wastewater), which are self-supporting via monthly customer charges. In November of 2022, voters overwhelmingly supported the issuance of up to \$14 million in bonds to support the implementation of the newly adopted twenty-year Master Wastewater Facility Plan. During the spring of 2023, the city issued the first \$7 million in bonds to fund the next three to five years of capital improvement projects. The ten-year financial model assumes a five-percent rate increase in FY24.

The capital improvement plan and associated 10-year financial forecast for the Water Division has been updated and is reflected in the draft budget expenses. The City Council previously approved the transition towards a broader tiered rate structure similar to the City of Hailey's in order to promote water conservation. The financial forecast assumes a five-percent rate increase to recover increased costs for utilities (power) and personnel.

The following pages provide an overview of all funds by revenue and expense; department details are covered on pages 11-28. Details regarding outside contract entities are included as an appendix.



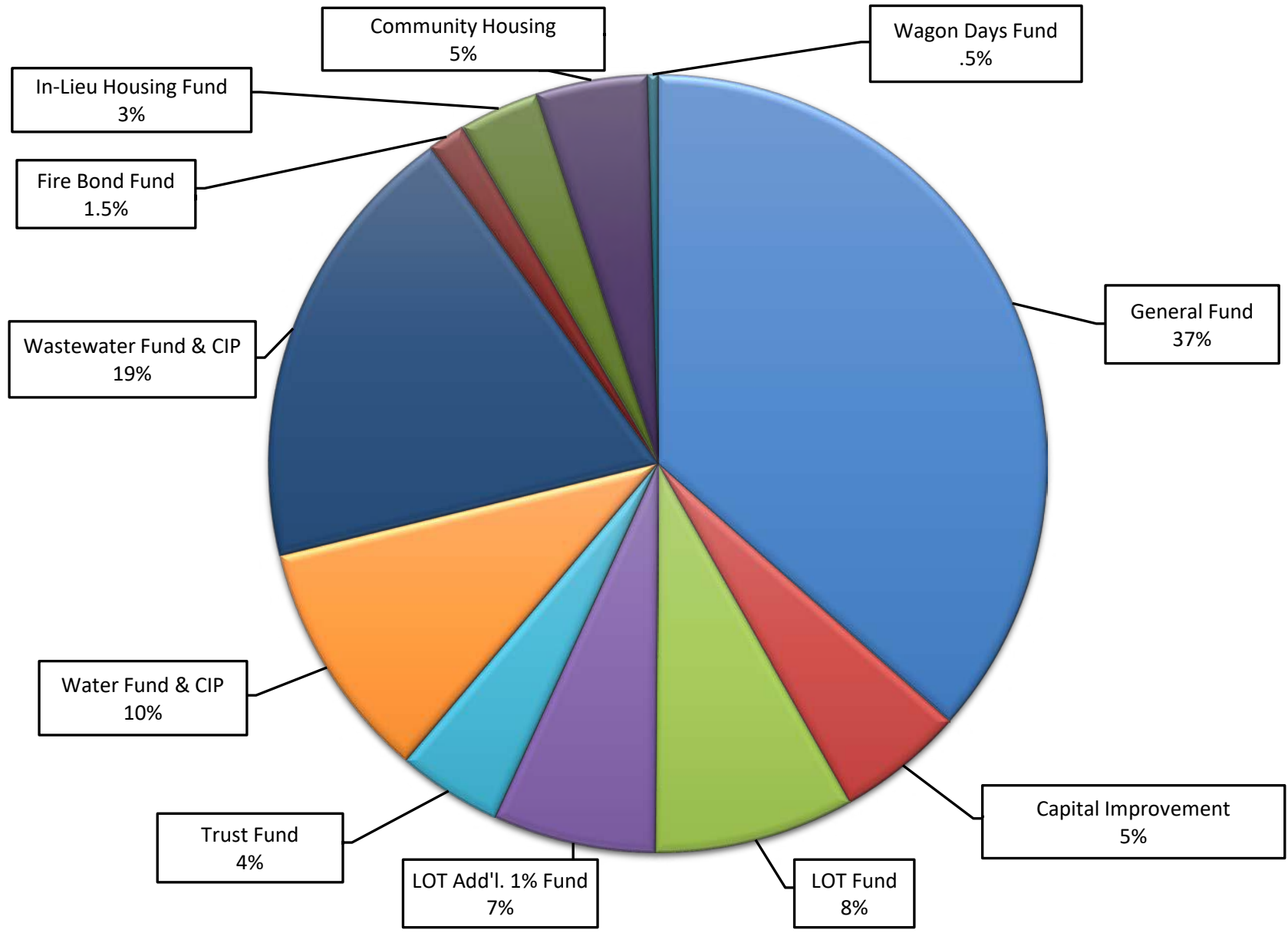
City of Ketchum | 2024 Draft Budget
 Revenue / Expenditure Overview by Fund

AMENDED FY 2023	FY 2022 Audited Fund Balance	FY 2022 Committed & Restricted	FY 2023 Assigned Fund Balance	FY 2023 Revenue	FY2023 Expense	FY 2023 Ending Balance Less Committed & Restricted
General Fund	\$ 5,763,011	\$ (2,214,457)	\$ 89,956	\$ 14,047,265	\$ 14,137,221	\$ 3,458,598
Capital Improvement	\$ 2,418,246	\$ (1,000,000)	\$ 1,418,246	\$ 1,131,128	\$ 2,549,374	\$ 1,000,000
LOT Fund	\$ 400,563	\$ -	\$ 400,563	\$ 3,237,372	\$ 3,637,935	\$ -
Additional 1%	\$ 1,021,495	\$ -	\$ 904,900	\$ 2,766,247	\$ 3,671,147	\$ 116,595
Trust Fund	\$ 255,394	\$ -	\$ 255,394	\$ 1,124,562	\$ 1,379,956	\$ -
Water Fund & CIP	\$ 3,248,329	\$ -	\$ 693,353	\$ 2,952,268	\$ 3,645,621	\$ 2,554,976
Wastewater Fund & CIP	\$ 2,961,801	\$ -	\$ 1,352,198	\$ 16,764,013	\$ 11,116,211	\$ 8,609,603
Fire Bond Fund	\$ 278,065	\$ -	\$ 268,722	\$ 611,769	\$ 880,491	\$ 9,343
In-Lieu Housing Fund	\$ 2,366,256	\$ -	\$ 2,366,256	\$ 305,000	\$ 2,671,256	\$ -
Community Housing	\$ 552,000	\$ -	\$ 552,000	\$ 889,434	\$ 1,441,434	\$ -
Wagon Days Fund	\$ 17,854	\$ -	\$ 17,854	\$ 151,550	\$ 169,404	\$ -
TOTAL FUNDS	\$ 19,283,014	\$ (3,214,457)	\$ 8,319,442	\$ 43,980,608	\$ 45,300,050	\$ 15,749,115

FY 2024	Beginning Fund Balance Not Audited	FY 2023 Committed & Restricted	FY 2024 Assigned Fund Balance	FY 2024 Revenue	FY 2024 Transfers	FY 2024 Expense	FY 2024 Transfers	FY 2024 Ending Balance	FY 2024 Committed, Restricted, CIP not complete	FY 2024 Ending Balance Less Committed & Restricted
General Fund	\$ 3,458,598	\$ 2,214,457	\$ 674,835	\$ 10,798,630	\$ 3,014,234	\$ 14,487,699	\$ -	\$ 4,998,220	\$ (2,462,909)	\$ 2,535,311
Capital Improvement	\$ -	\$ 1,000,000	\$ 1,320,000	\$ 782,563	\$ -	\$ 2,102,563	\$ -	\$ 1,000,000	\$ (1,000,000)	\$ -
LOT Fund	\$ -	\$ -	\$ 104,000	\$ 3,195,890	\$ -	\$ 1,086,236	\$ 2,213,654	\$ -	\$ -	\$ -
Additional 1%	\$ 116,595	\$ -	\$ 116,595	\$ 2,566,247	\$ -	\$ 2,616,595	\$ 66,247	\$ -	\$ -	\$ -
Trust Fund	\$ -	\$ -	\$ 1,725,050	\$ -	\$ -	\$ 1,725,050	\$ -	\$ -	\$ -	\$ -
Water Fund & CIP	\$ 2,554,976	\$ -	\$ 539,883	\$ 3,414,045	\$ -	\$ 3,193,928	\$ 760,000	\$ 2,015,093	\$ -	\$ 2,015,093
Wastewater Fund & CIP	\$ 8,609,603	\$ -	\$ 1,498,226	\$ 5,421,524	\$ 579,927	\$ 6,919,750	\$ 579,927	\$ 7,111,377	\$ -	\$ 7,111,377
Fire Bond Fund	\$ 9,343	\$ -	\$ -	\$ 610,769	\$ -	\$ 610,769	\$ -	\$ -	\$ -	\$ -
In-Lieu Housing Fund	\$ -	\$ -	\$ -	\$ 1,320,000	\$ -	\$ 1,320,000	\$ -	\$ -	\$ -	\$ -
Community Housing	\$ -	\$ -	\$ 148,152	\$ 1,685,556	\$ -	\$ 1,833,708	\$ -	\$ -	\$ -	\$ -
Wagon Days Fund	\$ -	\$ -	\$ -	\$ 171,250	\$ -	\$ 171,250	\$ -	\$ -	\$ -	\$ -
TOTAL FUNDS	\$ 14,749,115	\$ 3,214,457	\$ 6,126,741	\$ 29,966,474	\$ 3,594,161	\$ 36,067,548	\$ 3,619,828	\$ 15,124,690	\$ (3,462,909)	\$ 11,661,781



City of Ketchum | 2024 Draft Budget
Revenue / Expenditure Overview by Fund



Authorized Staffing Overview by Fund

Position	FY 21/22 Budget	FY 22/23 Budget	FY 23/24 Budget	Position	FY 21/22 Budget	FY 22/23 Budget	FY 23/24 Budget
Legislative & Executive				Streets			
Mayor	1	1	1	Director of Streets & Facility Maintenance	1	1	1
City Council Members	4	4	4	Street Supervisor	1	1	1
	<u>5</u>	<u>5</u>	<u>5</u>	Sr. Street Mechanic	1	1	1
Administration				Street Crew Lead	1	1	1
City Administrator	1	1	1	Equipment Operator III	1	3	3
Public Affairs & Administrative Services Manager	1	1	1	Equipment Operator II	3	1	1
City Treasurer	1	1	1	Equipment Operator I	0	1	1
City Clerk	1	1	1	Shared position with Facility Maintenance	0.5	0.5	0.5
Administrative Clerk	0	0	1	Equipment Operator (winter only)	3	3	3
Deputy Treasurer	1	1	1	Administrative Assistant	1	1	1
Deputy Clerk	1	1	0	Winter seasonal	2	1	1
Business License & Tax Specialist	1	1	1		<u>14.5</u>	<u>14.5</u>	<u>14.5</u>
Special Event Manager	0	0	1	Facility Maintenance			
Administrative Assistant (Public Counter)	1	1	1	Maintenance Supervisor/City Arborist	1	1	1
Management & Communications Analyst	1	1	1	Buildings and Facilities Supervisor	1	1	1
	<u>9</u>	<u>9</u>	<u>10</u>	Grounds Supervisor	1	1	1
Fire & Rescue				Maintenance Worker --WSP	0	1	1
Fire Chief	1	1	1	Maintenance Assistant 1 shared	1.5	1.5	1.5
Assistant Fire Chief/Fire Marshall	1	1	1	Maintenance Assistant (seasonal)	1	1	1
Fire Inspector	1	1	1	Maintenance Janitors	0	2	2
Captain	3	3	3		<u>5.5</u>	<u>8.5</u>	<u>8.5</u>
Sr. Lieutenant	2	2	2	Enterprise Funds			
Lieutenant	4	4	4	Public Works Director	1	1	1
Engineer/Firefighter	2	2	2	Water Division Supervisor	1	1	1
Firefighter/EMT	0	1	2	Water Utilities Supervisor	1	1	1
Fire Clerk	1	1	1	Water Utilities Office Coordinator (shared)	0.5	0.5	0.5
Volunteer Firefighters	40	40	40	Water Utility Maintenance Worker	3	3	3
	<u>15</u>	<u>16</u>	<u>17</u>	Wastewater Division Supervisor	1	1	1
Police				Wastewater Collection Supervisor	1	1	1
Community Services Officer	2.5	2.5	2.5	Wastewater Plant Lab Technician	1	1	1
Recreation				Wastewater TP Lead Operator	1	1	1
Director of Recreation	1	1	1	Sr. Wastewater Utilities Operator	1	1	1
Recreation Supervisor	1	1	1	Wastewater Utilities Office Coordinator (shared)	0.5	0.5	0.5
Community Recreation Supervisor	1	1	1		<u>12</u>	<u>12</u>	<u>12</u>
Youth Recreation Supervisor	1	1	1				
Seasonal and PT Employees	4 to 20	4 to 20	4 to 20				
	<u>4</u>	<u>4</u>	<u>4</u>	City Staffing Summary			
Planning & Building					FY 21/22 Budget	FY 22/23 Budget	FY 23/24 Budget
Director of Planning and Building	1	1	1	Legislative & Executive	5	5	5
Senior Planner	2	2	2	Administration	9	9	10
Associate Planner	1	2	2	Fire & Rescue	15	16	17
Planning Technician	1	1	1	Police	2.5	2.5	2.5
Planning Intern	0	0	0.5	Recreation	4	4	4
	<u>5</u>	<u>6</u>	<u>6.5</u>	Planning & Building	5	6	6.5
City Housing				Streets	14.5	14.5	14.5
Executive Director	0	1	1	Facility Maintenance	5.5	8.5	8.5
Program Administrator & Case Manager (BCC)	0	1	1	Utility Director	1	1	1
Administrative Assistant	0	0.5	0.5	Water	5.5	5.5	5.5
	<u>0</u>	<u>2.5</u>	<u>2.5</u>	Wastewater	5.5	5.5	5.5
				City Housing	0	2.5	2.5
				Totals	72.5	80	82.5



City of Ketchum | 2024 Draft Budget
General Fund Summary

The General Fund is the City's primary source of funding for daily operations ranging from police and fire/EMS services to street maintenance to children's recreation programs. The primary revenue sources for the fund include property taxes, state revenue sharing, transfer from the Local Option Tax Fund, planning and building permits, and franchise fees.

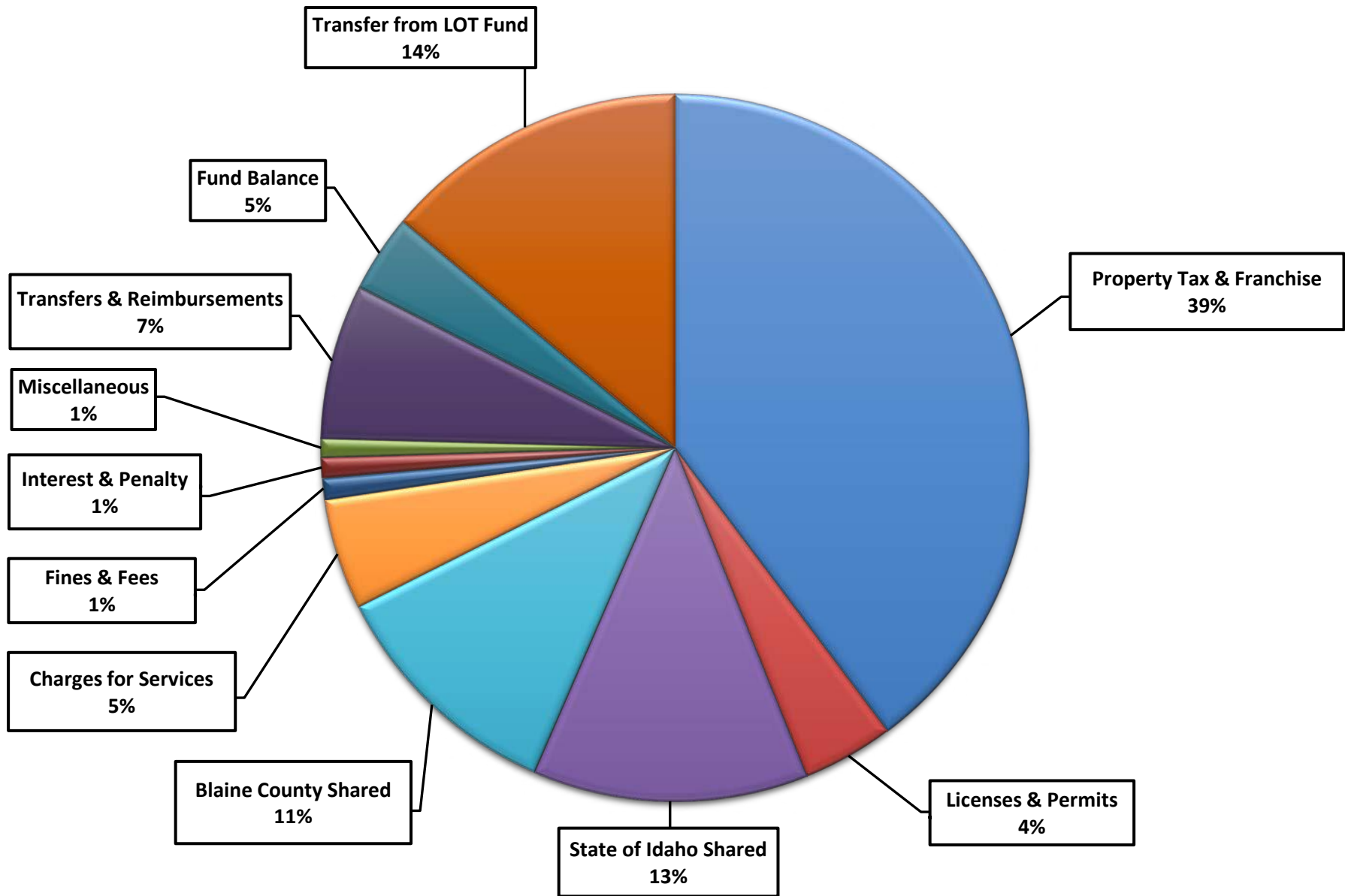
Revenues are forecasted to slightly decrease of approximately \$207,000 compared to the city amended budget from FY2023. However, the following revenues will see an increase: Local Option Tax transfer by \$100,000; property tax and franchise fees by \$289,031; and state and county shared fees by \$81,263.

Planned expenses are proposed to decrease by \$7,133 with \$150,000 in one-time spending. The revised budget allocates on-going funding for increases in health care, vehicle fuel, and power due to external rate changes. The revised budget allocates a blend of a 3% base compensation increase and a one-time 3% bonus.

The draft budget also allocates funding to add one full-time position in the Administration Department for overall assistance to city departments. Partial funding (\$50,000) was identified through altering the current communications contract. The budget makes allowances for the third year in the collective bargaining agreement with the Fire Department.

It is important to note that the recommended budget adheres to the restricted fund balances set by City Council of 17%.

FY 2024 General Fund Resources



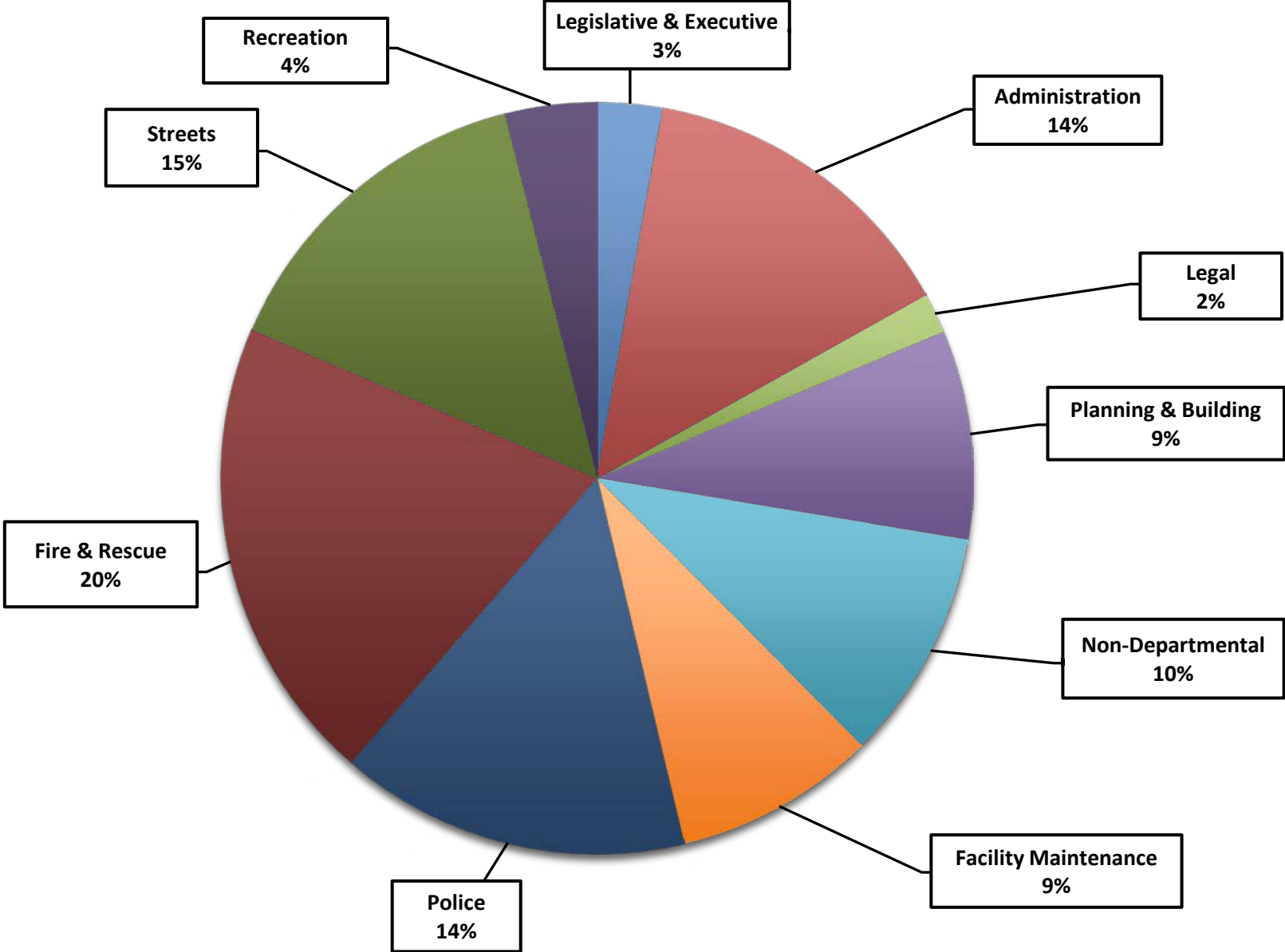
General Fund Detailed Revenue

		FY 2021 AUDITED	FY 2022 AUDITED	FY 2023 AMENDED	FY 2024 PROPOSED
		ACTUALS	ACTUALS	BUDGET	BUDGET
1	1. PROPERTY TAX & FRANCHISE	5,143,167	5,389,344	5,507,486	5,704,274
2	1000-GENERAL PROPERTY TAXES	4,603,017	4,783,073	4,895,073	5,065,132
3	1050-PROPERTY TAX REPLACEMENT	11,416	11,373	11,714	11,800
4	6100-IDAHO POWER FRANCHISE	-	-	-	-
5	6110-GAS FRANCHISE	97,087	108,000	100,000	100,000
6	6120-T.V. CABLE FRANCHISE	165,779	151,064	165,000	165,000
7	6130-WATER UTILITY ROW FEE (5%)	91,446	112,351	121,832	129,677
8	6140-WASTEWATER UTILITY ROW FEE(5%)	83,481	115,934	121,624	136,664
9	6150-SOLID WASTE FRANCHISE	75,230	83,417	80,243	84,000
10	9000-PENALTY & INTEREST ON TAXES	15,711	24,132	12,000	12,000
11	2. LICENSES & PERMITS	612,469	831,370	520,750	598,874
12	1110-BEER LICENSES	12,840	12,269	13,450	13,450
13	1120-LIQUOR LICENSES	6,678	8,752	8,400	8,400
14	1130-WINE LICENSES	14,617	14,221	14,000	14,000
15	1140-CATERING PERMITS	1,100	1,497	1,000	1,000
16	1150-OFF-SITE BUS./SPECIAL EVENTS P	13,716	25,855	13,000	13,000
17	1400-BUSINESS LICENSES	32,670	32,982	35,750	35,750
18	1410-SHORT TERM RENTAL LICENSES	-	166,520	73,500	204,624
19	1520-TAXI-LIMO PERMITS	1,455	2,535	2,750	2,750
20	2100-BUILDING PERMITS	516,904	556,374	350,000	300,000
21	2140-RIGHT-OF-WAY PERMITS	10,504	8,650	7,000	4,000
22	2160-STREET EXCAVATION PERMIT FEE	1,860	1,716	1,900	1,900
23	2600-SNOW STORAGE PERMITS	125	-	-	-
24	6800-TREE PERMITS/TREE REMOVAL PRMT	-	-	-	-
25	3. GRANTS	418,475	367,271	-	-
26	1120-FEDERAL GRANTS	307,050	6,474	-	-
27	4000-STATE TRANSPORTATION GRANT	-	-	-	-
28	4100-STATE GRANTS	107,675	31,747	-	-
29	4200-OTHER GRANTS	3,750	329,050	-	-
30	4. STATE OF IDAHO SHARED	1,701,999	1,732,909	1,729,694	1,805,957
31	5100-STATE LIQUOR APPORTIONMENT	428,870	404,523	409,315	407,421
32	5200-HIGHWAY USER'S REVENUE - STREE	172,462	216,713	200,568	257,992
33	5500-STATE SALES TAX ALLOCATION	-	-	-	-
34	5600-STATE SHARED REVENUE	1,100,666	1,111,673	1,119,811	1,140,544
35	5. COUNTY SHARED	1,233,336	1,307,927	1,584,357	1,589,357
36	8400-COUNTY COURT FINES	34,071	36,684	35,000	40,000
37	8600-COUNTY AMBULANCE CONTRACT	1,199,265	1,271,243	1,513,357	1,513,357
38	8600-COUNTY AMBULANCE STORAGE	-	-	36,000	36,000
39	9400-BLAINE COUNTY HOUSING AUTHORIT	-	-	-	-

General Fund Detailed Revenue, cont.

	FY 2021 AUDITED ACTUALS	FY 2022 AUDITED ACTUALS	FY 2023 AMENDED BUDGET	FY 2024 PROPOSED BUDGET	
40	6. CHARGES FOR SERVICES	1,095,012	1,120,818	781,500	729,700
41	1100-PLANNING FEES	232,143	112,495	125,000	100,000
42	1104-HOTEL FEES	-	-	-	-
43	1110-BUILDING PLAN CHECK FEES	320,327	351,027	227,500	195,000
44	1120-PLANNING PLAN CHECK FEES	215,899	246,781	159,250	136,500
45	1130-FIRE PLAN CHECK FEES	215,635	238,959	159,250	136,500
46	1400-MAILING FEES/PUBLICATION	-	-	-	-
47	1500-REPRODUCTION/FINGERPRINT FEES	573	328	500	500
48	2200-RURAL FIRE PROTECTION FEES	-	-	-	-
49	2250-SPECIAL FIRE FEES	12,716	20,474	5,000	15,000
50	3000-ANIMAL TRANSPORTS	-	-	-	-
51	3600-BANNER FEES	3,150	6,475	6,000	6,000
52	6100-BC SCH DIST.PARK MAINT. CONTR	15,000	15,000	16,500	18,200
53	6300-PARK YOUTH PROGRAM FEES	57,680	98,167	70,000	100,000
54	6320-PARK USER FEES	17,109	22,608	10,000	15,000
55	6330-PARK SWIM TEAM	-	-	-	-
56	6700-PARK CONCESSION SALES	4,781	8,378	2,500	7,000
57	6800-TREE SERVICES	-	125	-	-
58	7. FINES & FEES	70,020	47,779	50,000	116,000
59	1100-PARKING FINES	55,763	38,960	45,000	112,000
60	1200-ELECTRIC VEHICLE CHARGING	119	-	-	-
61	1300- PAID PARKING	14,138	8,820	5,000	4,000
62	8. INTEREST & RENTS	105,129	113,246	273,788	132,468
63	1000-INTEREST EARNINGS	19,516	39,839	191,000	50,000
64	1020-INTEREST EARNINGS-491 SV ROAD	0	0	-	-
65	1500-GAIN/LOSS ON INVESTMENTS	-	-	-	-
66	2000-RENT	4,750	3,730	6,000	6,000
67	2010-RENT-PARK RESERVATIONS	10,075	3,210	6,000	10,000
68	2020-RENT-491 SUN VALLEY ROAD	70,788	66,468	70,788	66,468
69	2020-RENT-LIFT TOWER LODGE	-	-	-	-
70	9. MISCELLANEOUS	147,096	5,013	410,802	122,000
71	3600-REFUNDS & REIMBURSEMENTS	135,695	2,374	388,802	100,000
72	3610-REFUNDS & REIMBURSEMENTS-BLAINE CO HOUSING	-	-	-	-
73	3610-REFUNDS & REIMBURSEMENTS-RESORT CITIES	-	2,500	14,000	14,000
74	3650-REFUNDS & REIMBURSEMENTS-BLAINE TOUR	-	-	8,000	8,000
75	4000-SALE OF FIXED ASSETS	1,225	89	-	-
76	4100-SALE OF FIXED ASSETS-STREET	-	-	-	-
77	6500-DONATIONS	175	-	-	-
78	7000-MISCELLANEOUS	9,626	50	-	-
79	7010-MISCELLANEOUS-STREET	-	-	-	-
80	7020-FLOOD PLAIN PROG REIMBURSEMENT	375	-	-	-
81	7030-BUILDING PERMIT REIMBURSEMENT	-	-	-	-
82	10. TRANSFERS & REIMBURSEMENTS	2,159,363	2,581,202	2,794,332	3,014,234
83	8701-KETCHUM RURAL REIMB-SAL/BEN	3,946	-	-	-
84	8703-TRANSFER FROM GENERAL CIP	-	270	-	-
85	8718-TRANSFER STREET GO BOND	-	-	-	-
86	8720-TRANSFER FRM FIRE TRUST FUND	-	-	-	-
87	8722-LOT REIMB-GF ADMIN.EXPENSES	2,500	3,000	3,000	5,000
88	8722-TRANSFER FROM 1% ADD'L LOT FUND-HOUSING	-	-	-	-
89	8722-TRANSFER FROM LOT FUND	1,309,465	1,718,672	1,900,000	2,000,000
90	8763-REIMBURSEMENT FROM WATER FUND	279,172	287,547	218,048	286,444
91	8764-WATER FUND REIMB-ADMIN.EXPENSE	106,090	109,273	96,486	110,169
92	8765-REIMBURSEMENT FROM WASTEWATER FD	279,172	287,547	298,280	337,728
93	8766-WW FUND REIMB-ADMIN.EXPENSES	146,149	150,533	131,989	129,893
94	8798-URA FND REIM-SALARIES/BENEFITS	-	24,359	50,000	120,000
95	8798-URA FUND REIMB-ADMIN. EXPENSES	32,869	-	96,529	25,000
96	11. FUND BALANCE	-	-	684,886	674,835
97	9000-FUND BALANCE	-	-	684,886	674,835
98	Grand Total	12,686,067	13,496,877	14,337,595	14,487,698

FY 2024 General Fund Expenses



FY 2024 General Fund Expenses

	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted w/ Amended Budget	FY 2024 Proposed Budget	One-Time
GENERAL FUND EXPENDITURES	12,316,001	12,364,479	14,137,221	14,487,699	
Expenditures	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted w/ Amended Budget	FY 2024 Proposed Budget	One-Time
1. Legislative & Executive	331,472	360,635	383,452	406,260	
2. Administration	1,829,993	1,736,652	1,744,915	2,046,807	
3. Legal	230,734	238,600	244,360	250,293	
4. Planning & Building	868,033	915,451	1,000,116	1,298,506	150,000
5. Non-Departmental	2,115,349	2,239,799	716,515	1,444,009	
6. Facility Maintenance	688,629	954,728	1,106,417	1,258,992	
7. Police	1,658,523	1,843,947	2,063,870	2,183,891	
8. Fire & Rescue	2,130,718	2,649,227	2,622,064	2,916,912	
9. Streets	1,963,199	1,891,540	2,062,892	2,110,716	
10. Recreation	499,352	607,505	552,463	571,313	
Total Expenditures	12,316,001	13,438,084	12,497,062	14,487,699	150,000
Funding Requests					
1. Communications one time anticipated			34,151		
2. Comp & Zoning Plan one-time anticipated			80,000		
3. KURA Reimbursement for Executive Director			100,266		
4. Blaine City Tour(reimbursed)			8,000		
5. #23016 Blaine Co Sustainability			88,802		
6. Transfer to CIP Blaine Co refunds FY2020 & FY2021			253,802		
7. Transfer to City/County Housing			266,349		
8. FY2022 KURA Reimburse In-Lieu fees transferred funds FY2023			201,061		
9. #23032 Irish Electric (city hall HVAC)			4,860		
10. #23033 Thorton Heating (city hall HVAC)			21,961		
11. #23039 Lobbyist			25,000		
12. #22813 Fire & Rescue New Ambulance FTE/ FAM Benies			31,906		
13. #22813 Sean Dumke Firefighter/para ambulance			88,094		
14. #22813 Fire & Rescue OT & Paid on call			121,062		
15. #22813 Paramedic Certification			5,200		
16. #23046 Apollo Professional Services Streets snow hauling			25,000		
17. #23048 BD Financial Consulting			15,000		
18. #23053 Western States 2nd Dozer Rental			30,000		
19. Streets snow hauling and staff time anticipated			198,645		
20. Streets overtime			41,000		
21.					
Sub-total			1,640,159		
Inflationary Changes					
1.					
Sub-total			-		
	12,316,001	13,438,084	14,137,221	14,487,699	150,000



Department Summaries



This budget contains the operating accounts for City Administration, Treasury and City Clerk. The City Administrator supports the Mayor and City Council, manages the budget, and provides oversight of all departments on day-to-day administration of city operations.

The Treasury and City Clerk teams are responsible for a range of services such as maintaining ordinances/resolutions, public record requests, and retention of city official records and information technology. In addition, the team prepares and maintains all financial accounting, payment of bills, procurement, and payroll.

Fiscal Year 2023 Highlights

- Salaries decreased due to moving General Fund use for a Public Works Director position to the Non-Departmental section.
- Professional Services increased due to a 10% contract increase with Ketchum Computers.
- Telephone & Communications increased due to a one-time payment to afford implementation of new fiber.

Personnel:

- No changes.

Fiscal Year 2024 Highlights

- Request for one FTE (Admin Support Position) that would support City Clerk/Business Manager. Partial funding (\$50,000) was identified through altering the current communications contract.
- Professional Services increased due to contract increase with Ketchum Computers.

Personnel:

- One FTE added – Admin Support Position.

Administrative Expenditures

		FY 2021	FY 2022	FY 2023	FY 2024
		AUDITED	AUDITED	AMENDED	PROPOSED
GENERAL FUND EXPENDITURES		ACTUALS	ACTUALS	BUDGET	BUDGET
36	1. ADMINISTRATIVE	1,829,993	1,639,012	1,794,066	2,046,807
37	1. PERSONAL SERVICES	1,116,628	1,050,843	1,113,898	1,354,519
38	1000-SALARIES	703,170	680,891	700,556	824,345
39	1500-PART TIME SALARIES	-	-	10,000	10,000
40	1900-OVERTIME	137	-	-	-
41	2100-FICA TAXES-CITY	55,520	51,971	54,358	63,827
42	2200-STATE RETIREMENT-CITY	92,285	93,319	84,840	92,162
43	2400-WORKMEN'S COMPENSATION-CITY	505	915	1,492	1,498
44	2500-HEALTH INSURANCE-CITY	200,742	195,651	228,862	306,944
45	2505-HEALTH REIMBURSEMENT ACCT(HRA)	7,472	2,500	7,575	12,342
46	2510-DENTAL INSURANCE-CITY	5,255	5,505	6,189	6,746
47	2515-VISION REIMBURSEMENT ACCT(HRA)	4,144	1,316	3,900	5,100
48	2550-HEALTH-VISION-CAFETERIA ADMIN	-	-	-	-
49	2600-LONG TERM DISABILITY	2,752	2,487	3,126	3,655
50	2700-VACATION/SICK ACCRUAL PAYOUT	32,646	4,290	-	15,900
51	2710-VACATION/COMPENSATION PAYOUT	-	-	-	-
52	2760-EMPLOYEE HOUSING SUBSIDY	12,000	12,000	12,000	12,000
53	2800-STATE UNEMPLOYMENT INSURANCE	-	-	1,000	-
54	2900-PERFORMANCE AWARDS	-	-	-	-
55	2. MATERIALS AND SERVICES	711,119	584,455	679,168	691,288
56	3100-OFFICE SUPPLIES & POSTAGE	17,197	23,200	20,000	20,000
57	3310-STATE SALES TAX-GEN.GOV. & PAR	115	31	500	500
58	3600-COMPUTER SOFTWARE	-	-	-	-
59	4000-ELECTIONS	-	-	-	-
60	4200-PROFESSIONAL SERVICES	88,493	80,126	116,500	122,525
61	4400-ADVERTISING & LEGAL PUBLICATIO	16,241	11,625	12,000	12,000
62	4600-PROPERTY & LIABILITY INSURANCE	100,381	87,204	93,778	116,015
63	4800-DUES, SUBSCRIPTIONS & MEMBERSH	3,850	4,192	5,000	5,000
64	4900-PERSONNEL TRAINING/TRAVEL/MTG	1,483	1,085	5,000	5,000
65	4902-TRAINNG/TRVL/MTG-CITY ADM/ASST	297	922	5,000	5,000
66	4950-TUITION REIMBURSEMENT	-	-	-	-
67	5100-TELEPHONE & COMMUNICATIONS	74,062	85,753	106,020	84,840
68	5110-COMPUTER NETWORK	114,128	111,654	73,191	85,426
69	5150-COMMUNICATIONS	67,073	61,275	104,451	90,000
70	5200-UTILITIES	48,571	37,358	37,440	42,682
71	5210-SOLID WASTE COLLECTION	52	-	-	-
72	5220-RECYCLING PROGRAM-ERC	-	-	-	-
73	5900-REPAIR & MAINTENANCE-BUILDINGS	36,441	2,234	-	-
74	5910-REPAIR & MAINT-491 SV ROAD	85,030	-	-	-
75	6500-CONTRACTS FOR SERVICES	57,706	48,478	70,000	70,000
76	6510-COMPUTER SERVICES	-	29,318	30,288	32,300
77	3. CAPITAL OUTLAY	2,246	3,714	1,000	1,000
78	7400-OFFICE FURNITURE & EQUIPMENT	2,246	3,714	1,000	1,000



The Fire and Rescue Department provides a range of emergency services, from municipal fire protection services to backcountry rescue. They provide paramedic level emergency medical care to the City of Ketchum and the entire northern Blaine County through a contract for services with the Blaine County Ambulance District. The department is composed of highly trained career, full-time staff as well as trained paid-on-call firefighters.

Fiscal Year 2023 Highlights

- Budget included the 2nd year of the labor contract.
- Assumed a 3% revenue increase for ambulance contract. A higher budget request (\$371,062) was submitted to the Ambulance District.

Personnel:

- New Short Term Rental Fire Inspector position.

Fiscal Year 2024 Highlights

- Funding for the 3rd and final year of the collective labor agreement.

Personnel:

- FY23 interim budget change included two positions to keep up with 49% increase in calls for service over last four years.

Fire and Rescue Expenditures

GENERAL FUND EXPENDITURES		FY 2021 AUDITED ACTUALS	FY 2022 AUDITED ACTUALS	FY 2023 AMENDED BUDGET	FY 2024 PROPOSED BUDGET
224	8. FIRE & RESCUE	2,130,718	2,570,687	2,868,326	2,916,912
225	1. PERSONAL SERVICES	1,886,719	2,240,896	2,524,946	2,536,332
226	1000-SALARIES	993,714	1,170,099	1,262,932	1,322,479
227	1500-PAID ON-CALL WAGES	129,410	130,419	256,062	135,000
228	1700-WOOC (WORKING OUT OF CLASS)	-	8,828	6,500	6,500
229	1900-OVERTIME	50,085	100,775	75,000	75,000
230	2100-FICA TAXES-CITY	89,327	107,126	103,997	101,170
231	2200-STATE RETIREMENT-CITY	5,798	6,481	5,941	-
232	2300-FIREMEN'S RETIREMENT-CITY	122,521	152,675	150,360	186,168
233	2310-DEF.COMP-Pd On Call/PT Emp	-	-	12,000	12,000
234	2400-WORKMEN'S COMPENSATION-CITY	31,763	40,677	37,803	40,000
235	2500-HEALTH INSURANCE-CITY	358,555	429,031	477,272	519,578
236	2505-HEALTH REIMBURSEMENT ACCT(HRA)	18,130	12,882	20,625	20,575
237	2510-DENTAL INSURANCE-CITY	9,522	10,461	10,882	10,935
238	2515-VISION REIMBURSEMENT ACCT(HRA)	4,702	2,724	8,100	8,100
239	2520-WORKMEN'S COMP. COVERAGE	-	(1,012)	-	-
240	2530-EMPLOYEE MEDICAL SERVICES	156	-	3,000	3,000
241	2535-VEBA	40,200	47,700	46,800	57,600
242	2540-MERP-MEDICAL EXP REIMBURSEMENT	5,025	5,400	5,850	7,200
243	2550-HEALTH-VISION-CAFETERIA ADMIN	-	-	-	-
244	2600-LONG TERM DISABILITY	4,033	4,195	5,025	5,827
245	2700-VACATION/SICK ACCRUAL PAYOUT	23,779	10,705	23,238	18,000
246	2710-VACATION/COMPENSATION PAYOUT	-	830	6,359	-
247	2750-INSURANCE EQUILIZATION PAY	-	-	-	-
248	2800-STATE UNEMPLOYMENT INSURANCE	-	-	3,000	3,000
249	2900-PERFORMANCE AWARDS	-	898	4,200	4,200

Fire and Rescue Expenditures, cont.

GENERAL FUND EXPENDITURES		FY 2021 AUDITED ACTUALS	FY 2022 AUDITED ACTUALS	FY 2023 AMENDED BUDGET	FY 2024 PROPOSED BUDGET
250	2. MATERIALS AND SERVICES	153,889	271,361	284,950	322,150
251	3200-OPERATING SUPPLIES FIRE	16,381	31,013	34,000	34,000
252	3210-OPERATING SUPPLIES EMS	52,241	50,912	60,000	60,000
253	3500-MOTOR FUELS & LUBRICANTS FIRE	5,498	14,644	8,000	8,000
254	3510-MOTOR FUELS & LUBRICANTS EMS	4,730	5,732	8,000	8,000
255	3600-COMPUTER SOFTWARE	-	-	-	-
256	4200-PROFESSIONAL SERVICES FIRE	3,747	24,760	10,000	10,000
257	4210-PROFESSIONAL SERVICES EMS	1,034	945	4,000	2,000
258	4220-PROFESSIONAL SRVS FIRE CHIEF	-	-	-	-
259	4800-DUES, SUBSCRIPTIONS & MEMBERSH	193	-	-	-
260	4900-TRAINING/TRAVEL/MTG FIRE	3,312	1,355	8,000	16,000
261	4902-FIRE CHIEF'S TRAINING	-	-	-	-
262	4903-ASSISTANT FIRE CHIEF TRAINING	-	1,439	-	-
263	4910-TRAINING EMS	7,187	24,365	20,200	15,000
264	4920-TRAINING-FACILITY	5,306	2,340	2,200	12,000
265	4950-TUITION REIMBURSEMENT	-	-	-	-
266	5100-TELEPHONE & COMMUNICATION FIRE	13,895	20,197	21,000	21,000
267	5110-TELEPHONE & COMMUNICATION EMS	15,500	17,987	21,000	21,000
268	5200-UTILITIES	-	29,707	40,000	45,600
269	5900-REPAIR & MAINTENANCE-BUILDINGS	-	192	-	24,000
270	6000-REPAIR & MAINT-AUTO EQUIP FIRE	8,943	13,447	16,000	16,000
271	6010-REPAIR & MAINT-AUTO EQUIP EMS	2,236	7,372	12,000	12,000
272	6100-REPAIR & MAINT--MACHINERY & EQ	8,196	6,796	8,000	8,000
273	6110-REPAIR & MAINT--MACHINERY & EQ	833	3,075	2,300	2,300
274	6900-OTHER PURCHASED SERVICES FIRE	2,784	2,211	3,250	3,250
275	6910-OTHER PURCHASED SERVICES EMS	1,874	12,873	7,000	4,000
276	3. CAPITAL OUTLAY	33,680	-	58,430	58,430
277	7500-AUTOMOTIVE EQUIPMENT	-	-	-	-
278	7600-OTHER MACHINERY & EQUIP FIRE	33,680	-	-	-
279	7610-OTHER MACHINERY & EQUIP EMS	-	-	-	-
280	7700-LEASES	-	-	58,430	58,430
281	4. TRANSFERS	56,430	58,430	-	-
282	8811-AERIAL TOWER LEASE	56,430	58,430	-	-



The Legal Services Department includes funding for the City Attorney and City Prosecutor. A contracted City Attorney provides legal counsel for the City, including the Mayor, City Council, Planning Commission and Staff. The City Attorney performs legal research; negotiates, reviews and drafts contracts, franchises, resolutions, and ordinances; monitors federal, state, and local laws and regulations, and defends City litigation.

Fiscal Year 2023 Highlights

- Assumed a 3% increase in contract with the city attorney.

Personnel:

- No changes.

Fiscal Year 2024 Highlights

- Assumes a 3% increase in contract with the city attorney.

Personnel:

- No changes.

GENERAL FUND EXPENDITURES		FY 2021 AUDITED ACTUALS	FY 2022 AUDITED ACTUALS	FY 2023 AMENDED BUDGET	FY 2024 PROPOSED BUDGET
79	2. LEGAL	230,734	214,187	244,360	250,293
80	2. MATERIALS AND SERVICES	230,734	214,187	244,360	250,293
81	4200-PROFESSIONAL SERVICES	185,495	168,948	197,760	203,693
82	4270-CITY PROSECUTOR	45,239	45,239	46,600	46,600
83	4800-DUES, SUBSCRIPTION, MEMBERSHIP	-	-	-	-
84	4900-PERSONNEL TRAINING/TRAVEL/MTG	-	-	-	-
85	5100-TELEPHONE & COMMUNICATIONS	-	-	-	-



City of Ketchum | 2024 Draft Budget
Legislative and Executive Department

The Legislative and Executive Department budget contains the operating accounts for the Mayor and City Council. The Mayor serves as chief executive and City Council holds the legislative powers including the approval of ordinances, annual budget, and contracts. The Mayor recommends policy matters to City Council with the City Administrator handling the implementation.

Fiscal Year 2023 Highlights

- No changes.

Personnel:

- No changes.

Fiscal Year 2024 Highlights

- Increase reflects the increase in healthcare costs.

Personnel:

- No changes.

Legislative and Executive Expenditures

GENERAL FUND EXPENDITURES		FY 2021 AUDITED ACTUALS	FY 2022 AUDITED ACTUALS	FY 2023 AMENDED BUDGET	FY 2024 PROPOSED BUDGET
1	0. LEGISLATIVE & EXEC	331,472	349,656	383,452	406,260
2	1. PERSONAL SERVICES	314,946	334,489	361,360	384,168
3	1000-SALARIES	120,281	120,596	120,686	120,686
4	1500-PART-TIME	-	-	-	-
5	1900-OVERTIME	-	-	-	-
6	2100-FICA TAXES-CITY	8,536	8,582	9,233	9,232
7	2200-STATE RETIREMENT-CITY	14,410	14,410	14,410	13,493
8	2400-WORKER'S COMPENSATION-CITY	116	110	253	157
9	2500-HEALTH INSURANCE-CITY	163,807	181,309	200,785	223,406
10	2505-HEALTH REIMBURSEMENT ACCT(HRA)	2,245	3,566	7,675	8,875
11	2510-DENTAL INSURANCE-CITY	3,609	3,609	3,887	3,888
12	2515-VISION REIMBURSEMENT ACCT(HRA)	1,410	1,777	3,900	3,900
13	2550-HEALTH-VISION-CAFETERIA ADMIN	-	-	-	-
14	2600-LONG TERM DISABILITY	531	531	531	531
15	2700-VACATION/SICK ACCRUAL PAYOUT	-	-	-	-
16	2710-VACATION/COMPENSATION PAYOUT	-	-	-	-
17	2760-EMPLOYEE HOUSING SUBSIDY	-	-	-	-
18	2800-STATE UNEMPLOYMENT INSURANCE	-	-	-	-
19	2. MATERIALS AND SERVICES	16,526	14,608	21,092	21,092
20	3100-OFFICE SUPPLIES & POSTAGE	1,817	1,468	3,167	3,167
21	3160-OFFICE SUPPLIES/POSTAGE-HOTEL	-	-	-	-
22	3200-OPERATING SUPPLIES	2,576	3,330	2,125	2,125
23	3500-MOTOR FUELS & LUBRICANTS	-	-	-	-
24	3600-COMPUTER SOFTWARE	-	-	-	-
25	4000-ELECTIONS	-	-	2,500	2,500
26	4200-PROFESSIONAL SERVICES	11,075	8,821	8,600	8,600
27	4800-DUES, SUBSCRIPTIONS & MEMBERSH	400	483	1,700	1,700
28	4860-DUES,SUBSCRIPTNS,MEMBRSP-HOTEL	-	-	-	-
29	4900-PERSONNEL TRAINING/TRAVEL/MTG	-	-	-	-
30	4910-MYR/CNCL-TRAINING/TRAVEL/MTG	659	507	3,000	3,000
31	4960-TRAINING/TRAVEL/MTG-HOTEL	-	-	-	-
32	5100-TELEPHONE & COMMUNICATIONS	-	-	-	-
33	6000-REPAIR & MAINT--AUTOMOTIVE EQU	-	-	-	-
34	3. CAPITAL OUTLAY	-	560	1,000	1,000
35	7400-OFFICE FURNITURE & EQUIPMENT	-	560	1,000	1,000



City of Ketchum | 2024 Draft Budget
Planning and Building Department

The Planning and Building Department is responsible for long-range (comprehensive) planning, current planning functions, and management of all developments, both past and present. The Planning and Building Department administers the Zoning Code, Subdivision Code, various Building Codes, and coordinates reviews from other City Departments. The Planning and Building Department provides staff support to the Planning Commission, City Council, and the Historic Preservation Commission.

Fiscal Year 2023 Highlights

- Increased contract with IDBS to align with projected workload. Contract set up to only pay for actual hours completed.
- Request for one-time funds to update the zoning code – a one-time -expense – reflected on the General Fund Expenditures chart.

Personnel:

- Added an Associate Planner position.

Fiscal Year 2024 Highlights

- Increased professional services budget by one-time \$129,500 to fund consulting fees for update to comprehensive plan and land use regulations update.
- Planning and Building Department revenue projections assume a 3% decrease in revenues from FY23.
- Planning fee revenues do not include fee increase assumptions.

Personnel:

- Senior Planner position vacant but funded.

Planning and Building Expenditures

GENERAL FUND EXPENDITURES		FY 2021 AUDITED ACTUALS	FY 2022 AUDITED ACTUALS	FY 2023 AMENDED BUDGET	FY 2024 PROPOSED BUDGET
88	3. PLANNING & BUILDING	868,033	920,853	1,080,116	1,298,506
89	1. PERSONAL SERVICES	494,778	644,870	674,116	875,056
90	1000-SALARIES	317,990	423,777	428,938	514,157
91	1200-PLANNING & ZONING COMMISSION	20,400	17,400	25,200	25,200
92	1900-OVERTIME	-	-	-	-
93	2100-FICA TAXES-CITY	24,364	35,314	34,742	41,261
94	2200-STATE RETIREMENT-CITY	40,407	55,605	54,224	60,300
95	2400-WORKER'S COMPENSATION-CITY	3,962	4,765	6,220	933
96	2500-HEALTH INSURANCE-CITY	76,304	100,882	111,184	193,025
97	2505-HEALTH REIMBURSEMENT ACCT(HRA)	2,679	1,217	5,275	7,050
98	2510-DENTAL INSURANCE-CITY	2,562	3,068	4,046	4,013
99	2515-VISION REIMBURSEMENT ACCT(HRA)	1,983	1,164	2,400	3,300
100	2550-HEALTH-VISION-CAFETERIA ADMIN	-	-	-	-
101	2600-LONG TERM DISABILITY	1,344	1,679	1,887	2,157
102	2700-VACATION/SICK ACCRUAL PAYOUT	2,783	-	-	23,660
103	2710-VACATION/COMPENSATION PAYOUT	-	-	-	-
104	2800-STATE UNEMPLOYMENT INSURANCE	-	-	-	-
105	2900-PERFORMANCE AWARDS	-	-	-	-
106	2. MATERIALS AND SERVICES	373,254	275,983	405,500	422,450
107	3100-OFFICE SUPPLIES & POSTAGE	4,887	4,458	6,000	6,000
108	3200-OPERATING SUPPLIES	7,332	1,284	1,200	1,200
109	3600-COMPUTER SOFTWARE	-	-	-	-
110	4200-PROFESSIONAL SERVICES	109,333	48,859	150,000	49,500
111	4210-PROFESSIONAL SERVICES - IDBS	238,293	200,793	210,000	321,750
112	4220-PROF SVCS-FLOOD PLAIN PROG REM	375	571	5,000	10,000
113	4230-PROF SVCS-BUILDING PERMIT REIM	-	-	-	-
114	4400-ADVERTISING & LEGAL PUBLICATIO	5,109	10,992	10,000	10,000
115	4500-GEOGRAPHIC INFO SYSTEMS	5,700	5,100	5,300	6,000
116	4800-DUES, SUBSCRIPTIONS & MEMBERSH	670	938	4,000	4,000
117	4900-PERSONNEL TRAINING/TRAVEL/MTG	990	1,491	10,000	10,000
118	4970-TRAINING/TRAVEL/MTG-P&Z COMM	-	751	3,000	3,000
119	5100-TELEPHONE & COMMUNICATIONS	-	-	-	-
120	6510-EVENTS SPONSORSHIPS	-	-	-	-
121	6910-OTHER PURCHASED SERVICES	565	746	1,000	1,000
122	3. CAPITAL OUTLAY	-	-	500	1,000
123	7400-OFFICE FURNITURE & EQUIPMENT	-	-	500	1,000



City of Ketchum | 2024 Draft Budget
Police Department

The Ketchum Police Department, contracted through the Blaine County Sheriff's Office, is responsible for enforcing all local and state laws to protect the residents and visitors of Ketchum. The department consists of patrol/traffic enforcement functions, investigations, and administration.

Funding for the Community Service Officers (CSO) is also contained in the department budget. The officers focus on parking enforcement and compliance with city code violations.

Fiscal Year 2023 Highlights

- Implemented similar compensation as the County – 5% increase plus a one-time 4% bonus.

Personnel:

- No changes.

Fiscal Year 2024 Highlights

- Contract request to increase by \$154,373.
- Contract assumes a 6% base adjustment; city financial model assumes 3%.

Personnel:

- No changes.

Police Expenditures

GENERAL FUND EXPENDITURES		FY 2021 AUDITED ACTUALS	FY 2022 AUDITED ACTUALS	FY 2023 AMENDED BUDGET	FY 2024 PROPOSED BUDGET
193	7. POLICE	1,658,523	1,853,562	2,063,870	2,183,891
194	1. PERSONAL SERVICES	161,138	224,095	250,936	253,562
195	1000-SALARIES	79,303	96,835	94,421	100,646
196	1500-PART-TIME	9,496	17,565	28,708	26,754
197	1900-OVERTIME	1,940	1,404	5,000	5,000
198	2100-FICA TAXES-CITY	6,664	9,585	9,802	10,129
199	2200-STATE RETIREMENT-CITY	9,722	13,016	15,299	11,811
200	2400-WORKMEN'S COMPENSATION-CITY	2,096	3,145	3,694	4,637
201	2500-HEALTH INSURANCE-CITY	47,531	78,228	85,114	87,104
202	2505-HEALTH REIMBURSEMENT ACCT(HRA)	1,697	1,992	3,550	3,550
203	2510-DENTAL INSURANCE-CITY	1,269	1,562	1,625	1,548
204	2516-VISION REIMBURSEMENT ACCT(HRA)	1,117	482	1,500	1,800
205	2600-LONG TERM DISABILITY	304	281	1,724	583
206	2800-STATE UNEMPLOYMENT INSURANCE	-	-	500	-
207	2. MATERIALS AND SERVICES	1,497,385	1,629,468	1,812,934	1,920,329
208	3100-OFFICE SUPPLIES & POSTAGE	7,207	797	1,200	3,500
209	3200-OPERATING SUPPLIES	7,184	2,246	3,000	3,250
210	3500-MOTOR FUELS & LUBRICANTS	752	2,887	3,000	4,250
211	3600-COMPUTER SOFTWARE	10,815	-	2,000	2,100
212	3610-PARKING OPS PROCESSING FEES	5,601	4,686	5,000	7,000
213	3620-PARKING OPS EQUIPMENT FEES	11,396	12,415	11,000	3,250
214	4200-PROFESSIONAL SERVICES	26,631	27,810	20,000	20,000
215	4210-PROFESSIONAL SERVICE-SNOW TOWS	-	-	-	-
216	4250-PROF.SERVICES-BCSO CONTRACT	1,427,800	1,568,569	1,748,234	1,862,679
217	4900-PERSONNEL TRAINING/TRAVEL/MTG	-	-	-	-
218	5100-TELEPHONE & COMM	-	3,986	3,000	2,300
219	6000-REPAIR & MAINT--AUTOMOTIVE EQU	-	6,071	16,500	12,000
220	3. CAPITAL OUTLAY	-	-	-	10,000
221	7500-AUTOMOTIVE EQUIPMENT	-	-	-	10,000
222	7600-OTHER MACHINERY & EQUIPMENT	-	-	-	-
223	7700-LEASES	-	-	-	-



The Recreation Department is responsible for providing safe and healthy recreation opportunities for the citizens of Ketchum and visitors to the community. The department operates structured recreation programs throughout the year at the Terry Tracy Recreation Center at Atkinson Park.

Fiscal Year 2023 Highlights

- Staff changes during 2022 lead to savings via benefits coverage.

Personnel:

- No changes.

Fiscal Year 2024 Highlights

- Procurement of a passenger van for our youth programming.
- Continue to offer the most affordable year-round youth recreation programs in the valley.
- Working with the BCSD on their Hemingway masterplan.
- FY24 budget includes a small increase in professional service to accommodate environmental education through our partner, the ERC.

Personnel:

- No changes.

Recreation Expenditures

GENERAL FUND EXPENDITURES		FY 2021 AUDITED ACTUALS	FY 2022 AUDITED ACTUALS	FY 2023 AMENDED BUDGET	FY 2024 PROPOSED BUDGET
319	10. RECREATION	498,214	500,598	552,463	571,313
320	1. PERSONAL SERVICES	464,677	445,182	498,463	511,663
321	1000-SALARIES	234,988	234,662	260,672	271,479
322	1500-PART-TIME/SEASONAL	39,900	40,470	62,000	62,000
323	1900-OVERTIME	124	341	-	-
324	2100-FICA TAXES - CITY	20,489	21,771	24,684	25,511
325	2200-STATE RETIREMENT - CITY	28,681	29,746	31,124	30,351
326	2400-WORKER'S COMPENSATION - CITY	4,464	5,864	6,453	6,453
327	2500-HEALTH INSURANCE - CITY	122,509	99,290	103,501	105,921
328	2505-HEALTH REIMBURSEMENT ACCT(HRA)	8,399	7,668	3,500	3,500
329	2510-DENTAL INSURANCE-CITY	2,952	2,397	2,589	2,466
330	2515-VISION REIMBURSEMENT ACCT(HRA)	1,233	1,940	1,800	1,800
331	2550-HEALTH-VISION-CAFETERIA ADMIN	-	-	-	-
332	2600-LONG TERM DISABILITY	940	1,032	1,071	1,114
333	2700-VACATION/SICK ACCRUAL PAYOUT	-	-	-	-
334	2710-VACATION/COMPENSATION PAYOUT	-	-	-	-
335	2800-STATE UNEMPLOYMENT INSURANCE	-	-	1,068	1,068
336	2900-PERFORMANCE AWARDS	-	-	-	-
337	2. MATERIALS AND SERVICES	33,537	44,626	54,000	59,650
338	3100-OFFICE SUPPLIES & POSTAGE	508	315	750	750
339	3200-OPERATING SUPPLIES	2,206	3,839	4,000	4,000
340	3210-SPECIAL EVENT SUPPLIES	-	-	-	-
341	3250-RECREATION SUPPLIES	7,786	10,622	10,000	10,000
342	3280-YOUTH GOLF	-	434	1,000	1,000
343	3290-SWIM TEAM	-	-	-	-
344	3300-RESALE ITEMS-CONCESSION SUPPLY	4,809	4,165	8,000	8,000
345	3310-STATE SALES TAX-PARK	6,767	6,569	8,000	8,000
346	3500-MOTOR FUELS & LUBRICANTS	1,352	2,177	3,000	3,000
347	3600-COMPUTER SOFTWARE	-	-	-	-
348	4200-PROFESSIONAL SERVICE	2,303	7,555	4,000	7,000
349	4410-ADVERTISING & PUBLICATIONS	429	857	750	1,000
350	4800-DUES, SUBSCRIPTIONS & MEMBERSH	175	175	-	-
351	4900-PERSONNEL TRAINING/TRAVEL/MTG	510	646	1,000	1,000
352	5100-TELEPHONE & COMMUNICATIONS	-	-	-	-
353	5200-UTILITIES	5,778	3,793	10,000	11,400
354	5300-CUSTODIAL & CLEANING SERVICES	-	-	-	-
355	6000-REPAIR & MAINT--AUTOMOTIVE EQU	229	3,297	2,500	3,500
356	6100-REPAIR & MAINT--MACHINERY & EQ	684	183	1,000	1,000
357	6910-OTHER PURCHASED SERVICES	-	-	-	-
358	6950-MAINTENANCE	-	-	-	-
359	3. CAPITAL OUTLAY	-	10,790	-	-
360	7300-CAPITAL MAINTENANCE	-	10,790	-	-
361	7400-BUILDING FURNITURE & EQUIPMENT	-	-	-	-
362	7500-AUTOMOTIVE EQUIPMENT	-	-	-	-



City of Ketchum | 2024 Draft Budget
Streets & Facilities Department

The Streets & Facilities Department consists of the Street Division and Facility Maintenance Division. The department is responsible for maintaining the infrastructure of the City of Ketchum. This budget includes funding for snow removal, resurfacing streets, improving drainage, street sweeping, repairing potholes, installing, and maintaining street signs and traffic markings, maintaining street trees and public restrooms, street lighting, city beautification, and maintenance of public facilities and parks.

Fiscal Year 2023 Highlights

- Increased fuel- and petroleum-related costs to reflect market conditions.
- First year full year of operating and expenses related to management of Warm Springs Preserve.
- Request to increase professional services budget (snow hauling) by \$25,000 was funded.

Personnel:

- One new maintenance position associated with the Preserve.

Fiscal Year 2024 Highlights

- If the new chip seal oil works out, we would like to use it on 4th street next year.
- Roof replacement at Rotary Park.
- Phase 1 for Warm Springs Preserve (pending fundraising progress).
- Request to increase professional services budget (snow hauling) by \$25,000 was not funded. Staff feels that one-time funds could augment in a large snow year.

Personnel:

- Vacant funded position in Facilities currently; likely need to add additional FTE position in the future.
- Vacant position in Streets.

Streets Expenditures

GENERAL FUND EXPENDITURES		FY 2021 AUDITED ACTUALS	FY 2022 AUDITED ACTUALS	FY 2023 AMENDED BUDGET	FY 2024 PROPOSED BUDGET
283	9. STREETS	1,963,199	1,772,768	2,326,537	2,110,716
284	1. PERSONAL SERVICES	1,026,257	1,065,121	1,321,295	1,327,619
285	1000-SALARIES	607,431	604,498	664,605	691,257
286	1500-PART-TIME	3,788	21,085	50,196	65,800
287	1800-PAY DIFFERENTIAL	5,594	8,019	15,441	15,441
288	1900-OVERTIME	20,406	18,635	66,000	35,000
289	2040-VACATION/COMPENSATION PAYOUT	-	-	-	-
290	2100-FICA TAXES-CITY	48,622	53,091	57,776	61,774
291	2200-STATE RETIREMENT-CITY	75,027	81,035	84,182	90,600
292	2400-WORKER'S COMPENSATION-CITY	24,841	25,088	38,629	41,278
293	2500-HEALTH INSURANCE-CITY	212,624	230,765	287,483	265,769
294	2505-HEALTH REIMBURSEMENT ACCT(HRA)	7,192	9,035	12,038	12,038
295	2510-DENTAL INSURANCE-CITY	6,221	5,687	6,999	6,505
296	2515-VISION REIMBURSEMENT ACCT(HRA)	4,854	2,503	5,850	5,550
297	2600-LONG TERM DISABILITY	2,484	2,194	2,970	3,187
298	2700-VACATION/SICK ACCRUAL PAYOUT	7,174	3,486	23,126	27,420
299	2760-EMPLOYEE HOUSING SUBSIDY	-	-	-	-
300	2800-STATE UNEMPLOYMENT INSURANCE	-	-	6,000	6,000
301	2900-PERFORMANCE AWARDS	-	-	-	-
302	2. MATERIALS AND SERVICES	787,107	707,647	1,005,242	783,097
303	3200-OPERATING SUPPLIES	12,437	9,771	16,240	16,240
304	3400-MINOR EQUIPMENT	3,410	2,728	3,800	3,800
305	3500-MOTOR FUELS & LUBRICANTS	55,910	75,093	109,092	109,092
306	3600-COMPUTER SOFTWARE	-	-	6,800	6,800
307	4200-PROFESSIONAL SERVICES	210,739	183,528	407,645	185,000
308	4900-PERSONNEL TRAINING/TRAVEL/MTG	1,801	2,305	4,515	4,515
309	5100-TELEPHONE & COMMUNICATIONS	1,115	905	3,000	2,000
310	5200-UTILITIES	15,985	16,332	18,000	19,500
311	6000-REPAIR & MAINT--AUTOMOTIVE EQU	2,894	579	8,700	8,700
312	6100-REPAIR & MAINT--MACHINERY & EQ	105,279	102,751	98,650	98,650
313	6910-OTHER PURCHASED SERVICES	11,151	17,266	16,000	16,000
314	6920-SIGNS & SIGNALIZATION	19,419	12,231	16,000	16,000
315	6930-STREET LIGHTING	18,013	14,155	18,500	18,500
316	6950-MAINTENANCE & IMPROVEMENTS	328,954	270,005	278,300	278,300
317	4. TRANSFERS	149,835	-	-	-
318	8840-TRANSFER TO GO BOND FUND	149,835	-	-	-

Facilities Expenditures

GENERAL FUND EXPENDITURES		FY 2021 AUDITED ACTUALS	FY 2022 AUDITED ACTUALS	FY 2023 AMENDED BUDGET	FY 2024 PROPOSED BUDGET
151	6. FACILITY MAINTENANCE	688,629	858,751	1,137,417	1,258,992
152	1. PERSONAL SERVICES	414,765	470,835	689,682	784,842
153	1000-SALARIES	205,693	223,918	308,680	416,872
154	1500-PART-TIME/SEASONAL	27,424	60,149	45,000	41,453
155	1800-PAY DIFFERENTIAL	1,247	2,270	4,689	4,689
156	1900-OVERTIME	1,191	3,346	8,500	8,500
157	2100-FICA TAXES - CITY	18,247	23,559	28,065	33,372
158	2200-STATE RETIREMENT - CITY	24,879	29,964	38,431	48,081
159	2400-WORKER'S COMPENSATION-CITY	3,887	4,192	4,978	3,983
160	2500-HEALTH INSURANCE - CITY	116,548	115,896	225,509	202,346
161	2505-HEALTH REIMBURSEMENT ACCT(HRA)	2,141	2,378	7,963	7,963
162	2510-DENTAL INSURANCE-CITY	2,301	2,333	4,268	3,905
163	2515-VISION REIMBURSEMENT ACCT(HRA)	1,443	893	4,050	4,050
164	2600-LONG TERM DISABILITY	865	831	1,548	1,628
165	2700-VACATION/SICK ACCRUAL PAYOUT	8,898	-	-	-
166	2710-YEAR END COMP TIME PAYOUT	-	-	-	-
167	2800-STATE UNEMPLOYMENT INSURANCE	-	1,106	8,000	8,000
168	2. MATERIALS AND SERVICES	273,864	387,916	447,735	474,150
169	3100-OFFICE SUPPLIES & POSTAGE	350	49	500	300
170	3200-OPERATING SUPPLIES	6,293	8,797	10,000	10,000
171	3500-MOTOR FUELS & LUBRICANTS	8,268	12,873	9,000	16,000
172	3600-COMPUTER SOFTWARE	-	-	-	-
173	4200-PROFESSIONAL SERVICES	61,182	60,780	95,500	64,500
174	4210-PROFESSIONAL SERVC-CITY TREES	14,204	19,246	15,000	15,000
175	4220-PROF SERV-CITY BEAUTIFICATION	36,536	43,518	45,000	50,000
176	4800-DUES, SUBSCRIPTIONS & MEMBERSH	280	465	440	440
177	4900-PERSONNEL TRAINING/TRAVEL/MTG	109	-	1,500	1,000
178	5100-TELEPHONE & COMMUNICATIONS	383	360	720	720
179	5110-COMPUTER NETWORK	-	-	-	-
180	5200-UTILITIES	41,780	30,732	28,500	32,490
181	5210-SOLID WASTE COLLECTION	-	-	-	-
182	5220-RECYCLING PROGRAM-ERC	-	-	-	-
183	5300-CUSTODIAL & CLEANING SERVICES	62,737	35,627	45,000	83,000
184	5900-REPAIR & MAINTENANCE-BUILDINGS	7,024	25,392	33,400	33,000
185	5910-REPAIR & MAINTENANCE-491 SV RD	-	80,472	70,000	77,000
186	5910-REPAIR & MAINTENANCE-WARM SPRINGS	-	29,469	47,175	45,200
187	6000-REPAIR & MAINT-AUTOMOTIVE EQUI	1,750	4,181	4,500	3,500
188	6100-REPAIR & MAINT--MACHINERY & EQ	3,095	2,253	5,000	6,000
189	6950-MAINTENANCE	29,875	33,703	36,500	36,000
190	3. CAPITAL OUTLAY	-	-	-	-
191	7600-OTHER MACHINERY & EQUIPMENT	-	-	-	-
192	7800-PARKS IRRIGATION UPGRADES	-	-	-	-



The Non-Departmental section of the budget contains initiatives not otherwise associated with a specific department. In FY22, the funds support contracts dedicated to citywide efforts that benefit all departments and transfers out of the General Fund to support other funds (including Capital Improvement and Trust Funds).

Fiscal Year 2023 Highlights

- Implemented a 4% base/on-going increase to compensation and an additional 5% one-time increase.
- Included one-third of the proposed Public Works Director salary.
- Blaine County proposed an increase of \$69,215 over previous year to the Sustainability position.

Personnel:

- No changes.

Fiscal Year 2024 Highlights

- Implementation of a 3% base/on-going increases to compensation market of \$50,000, and an additional 3% one-time bonus.
- Includes one-third (General Fund portion) of the proposed Public Works Director salary. Due to the unsuccessful recruitment effort, staff is pivoting to recruiting a CIP Project Manager who could be a local contractual resource.
- Includes a \$500,000 transfer from the General Fund as the local match for a grant fulfillment to fund a new/expanded Mountain Rides facility.
- Draft budget assumes new .5% and County contribution fully funds the Community Housing (City/County) department.

Personnel:

- KURA Executive Director reimbursed to the city.

Non-Departmental Expenditures

GENERAL FUND EXPENDITURES		FY 2021 AUDITED ACTUALS	FY 2022 AUDITED ACTUALS	FY 2023 AMENDED BUDGET	FY 2024 PROPOSED BUDGET
124	5. NON-DEPARTMENTAL	504,380	1,678,191	1,686,616	1,444,009
125	1. PERSONAL SERVICES	-	-	100,266	105,693
126	1000-SALARIES	-	-	100,266	70,980
127	2100-FICA TAXES - CITY	-	-	-	5,430
128	2200-STATE RETIREMENT - CITY	-	-	-	7,936
129	2400-WORKERS'S COMPENSATION -CITY	-	-	-	-
130	2500-HEALTH INSURANCE - CITY	-	-	-	20,472
131	2510-DENTAL INSURANCE-CITY	-	-	-	563
132	2600-LONG TERM DISABILITY	-	-	-	312
133	2. MATERIALS AND SERVICES	120,749	298,138	338,317	363,317
134	4200-PROFESSIONAL SERVICES	50,835	168,935	205,515	205,515
135	4250-BLAINE CITY TOUR	-	-	8,000	8,000
136	4300-EMS CONSOLIDATION	-	125	-	25,000
137	4500-1ST/WASHINGTON RENT	39,000	36,000	36,000	36,000
138	6500-CONTRACT FOR SERVICE	17,738	93,078	88,802	88,802
139	6510-PASS THROUGH GRANTS	-	-	-	-
140	6601-MASTER TRANSPORTATION PLAN	13,177	-	-	-
141	4. TRANSFERS	383,630	1,380,053	1,248,033	975,000
142	8802-TRANSFER TO GENERAL UTILITY DIR	-	-	60,000	60,000
143	8803-TRANSFER TO GENERAL CIP FUND	204,265	208,054	253,802	-
144	8805-TRANSFER TO CITY COUNTY HOUSING	-	864,100	266,349	-
145	8810-TRANSFER TO IN-LIEU HOUSING	-	-	201,061	-
146	8893-TRANSFER TO PARK TRUST-KAC	-	10,000	10,000	10,000
147	8894-TRANSFER TO OTHER FUNDS	-	-	-	500,000
148	8894-TRANSFER TO PARK TRT-% FOR ART	-	-	-	-
149	9910-COMPENSTATION ADJUSTMENTS	-	177,250	140,000	140,000
150	9930-GENERAL FUND OP. CONTINGENCY	179,365	120,649	316,821	265,000



Local Option Tax Fund – Original LOT and Additional 1% LOT

The original Local Option Tax (LOT) became effective on December 15, 1978. Since the original adoption of the LOT, voters have approved or modified the tax in 1979, 1983, 1984, 1988, 1997, and 2011. In 2011, voters approved a new fifteen-year term. The LOT is to be used for:

- a) municipal transportation
- b) open space acquisition and recreation
- c) capital improvements
- d) emergency services; police, fire, and ambulance
- e) city promotion, visitor information and special events
- f) property tax relief
- g) direct costs to collect and enforce the tax

The tax imposes 1% on retail, 1% on building material, 2% on liquor by the drink, and 2% on short-term lodging and rentals.

In November 2013, an additional 1% was added to the LOT with authority to collect for five years and was subsequently renewed by voters through December 31, 2023, for the following public purposes:

- a) maintain and increase commercial air service to Friedman Memorial Airport through the use of minimum revenue guarantees or other inducements to air providers
- b) promote and market the existing service and any future service to increase passengers
- c) all ancillary costs associated with the ongoing effort to maintain and increase commercial air service, including management costs and bussing due to flight diversions
- d) direct costs to collect and enforce the tax, including administrative and legal fees

On May 16, 2023, voters overwhelmingly (75%) approved the renewal of the 1% LOT for Air but with a new allocation of 0.5% for Air Service preservation and 0.5% for implementation of the Housing Action Plan.



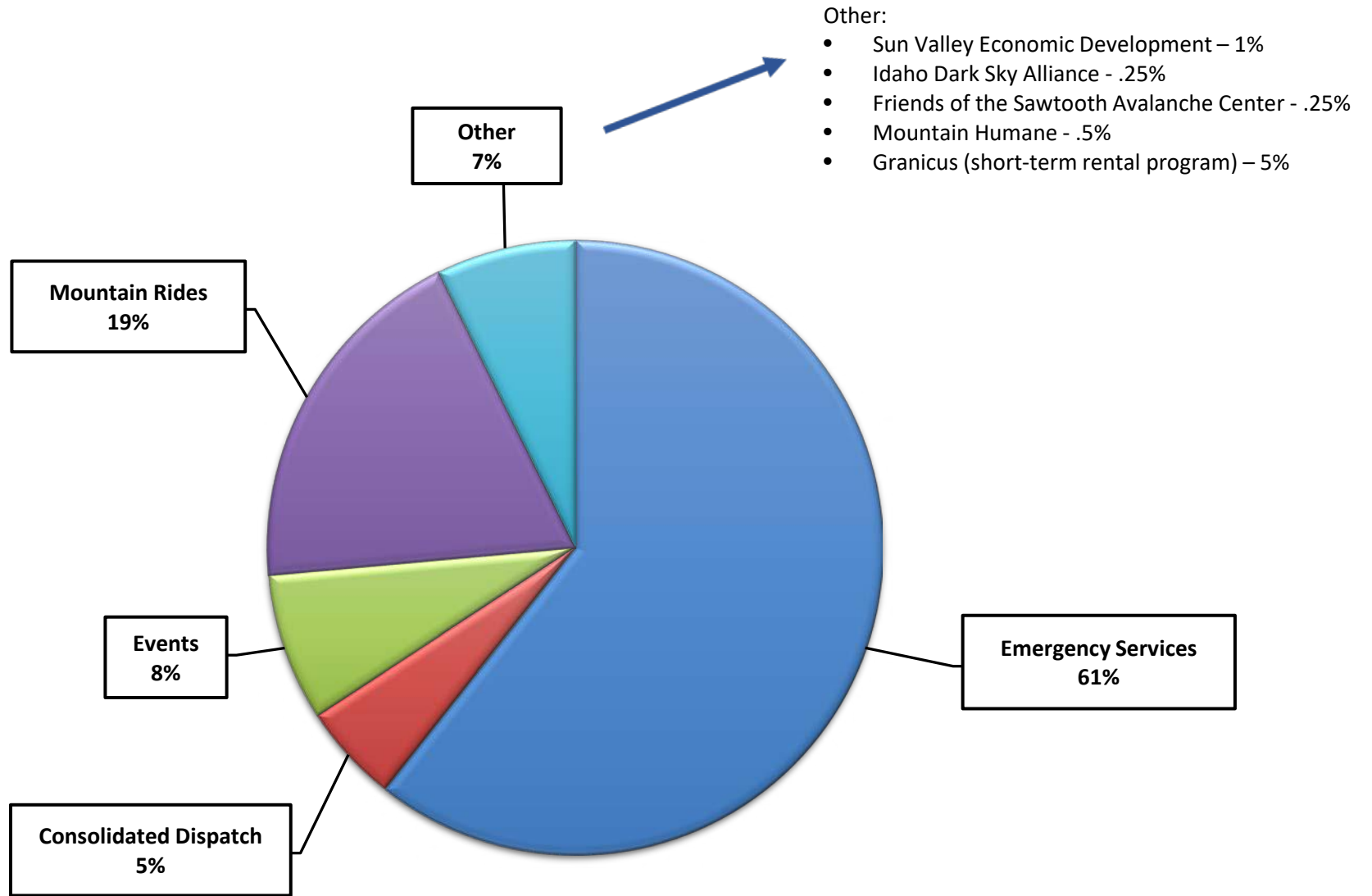
Fiscal Year 2023 Highlights

- Any excess revenues are recommended for one-time purposes. (Mountain Rides capital local match).
- Mountain Rides' request includes a) an increase in operations/service and b) a one-time request for capital improvements.
- Visit Sun Valley is not requesting funds this fiscal year.
- There are no funds available to transfer to the Capital Improvement Plan.
- Mountain Humane has previously been a line item in the Police Department budget.
- The budget for Wagon Days has returned to its pre-pandemic funding level.

Fiscal Year 2024 Highlights

- Any excess revenues are recommended to be allocated for one-time capital needs.
- All contract agencies, except for Mountain Rides, had similar requests to FY23.
- Mountain Rides has been awarded a federal facility grant requiring a one-time local match. Their request is based on historical capital match amount by each local jurisdiction. Current draft budget does not allocate local match funds, cuts to existing City CIP projects would be required.

FY 2024 Original LOT Expenditures



Local Option Tax Original Fund – Revenues

	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted w/ Amended Budget	FY 2024 Proposed Budget	One-Time
REVENUES	3,391,025	3,784,297	3,637,935	3,299,890	191,578
Projected Revenue Changes	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted w/ Amended Budget	FY 2024 Proposed Budget	One-Time
Fund Revenue	3,391,025	3,784,297	2,700,000	3,195,890	-
Fund Balance			146,469	104,000	191,578
Sub-Total	3,391,025	3,784,297	2,846,469	3,299,890	191,578
Inflationary Changes					
Fund Balance FY23 NGO's	-	-	268,000		
Fund Balance FY23			122,903		
Fund Balance FY22 to CIP			400,563		
Sub-Total	-	-	791,466	-	
Total Revenue	3,391,025	3,784,297	3,637,935	3,299,890	191,578
Total Expenditures	2,207,093	4,678,850	3,637,935	3,299,890	191,578
Total Revenue Over/(Under)	1,183,932	(894,553)	-	(0)	(0)

Local Option Tax Original Fund – Expenditures

		FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted w/ Amended Budget	FY 2024 Proposed Budget	One-Time
	EXPENDITURES	2,207,093	5,293,552	3,637,935	3,299,890	191,578
		FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted w/ Amended Budget	FY 2024 Proposed Budget	One-Time
1.	City Emergency Services	1,309,465	1,718,672	1,900,000	2,000,000	
2.	Transfer to GF CIP	-	1,626,362	531,691	213,654	-
3.	Consolidated Dispatch	156,850	161,556	166,403	171,395	
4.	Wagon Days	80,000	117,000	132,250	171,250	
5.	Events	32,830	105,409	85,000	85,000	
6.	Visit Sun Valley SVMA	110,000	200,000	-	-	
7.	Mountain Rides	469,000	687,000	769,000	631,000	165,000
8.	Administrative GF Direct Costs	2,500	3,000	5,000	5,000	
9.	Contingency	-	9,000	-	-	
10.	SVED	-	13,750	15,000	-	15,000
11.	Idaho Dark Sky Alliance	-	2,200	2,500	-	2,500
12.	Friends of the Sawtooth National FSAC	-	4,000	4,000	-	5,000
13.	Mountain Humane	-	-	4,500	-	4,078
14.	Other	46,448	1,091	1,000	1,000	
	Total Expenditures	2,207,093	4,649,040	3,616,344	3,278,299	191,578
15.	Granicus (Short Term Rental Compliance)	-	29,810	21,591	21,591	
		-				
	Total Expenditures	2,207,093	4,678,850	3,637,935	3,299,890	191,578

Local Option Tax 1% Add'l Fund – Revenue

	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted w/ Amended Budget	FY 2024 Proposed Budget	One-Time
REVENUES	2,847,371	3,137,741	3,671,147	2,682,842	
Projected Revenue Changes	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted w/ Amended Budget	FY 2024 Proposed Budget	One-Time
Fund Revenue	2,847,371	3,137,741	2,766,247	2,566,247	
Fund Balance				116,595	
Sub-Total	2,847,371	3,137,741	2,766,247	2,682,842	
Inflationary Changes					
Fund Balance FY 2022 RELEASE	-	-	904,900		
Fund Balance FY 2023 RELEASE			-		
Sub-Total	-	-	904,900	-	
Total Revenue with Changes	2,847,371	3,137,741	3,671,147	2,682,842	
Total Expenditures with Changes	3,128,800	2,266,247	3,671,147	2,682,842	-
Total Revenue Over/Under	(281,429)	871,495	-	-	

Local Option Tax 1% Add'l Fund – Expenditures

EXPENDITURES	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted w/ Amended Budget	FY 2024 Proposed Budget	One-Time
	3,128,800	2,266,247	3,671,147	2,682,842	-
Expenditures	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted w/ Amended Budget	FY 2024 Proposed Budget	One-Time
SUN VALLEY AIR SERVICE BOARD	3,062,553	2,200,000	2,362,500	1,316,595	-
TRANSFER TO ORIG LOT-DIR COST	66,247	66,247	66,247	66,247	-
HOUSING TRANSFER			337,500	1,300,000	
Total Expenditures	3,128,800	2,266,247	2,766,247	2,682,842	-
					-
Additional Funding Requests					
SUN VALLEY AIR SERVICE BOARD RELEASE FUND BALANCE FY 2022			904,900		
EXCESS FUND RELEASE TO SVASB			-		
Total Expenditures	3,128,800	2,266,247	3,671,147	2,682,842	-

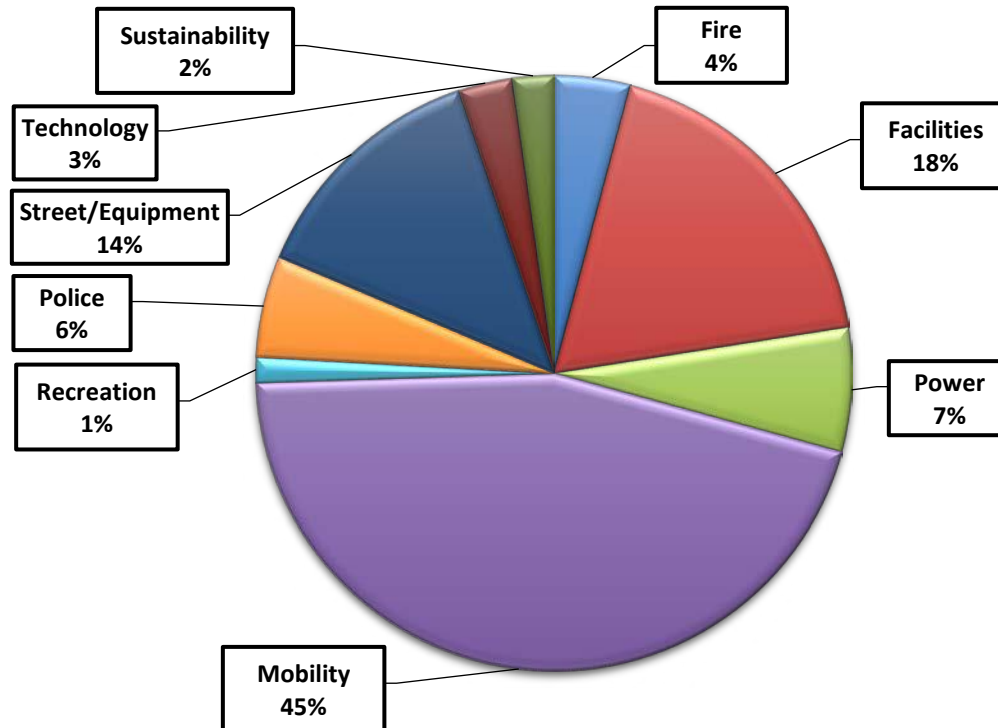


City of Ketchum | 2024 Draft Budget
General Fund Capital Improvement Plan

Fiscal Year 2024 is the third year of the updated five-year Capital Improvement Plan. Planned expenses for FY24 total \$2,201,563. This amount is higher than presented previously in May due to updated costs associated with powerline undergrounding in conjunction with the Highway 75 project. It is also important to note that one of the street equipment purchases (\$250,000) is under review to determine if a lease-purchase is more financially advantageous.

The following pages contain expense detail for each fiscal year and is organized by function area. Project requests for the remaining fiscal years exceed the amount of funding from planned resources. Therefore, the CIP plan will be reviewed annually to make necessary changes to ensure expenses align with resources. The CIP also serves as a basis to calculate development impact fees for fire, police, and parks.

FY24 Total Proposed Expense: \$ 2,201,563



Capital Improvement | FY24 Detail

	Description	Department	Projected Cost
	FY 2024		
4	Firefighting EQ (tools)	Fire	\$14,860
5	PPE (turnout gear)	Fire	\$31,375
6	Radios (portable)	Fire	\$14,000
7	Medical (city provided)	Fire	\$4,000
8	Rescue (city provided)	Fire	\$24,800
9	Shop Tools	Fire	\$2,500
10		Fire	\$91,535
11	Water Conservation Upgrades Cost Savings	Facilities	\$20,000
12	Atkinson Park Irrigation Upgrades	Facilities	\$25,000
13	Replace Trash Cans (Citywide)	Facilities	\$10,000
14	Replace Gator	Facilities	\$18,000
15	Replace 2004 Ford Ranger	Facilities	\$35,000
16	Splash Pad - Replace 2 Pumps	Facilities	\$8,500
17	Forest Service Park upgrades	Facilities	TBD
18	Forest Service Park drinking fountain/bottle filler	Facilities	\$3,500
19	Warm Springs Preserve - Phase I	Facilities	TBD
20	Atkinson Park Refurbish Legion Ballfield	Facilities	\$150,000
21	Edelweiss Park Install Irrigation Hookup	Facilities	\$10,000
22	Rotary Park Bathroom & Shelter Roof Replacements	Facilities	\$50,000
23	Rotary Park addl upgrades (paint, pavers, picnic tables, play structure)	Facilities	\$55,389
27	Town Square Upgrades	Facilities	TBD
28	Solar Panels (Fire)	Facilities	TBD
29	Power Line Undergrounding - south of town (will change)	Power	\$150,000
30		Facilities/Power	\$535,389
31	Downtown Core Sidewalk infill	Mobility	\$222,000
32	Sidewalk Curb and Gutter Repairs	Mobility	\$111,111
33	4th Street Paver Replacement - Phase II	Mobility	TBD
34	Main Street Design	Mobility	\$300,000
35	Main and 1st Street - Pedestrian Safety (Construction) (deferred from & estimated in '23)	Mobility	\$104,400
36	Main Street and Sun Valley Road - Pedestrian Safety (Construction) (deferred from & estimated in '23)	Mobility	\$113,100
37	Main Street and 5th Street - Pedestrian Safety (Construction) (deferred from & estimated in '23)	Mobility	\$104,400
38	Main Street and 6th Street - Pedestrian Safety (Construction) (deferred from & estimated in '23)	Mobility	\$52,200
39		Mobility	\$1,007,211

Highlight = projects on hold

	Description	Department	Projected Cost
	FY 2024		
40	Pump park overhaul	Recreation	\$10,000
41	John Deere Gator	Recreation	\$20,000
42		Recreation	\$30,000
43	Patrol vehicle replacement HOLD	Police	\$57,000
44	Tasers	Police	\$30,509
45	Mobile radios	Police	\$18,154
46	Body Cams	Police	\$16,765
47		Police	\$122,428
48	Elgin Eagle (2006) - Sweeper (lease/purchase TBD)	Street/Equipment	\$250,000
49	Dodge Durango (2001) - replacement car (might repurpose from another dept.)	Street/Equipment	\$50,000
50		Street/Equipment	\$300,000
51	IT Upgrades	Technology	\$65,000
52		Technology	\$65,000
53	Sustainability Infrastructure	Sustainability Infrac	\$50,000
54		Sustainability Infrac	\$50,000
55	% for Art	% for Art	\$0
56		% for Art	\$0
58	2024 Proposed Totals		\$2,201,563

Capital Improvement | FY25 Detail

	Description	Department	Projected Cost
	FY 2025		
5	Firefighting EQ (tools)	Fire	\$14,860
6	PPE (turnout gear)	Fire	\$31,375
7	Radios (portable)	Fire	\$14,000
8	Medical (city provided)	Fire	\$4,000
9	Rescue (city provided)	Fire	\$24,800
10	Utility Pickup	Fire	\$110,000
11	Shop Tools	Fire	\$2,500
12		Fire	\$201,535
13	Water Conservation Upgrades Cost Savings	Facilities	\$20,000
14	Replace Gravely Zero turn mower	Facilities	\$16,000
15	Replace Rotary Park drinking fountain	Facilities	\$3,500
16	Replace Rotary Park river pathway	Facilities	\$15,000
17	Atkinson Park Irrigation Upgrades	Facilities	\$25,000
18	Farnlun Park Irrigation Hookup	Facilities	\$10,000
19	Farnlun Park Potable Water	Facilities	\$15,000
20	Skate Park - Permanent Bathrooms	Facilities	\$125,000
21	Replace Trash Cans (Citywide)	Facilities	\$10,000
22	Town Square Upgrades	Facilities	TBD
23	Power Line Undergrounding	Power	\$180,000
24		Facilities/Power	\$419,500
25	Lewis & Northwood - sidewalk, gutter, roadway (Engineering)	Mobility	\$200,000
26	Warm Springs lift area - sidewalk, gutter, roadway (Engineering)	Mobility	\$250,000
27	1st Avenue and 1st Street - Pedestrian Safety	Mobility	\$130,000
28	1st Avenue and 4th Street - Pedestrian Safety	Mobility	\$140,000
29	1st Avenue and 5th Street - Pedestrian Safety	Mobility	\$140,000
30	East Avenue and 2nd Street - Pedestrian Safety	Mobility	\$120,000
31	East Avenue and 5th Street - Pedestrian Safety	Mobility	\$130,000
32	Town Square Alley - asphalt	Mobility	\$50,000
33	Walnut Avenue Mill & Overlay (dependent on fog sealing project)	Mobility	\$500,993
34	Main Street Design	Mobility	\$450,000
34	SH-75 Pathway-North of Town (Construction)	Mobility	\$257,000
35	Downtown Core Sidewalk infill	Mobility	\$222,000
36	Sidewalk Curb and Gutter Repairs	Mobility	\$111,111
37		Mobility	\$2,701,104

Highlight = projects on hold

	Description	Department	Projected Cost
	FY 2025		
38	New vehicle (hybrid)	Police	\$60,000
39	New handguns (12 units included)	Police	\$14,000
40	Tasers	Police	\$7,000
41		Police	\$81,000
42	Standby Generator	Street/Equipment	\$150,000
43	Elgin Geovac (2000) - Sweeper (lease/purchase TBD)	Street/Equipment	\$300,000
44	140 Grader (TBD) - (lease/purchase TBD)	Street/Equipment	\$450,000
45		Street/Equipment	\$900,000
46	IT Upgrades	Technology	\$65,000
47		Technology	\$65,000
48	Sustainability Infrastructure	Sustainability Infrastruct	\$50,000
49		Sustainability Infrastruct	\$50,000
50	% for Art	% for Art	\$0
51		% for Art	\$0
52	2025 Proposed Totals		\$4,418,139

Capital Improvement | FY26 Detail

	Description	Department	Projected Cost
	FY 2026		
5	Firefighting EQ (tools)	Fire	\$14,860
6	PPE (turnout gear)	Fire	\$31,375
7	Radios (portable)	Fire	\$14,000
8	Medical (city provided)	Fire	\$4,000
9	Rescue (city provided)	Fire	\$24,800
10	Shop Tools	Fire	\$2,500
11		Fire	\$91,535
12	Atkinson Park Irrigation Upgrades	Facilities	\$25,000
13	Paint Ore Wagon Museum	Facilities	\$25,000
14	City Hall Elevator Replacement	Facilities	\$120,000
15	City Hall Electrical Upgrades	Facilities	TBD
16	Replace Rotary Park restroom fixtures	Facilities	\$8,500
17	Replace Trash Cans (Citywide)	Facilities	\$10,000
18	Power Line Undergrounding	Power	\$180,000
19		Facilities/Power	\$368,500
20	Warm Springs Road and Saddle Road - Pedestrian Safety	Mobility	\$170,000
21	Downtown Core Sidewalk infill	Mobility	\$222,000
22	Warm Springs Road Reconfiguration	Mobility	TBD
23	East Avenue Reconstruction (dependent on 23's fog sealing project)	Mobility	\$1,345,982
24	Sidewalk Curb and Gutter Repairs	Mobility	\$111,111
25		Mobility	\$1,849,093
26	Vehicle Replacement	Police	\$60,000
27	Tasers	Police	\$7,000
28		Police	\$67,000
29	Elgin Pelican (2001) - Sweeper (lease/purchase TBD)	Street/Equipment	\$300,000
30	New Snow Blower - (lease/purchase TBD)	Street/Equipment	\$850,000
31	Boom Truck	Street/Equipment	\$100,000
32		Street/Equipment	\$1,250,000
33	IT Upgrades	Technology	\$65,000
34		Technology	\$65,000
35	Sustainability Infrastructure	Sustainability Infrastructure	\$50,000
36		Sustainability Infrastructure	\$50,000
37	% for Art	% for Art	\$0
38		% for Art	\$0
39	2026 Proposed Totals		\$3,741,128

Highlight = projects on hold

Capital Improvement | FY27 Detail

	Description	Department	Projected Cost
4	FY 2027		
4	Firefighting EQ (tools)	Fire	\$14,860
5	PPE (turnout gear)	Fire	\$31,375
6	Radios (portable)	Fire	\$14,000
7	Medical (city provided)	Fire	\$4,000
8	Rescue (city provided)	Fire	\$24,800
9	Command Vehicle	Fire	\$150,000
9	Shop Tools	Fire	\$2,500
10		Fire	\$241,535
11	Replace Trash Cans (Citywide)	Facilities	\$10,000
12	Power Line Undergrounding	Power	\$180,000
13		Facilities/Power	\$190,000
14	Downtown Core Sidewalk infill	Mobility	\$222,000
15	Sidewalk Curb and Gutter Repairs	Mobility	\$111,111
16		Mobility	\$333,111
17	Zamboni	Recreation	\$60,000
18		Recreation	\$60,000
19	Rifle Replacements (18 Units)	Police	\$18,000
20	Tasers	Police	\$7,000
21	Vehicle Purchase	Police	\$60,000
22		Police	\$85,000
23	Kenworth 10-Wh T 800 (1992)	Street/Equipment	\$200,000
24	Bobcat Toolcat (2013)	Street/Equipment	\$83,900
25	F350 Flatbed (2000)	Street/Equipment	\$60,000
26		Street/Equipment	\$343,900
27	IT Upgrades	Technology	\$65,000
28		Technology	\$65,000
29	Sustainability Infrastructure	Sustainability Infrastructure	\$50,000
30		Sustainability Infrastructure	\$50,000
31	% for Art	% for Art	\$0
32		% for Art	\$0
33	2027 Proposed Totals		\$1,368,546

Capital Improvement | FY28 to FY33 Detail

	2028	2029	2030	2031	2032	2033
	Projected Cost	Projected Cost	Projected Cost	Projected Cost	Projected Cost	Projected Cost
Fire						
Station 2	\$ 9,000,000					
Engine 2			\$ 1,000,000.00			
Department Total	\$ 9,000,000		\$ 1,000,000.00			
Facilities						
benches for skate park	\$ 7,500.00					
Replace F350					\$ 55,000.00	
Lucy Loken Restroom redo			\$ 25,000.00			
dump trailer						
Mini sweeper	\$ 150,000.00					
Lucy Loken Drinking fountain	\$ 3,500.00					
Department Total	\$ 161,000.00		\$ 25,000.00		\$ 55,000.00	
Power						
Department Total						
Mobility						
City Wide Pavement Condition Survey	\$ 100,000.00					
SH-75 Corridor Signal Upgrades	\$ 140,000.00					
Traffic Signals Computer/Server	\$ 10,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Warm Springs and Parkway Dr. Sidewalk (engineering)	\$ 20,000.00					
Warm Springs and Parkway Dr. Sidewalk (construction)	\$ 250,000.00					
Transportation Plan Update				\$ 100,000.00		
Downtown Core Sidewalk infill	\$ 222,000.00	\$ 222,000.00	\$ 222,000.00	\$ 222,000.00	\$ 222,000.00	\$ 222,000.00
Sidewalk Curb and Gutter Repairs	\$ 111,111.00	\$ 111,111.00	\$ 111,111.00	\$ 111,111.00	\$ 111,111.00	\$ 111,111.00
Department Total	\$ 853,111.00	\$ 338,111.00	\$ 338,111.00	\$ 438,111.00	\$ 338,111.00	\$ 338,111.00
Recreation						
Quick hitch broom for tractor	\$ 1,000.00					
Rec building garage ceiling repair		\$ 20,000.00				
Field paint liner	\$ 2,000.00					
Tennis/pickleball court resurface/paint			\$ 20,000.00			
Toolcat/bobcat for winter use	\$ 60,000.00					
John deer tractor				\$ 15,000.00		
Tennis/pickleball posts and nets					\$ 15,000.00	
Passenger van						\$ 20,000.00
Department Total	\$ 63,000.00	\$ 20,000.00	\$ 20,000.00	\$ 15,000.00	\$ 15,000.00	\$ 20,000.00
Police						
WatchGuard (body camera system)		\$ 25,000.00				
Lifeloc Breath Alcohol Testers (4)	\$ 3,200.00					
Calibration Machine	TBD					
Tasers (5)			\$ 7,500.00			
Department Total	\$ 3,200.00	\$ 25,000.00	\$ 7,500.00			
Streets						
Osh Kosh P-2323 Plow	\$300,000.00					
Osh Kosh P-2323 Plow		\$300,000.00				
Osh Kosh P-2323 Plow			\$300,000.00			
CAT 966G Series II A	\$550,000.00					
Kenworth T800 (1993)				\$200,000.00		
Kenworth T800 (2001)					\$200,000.00	
Ford Expedition			\$53,000.00 Base Model			
Department Total	\$850,000.00	\$300,000.00	\$353,000.00	\$200,000.00	\$200,000.00	



Enterprise Funds



The Water Division of the Utilities Department is responsible for providing potable water to the residents and businesses of Ketchum. The division operates several well sites and reservoirs throughout the city. The division also reads meters, repairs meters, supervises the installation of water taps, and processes utility billing.

Fiscal Year 2023 Highlights

- Adopted new tiered rate structure to promote water conservation.
- Increased funding to implement multi-year Capital Improvement Plan.

Personnel:

- No changes.

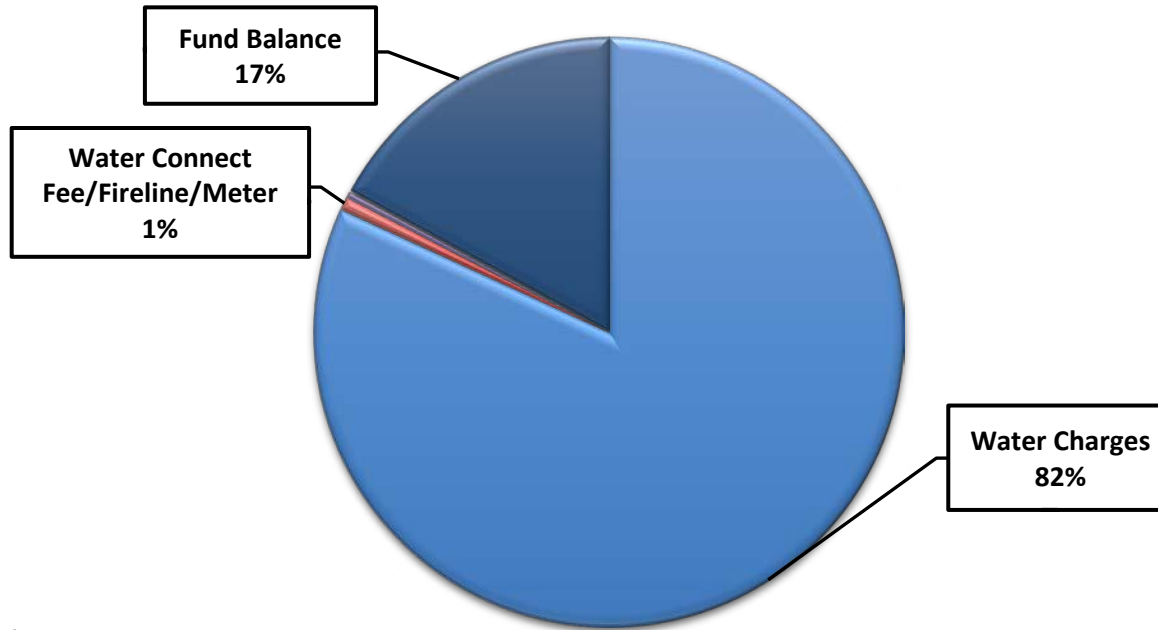
Fiscal Year 2024 Highlights

- Finish up construction of back-up generation to our main water producing well Northwood.
- Continue planning, development and implementation of CIP projects.
- Purchasing a small hydro-vac system to aid in our valve maintenance program.
- Financial model assumes 5% rate increase to off-set personnel and implement CIP.

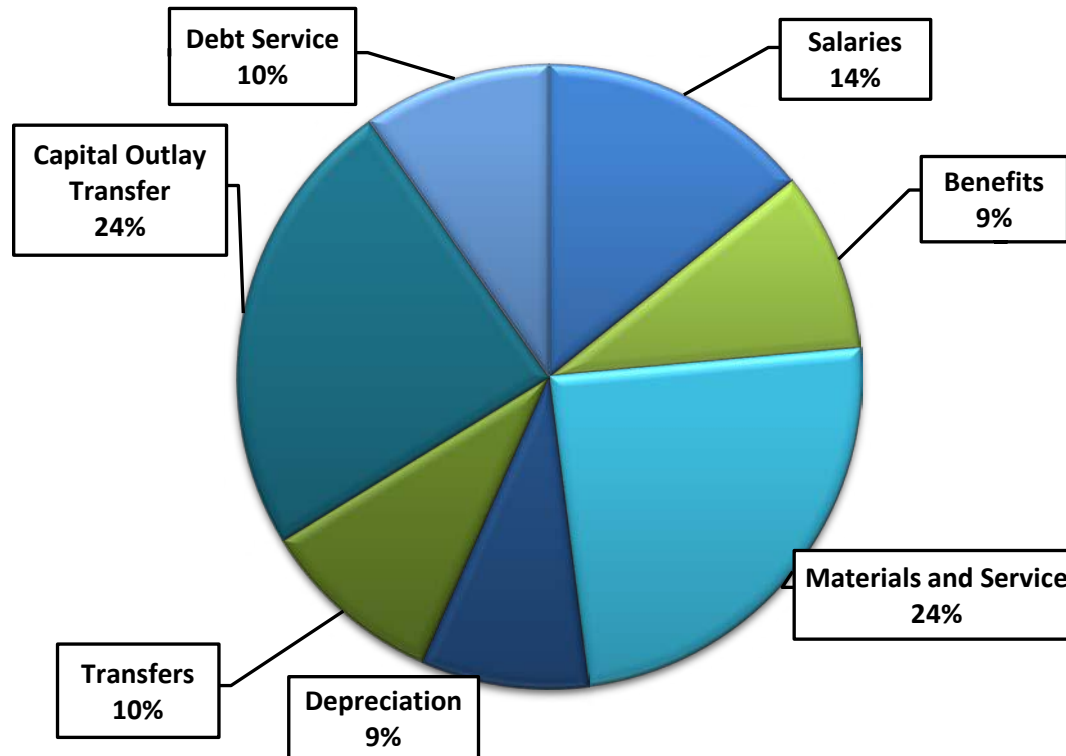
Personnel:

- No changes.

FY24 Water Resources



FY 2024 Water Requirements



Water Division Revenues & Expenditures

Revenues	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget	Expenditures	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget
WATER	2,286,824	2,158,405	2,815,101	3,168,928	WATER	2,065,612	2,182,339	2,815,101	3,168,928
Revenues	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget	Expenditures	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget
1. WATER CHARGES	2,247,669	2,107,641	2,357,768	2,593,545	1. SALARIES	283,901	324,986	441,535	450,760
2. WA CONNECT FEE/FIRELINE/METER	13,853	21,289	23,000	23,000	2. BENEFITS	159,540	156,431	283,764	295,571
3. WATER INSPECTION FEES	-	-	-	-	3. MATERIALS AND SERVICES	434,492	551,582	464,193	773,666
4. INTEREST EARNINGS	5,383	12,435	10,000	10,000	4. DEPRECIATION	268,051	269,689	275,000	275,000
5. REFUNDS & REIMBURSEMENTS	(1,321)	33,231	-	-	5. TRANSFERS	791,359	754,934	275,000	304,444
6. MISCELLANEOUS REVENUE	1,863	1,210	2,500	2,500	6. CAPITAL OUTLAY TRANFER	5,750	-	767,365	760,000
7. GAIN(LOSS) ON PENSION ACTIVITY	19,378	(16,086)	-	-	7. DEBT SERVICE	128,269	124,716	308,244	309,487
7. FUND BALANCE	0	-	421,833	539,883	Total Expenditures	2,071,362	2,182,339	2,815,101	3,168,928
Total Revenue less Transfers	2,286,824	2,159,720	2,815,101	3,168,928	Funding Requests				
Transfers	-	-	-	-					
Total Revenue	2,286,824	2,159,720	2,815,101	3,168,928					
Total Revenue	2,286,824	2,159,720	2,815,101	3,168,928	Sub-total	-	-	-	-
Total Expenditures	2,071,362	2,182,339	2,815,101	3,168,928	Total Expenditures	2,071,362	2,182,339	2,815,101	3,168,928
Total Revenue Over/(Under)	215,462	(22,619)	0	(0)					

Water Fund Expenditures

		FY 2023			
		FY 2021 AUDITED	FY 2022 AUDITED	ADOPTED/AMENDED	FY 2024 PROPOSED
		ACTUALS	ACTUALS	BUDGET	BUDGET
	1. WATER	1,937,343.24	2,057,623.04	2,506,856.71	2,866,233.24
	1. PERSONAL SERVICES	443,441.20	481,417.21	725,298.71	753,123.24
1	1000-SALARIES-WATER	261,012.45	298,924.94	410,535.00	411,099.00
2	1800-PAY DIFFERENTIAL	18,643.78	20,958.42	20,000.00	20,000.00
3	1900-OVERTIME	4,244.74	5,102.64	11,000.00	11,000.00
4	2100-FICA TAXES-CITY	22,628.27	25,481.00	33,777.43	33,820.57
5	2200-STATE RETIREMENT-CITY	33,078.89	39,918.03	52,719.28	49,426.67
6	2400-WORKMEN'S COMPENSATION-CITY	7,009.01	8,035.85	8,074.00	21,232.00
7	2500-HEALTH INSURANCE-CITY	68,697.90	76,627.18	169,019.00	187,869.00
8	2505-HEALTH REIMBURSEMENT ACCT(HRA)	1,685.84	2,073.17	8,529.00	8,529.00
9	2510-DENTAL INSURANCE-CITY	2,632.11	2,530.00	5,789.00	4,261.00
10	2515-VISION REIMBURSEMENT ACCT(HRA)	771.37	848.10	4,050.00	3,900.00
11	2600-LONG TERM DISABILITY	1,019.88	917.88	1,806.00	1,986.00
12	2700-VACATION/SICK ACCRUAL PAYOUT	22,016.96	-	-	-
13	2710-VACATION/COMPENSATION PAYOUT	-	-	-	-
14	2760-EMPLOYEE HOUSING SUBSIDY	-	-	-	-
15	2800-STATE UNEMPLOYMENT INSURANCE	-	-	-	-
16	2. MATERIALS AND SERVICES	428,742.36	551,582.42	721,193.00	773,666.00
17	3100-OFFICE SUPPLIES & POSTAGE	1,118.31	335.28	2,000.00	1,000.00
18	3120-DATA PROCESSING	5,154.85	5,394.10	7,100.00	6,000.00
19	3200-OPERATING SUPPLIES	12,923.03	15,032.60	16,500.00	16,500.00
20	3250-LABORATORY/ANALYSIS	2,855.50	7,305.00	4,000.00	4,000.00
21	3400-MINOR EQUIPMENT	1,069.43	1,414.14	2,500.00	2,500.00
22	3500-MOTOR FUELS & LUBRICANTS	10,306.26	10,467.46	18,000.00	15,000.00
23	3600-COMPUTER SOFTWARE	5,193.40	7,875.00	10,000.00	10,000.00
24	3800-CHEMICALS	6,754.61	6,607.60	12,000.00	10,000.00
25	4200-PROFESSIONAL SERVICES	13,442.82	102,294.47	170,000.00	170,000.00
26	4300-STATE & WA DISTRICT FEES	10,714.00	20,817.09	17,000.00	60,000.00
27	4600-INSURANCE	14,000.00	14,000.00	14,000.00	17,320.00
28	4800-DUES, SUBSCRIPTIONS, & MEMBERS	-	464.00	8,000.00	1,000.00
29	4900-PERSONNEL TRAINING/TRAVEL/MTG	1,423.89	2,504.11	8,000.00	5,000.00
30	5000-ADMINISTRATIVE EXPENSE-GEN FND	106,090.00	109,272.70	91,761.00	110,169.00
31	5100-TELEPHONE & COMMUNICATIONS	4,592.16	9,625.03	13,500.00	13,500.00
32	5200-UTILITIES	111,728.77	91,408.51	120,000.00	120,000.00
33	5500-RIGHT-OF-WAY FEE (STREET DEPT)	91,446.00	112,351.00	121,832.00	129,677.00
34	6000-REPAIR & MAINT-AUTO EQUIP	5,332.63	9,873.67	15,000.00	12,000.00
35	6100-REPAIR & MAINT-MACH & EQUIP	23,746.70	20,951.35	60,000.00	60,000.00
36	6910-OTHER PURCHASED SERVICES	850.00	3,589.31	10,000.00	10,000.00

Water Fund Expenditures, cont.

		FY 2021 AUDITED ACTUALS	FY 2022 AUDITED ACTUALS	FY 2023 ADOPTED/AMENDED BUDGET	FY 2024 PROPOSED BUDGET
37	3. CAPITAL OUTLAY	273,800.68	269,689.25	275,000.00	275,000.00
38	7100-WATER EASEMENTS, LAND, ETC	5,750.00	-	-	-
39	7900-DEPRECIATION EXPENSE	268,050.68	269,689.25	275,000.00	275,000.00
40	4. OTHER EXPENDITURES	791,359.00	754,934.16	785,365.00	1,064,444.00
41	8801-REIMBURSE CITY GENERAL FUND	279,172.00	287,547.16	233,365.00	286,444.00
42	8803-REIMBURSE GF CIP-TECH/LEASING	6,387.00	6,387.00	-	-
43	8864-TRANSFER TO WA CAPITAL IMP FND	505,800.00	461,000.00	534,000.00	760,000.00
44	9930-WATER FUND OP. CONTINGENCY	-	-	18,000.00	18,000.00
45	2. WATER DEBT SERVICE EXP	128,269.16	124,715.84	308,244.00	309,487.00
46	4. OTHER EXPENDITURES	128,269.16	124,715.84	308,244.00	309,487.00
47	4200-PROF.SERVICES-PAYING AGENT	450.00	450.00	500.00	450.00
48	8300-DEBT SRVC ACCT PRINCIPAL-2015B	(121,000.00)	(122,000.57)	30,000.00	30,000.00
49	8400-DEBT SRVC ACCT INTEREST-2015B	108,426.13	107,514.18	106,475.00	105,500.00
50	8600-DEBT SRVC ACCT PRINCIPAL-2016	121,000.00	122,000.00	157,000.00	162,000.00
51	8700-DEBT SRVC ACCT INTEREST-2016	19,393.03	16,752.23	14,269.00	11,537.00
52	Grand Total	2,065,612.40	2,182,338.88	2,815,100.71	3,175,720.24

Water Division CIP

	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget		FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget
WATER CIP	650,162	756,465	830,520	785,000	WATER CIP	525,726	383,428	830,520	785,000
Revenues	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget	Expenditures	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget
1. WATER CONNECTION FEES	144,027	250,394	25,000	25,000	1. MISC SERVICES & CHARGES	-	-	19,000	-
2. INTEREST EARNINGS	335	1,342	-	-	2. AUTOMOTIVE EQUIPMENT	-	-	30,000	50,000
3. TRANSFER FROM WATER FUND	505,800	461,000	534,000	760,000	3. MACHINERY AND EQUIPMENT	59,173	55,412	150,000	40,000
4. SUN VALLEY ROAD WATER LINE REPLACEMENT			-		4. WATER METERS	62,303	54,653	50,000	30,000
5. FUND BALANCE			271,520		5. WATER METER REPLACEMENT	6,722	20,000	50,000	-
Total Revenue less Transfers	650,162	712,736	830,520	785,000	6. CONSTRUCTION	46,850	44,063	60,000	60,000
					REPLACE GENERATOR WS BOOSTER	337,118	197,967	-	-
					KETCHUM SPRING WA CONVERSION	-	-	-	-
					ASPEN SEWER	-	-	-	-
					REINHEIMER WEST MAILINE EXT	-	-	-	240,000
Transfers	-	-			7. REINHEIMER EAST MAILINE EXT	13,560	11,333	-	165,000
					8. NEW STAND-BY GENERATOR WA/ADM.	-	-	200,000	200,000
Total Revenue	650,162	712,736	830,520	785,000	Total Expenditures	525,726	383,428	559,000	785,000
					Funding Requests				
Funding Requests					1. SUN VALLEY ROAD WATER LINE			271,520	
1.					2.				
2.									
Sub-total	-	-	-	-	Sub-total	-	-	271,520	-
Total Revenue with Changes	650,162	712,736	830,520	785,000	Total Expenditures	525,726	383,428	830,520	785,000
Total Expenditures with Changes	525,726	383,428	830,520	785,000					
Total Revenue Over/Under	124,437	329,308	-	-					

	FY 2021 AUDITED ACTUALS	FY 2022 AUDITED ACTUALS	FY 2023 ADOPTED/AMMENDED BUDGET	FY 2024 PROPOSED BUDGET
3. WATER CIP	525,725.60	383,427.96	902,040.00	785,000.00
3. CAPITAL OUTLAY	525,725.60	383,427.96	902,040.00	785,000.00
6900-MISC SERVICES & CHARGES	-	-	19,000.00	-
7500-AUTOMOTIVE EQUIPMENT	-	-	30,000.00	-
7600-MACHINERY AND EQUIPMENT	59,172.55	55,412.41	150,000.00	-
7650-WATER METERS	62,303.40	54,652.90	50,000.00	30,000.00
7653-WATER METER REPLACEMENT	6,721.58	20,000.00	50,000.00	-
7800-CONSTRUCTION	46,850.04	44,062.99	60,000.00	60,000.00
7802-KETCHUM SPRING WA CONVERSION	337,118.03	197,967.16	-	-
7806-NEW STAND-BY GENERATOR WA/ADM.	13,560.00	11,332.50	271,520.00	-
7501-TRUCK	-	-	-	50,000.00
7601-VAC TRAILER SYSTEM	-	-	-	40,000.00
7801-NW WELL BACKUP GENERATOR	-	-	-	200,000.00
7804-REINHEIMER WEST MAINLINE	-	-	271,520.00	240,000.00
7805-REINHEIMER EAST MAINLINE	-	-	-	165,000.00
Grand Total	525,725.60	383,427.96	902,040.00	785,000.00

Water Division CIP

FY 2025				FY 2026			
Project/ Purchase Item		Cost:		Project/ Purchase Item		Cost:	
New Weyyakin mainline ext.		\$ 375,000.00					
Neils Way to Glade Court mainline ext.		\$ 75,000.00					
Trail Creek Bridge Hwy 75/hang h2O +		\$ 50,000.00		Trail Creek Mainline Construction phas		\$ 380,000.00	
64-4340-7500 Automotive Equipment				64-4340-7500 Automotive Equipment			
64-4340-7600 Machinery & Equipment				64-4340-7600 Machinery & Equipment			
64-4340-7650 Water Meters		\$ 30,000.00		64-4340-7650 Water Meters		\$ 50,000.00	
64-4340-7653 Water Meter Replacement				64-4340-7653 Water Meter Replacement			
64-4340-7800 Construction		\$ 60,000.00		64-4340-7800 Construction		\$ 60,000.00	
		Total:				Total:	
		\$ 590,000.00				\$ 490,000.00	

FY2027				FY2028			
Project/ Purchase Item		Cost:		Project/ Purchase Item		Cost:	
Trail Creek Mainline Construction		\$ 380,000.00		Spur Ln. Loop Tie in		\$ 50,000.00	
Trail Creek Well, Re-build		\$ 600,000.00		Saddle/Hwy75 to 10th ML ext.		\$ 312,500.00	
64-4340-7500 Automotive Equipment				64-4340-7500 Automotive Equipment			
64-4340-7600 Machinery & Equipment				64-4340-7600 Machinery & Equipment			
64-4340-7650 Water Meters		\$ 50,000.00		64-4340-7650 Water Meters		\$ 50,000.00	
64-4340-7653 Water Meter Replacement				64-4340-7653 Water Meter Replacement			
64-4340-7800 Construction		\$ 60,000.00		64-4340-7800 Construction		\$ 60,000.00	
		Total:				Total:	
		\$ 1,090,000.00				\$ 1,072,500.00	



The Wastewater Division of the Utilities Department is responsible for collecting and treating domestic wastewater. The Sun Valley Water and Sewer District and the City of Ketchum own the wastewater treatment facility. The division operates the wastewater treatment plant and maintains the collection system in the City of Ketchum.

Fiscal Year 2023 Highlights

- HDR completed a draft Facility Plan to guide investment at the treatment plant for next 20 years.
- Voters approved debt issuance up to \$14M. Initial \$7M in debt has been issued.
- Draft budget assumed a 7% rate increase.
- Unplanned CIP purchase: Collections Sewer Camera - \$114,439.

Personnel:

- No changes.

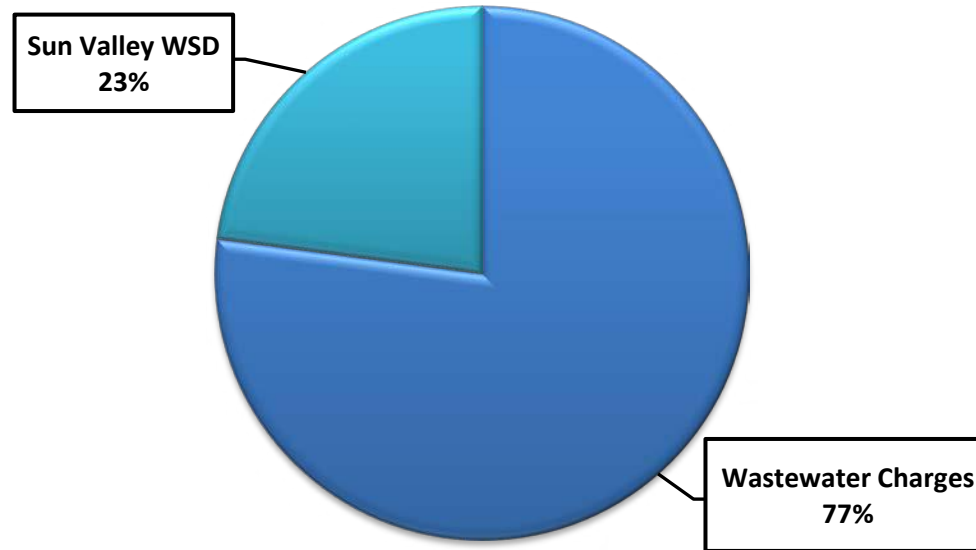
Fiscal Year 2024 Highlights

- Complete the Collection System Facility Plan to identify maintenance and growth needs of the sewer infrastructure.
- Proposed rate increase of 5%.
- Capital Improvement Projects for treatment plant expansion and upgrades:
 - Modify Aeration Blower Building to accommodate two new blowers and upgrade outdated electrical distribution and motor control systems.
 - Aeration Basin modification to implement new treatment process to improve nitrogen removal and reduce electricity consumption.
 - Develop preliminary plans for solids handling upgrades.

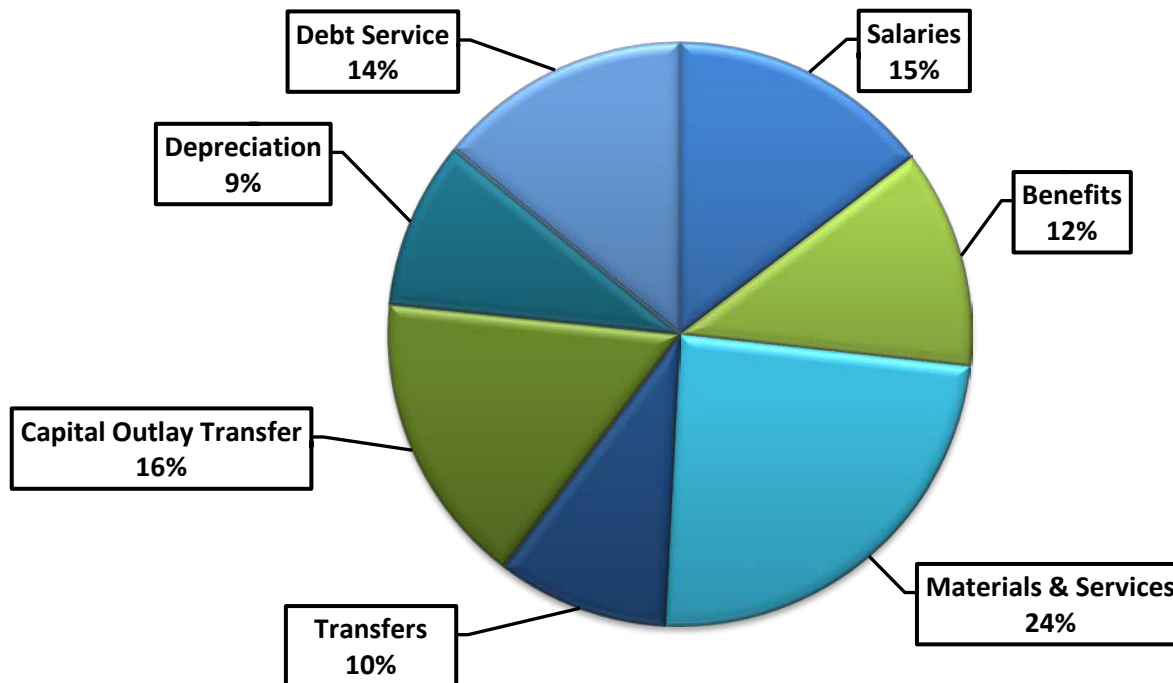
Personnel:

- No changes.

FY 2024 Wastewater Resources



FY 2024 Wastewater Requirements



Wastewater Division Revenues & Expenditures

	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget		FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget
Revenues					Expenditures				
WASTEWATER	2,858,171	3,370,783	6,868,120	3,576,024	WASTEWATER	2,460,185	3,291,231	6,868,120	3,576,024
	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget		FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget
Revenues					Expenditures				
1. WASTEWATER CHARGES	2,297,441	2,424,758	2,602,759	2,732,897	1. SALARIES	394,219	476,358	517,130	532,633
2. WASTEWATER INSPECTION FEES	720	1,400	-	-	2. BENEFITS	294,775	333,862	399,567	441,518
3. SUN VALLEY WA & SW DISTRICT CH	540,789	939,048	2,906,163	812,576	3. MATERIALS AND SERVICES	988,370	976,086	798,600	854,318
4. INTEREST EARNINGS	5,564	9,723	7,000	7,000	4. TRANSFERS	286,801	295,176	330,000	337,728
5. REFUNDS & REIMBURSEMENTS	(5,956)	84	-	-	5. CAPITAL OUTLAY TRANSFER	440,000	1,164,000	4,567,323	579,927
6. AMORTIZED BOND PREMIUM	19,449	20,398	-	-	6. DEBT SERVICE	56,020	45,750	255,500	499,900
8. FUND BALANCE	-	-	1,352,198	23,551	7. DEPRECIATION				330,000
7. GAIN(LOSS) ON PENSION ACTIVITY	164	(24,628)	-	-					
Total Revenue less Transfers	2,858,171	3,370,783	6,868,120	3,576,024	Total Expenditures	2,460,185	3,291,231	6,868,120	3,576,024
Transfers	-	-	-	-					
Total Revenue	2,858,171	3,370,783	6,868,120	3,576,024					
Funding Requests					Funding Requests				
Sub-total	-	-	-	-	Sub-total	-	-	-	-
Total Revenue with Changes	2,858,171	3,370,783	6,868,120	3,576,024	Total Expenditures	2,460,185	3,291,231	6,868,120	3,576,024
Total Expenditures with Changes	2,460,185	3,291,231	6,868,120	3,576,024					
Total Revenue Over/Under	397,986	79,552	0	0					

Wastewater Division Expenditures

	FY 2021 AUDITED ACTUALS	FY 2022 AUDITED ACTUALS	FY 2023 ADOPTED BUDGET	FY 2024 PROPOSED BUDGET
1 1. WASTEWATER	688,994.51	810,219.50	916,696.76	974,150.79
2 1. PERSONAL SERVICES	688,994.51	810,219.50	916,696.76	974,150.79
3 1000-SALARIES	363,449.55	447,439.83	480,257.00	495,760.00
4 1800-PAY DIFFERENTIAL	14,820.34	13,649.11	22,968.00	22,968.00
5 1900-OVERTIME	15,949.41	15,268.68	13,905.00	13,905.00
6 2100-FICA TAXES-CITY	28,741.49	35,667.76	39,560.44	40,746.42
7 2200-STATE RETIREMENT-CITY	46,105.46	57,235.65	61,745.32	59,548.37
8 2400-WORKER'S COMPENSATION-CITY	6,326.61	8,316.81	9,445.00	12,500.00
9 2500-HEALTH INSURANCE-CITY	195,647.75	215,887.27	264,310.00	304,386.00
10 2505-HEALTH REIMBURSEMENT ACCT(HRA)	7,982.96	8,293.69	11,504.00	11,504.00
11 2510-DENTAL INSURANCE-CITY	4,719.92	4,856.76	5,789.00	5,513.00
12 2515-VISION REIMBURSEMENT ACCT(HRA)	3,786.60	1,992.69	5,100.00	5,100.00
13 2550-HEALTH-VISION-CAFETERIA ADMIN	-	-	-	-
14 2600-LONG TERM DISABILITY	1,464.42	1,611.25	2,113.00	2,220.00
15 2700-VACATION/SICK ACCRUAL PAYOUT	-	-	-	-
16 2710-VACATION/COMPENSATION PAYOUT	-	-	-	-
17 2760-EMPLOYEE HOUSING SUBSIDY	-	-	-	-
18 2800-STATE UNEMPLOYMENT INSURANCE	-	-	-	-
19 2. WASTEWATER	658,979.62	659,703.92	787,188.00	854,318.00
20 2. MATERIALS AND SERVICES	658,979.62	659,703.92	787,188.00	854,318.00
21 3100-OFFICE SUPPLIES & POSTAGE	483.62	328.36	700.00	700.00
22 3120-DATA PROCESSING	7,730.73	8,091.14	8,500.00	7,500.00
23 3200-OPERATING SUPPLIES	14,111.21	15,954.41	14,000.00	15,625.00
24 3400-MINOR EQUIPMENT	607.03	645.21	1,100.00	1,100.00
25 3500-MOTOR FUELS & LUBRICANTS	8,282.55	12,855.75	14,025.00	25,000.00
26 3600-COMPUTER SOFTWARE	5,775.90	3,026.28	1,300.00	2,125.00
27 3800-CHEMICALS	72,425.14	93,537.14	79,500.00	104,500.00
28 4200-PROFESSIONAL SERVICES	43,802.41	35,822.09	54,500.00	61,000.00
29 4201-IPDES PERMITS	2,747.46	3,452.16	3,711.00	3,711.00
30 4600-INSURANCE	32,000.00	32,000.00	39,588.00	32,000.00
31 4900-PERSONNEL TRAINING/TRAVEL/MTG	2,749.63	3,156.14	3,715.00	2,500.00
32 5000-ADMINSTRATIVE EXP - GEN FUND	146,149.00	150,533.47	125,525.00	129,893.00
33 5100- TELEPHONE & COMMUNICATION	2,449.59	6,980.32	7,500.00	6,000.00
34 5200-UTILITIES	126,493.79	141,168.58	175,000.00	175,000.00
35 5500-RIGHT-OF-WAY FEE (STREET DEPT)	83,481.00	115,934.00	121,624.00	136,664.00
36 6000-REPAIR & MAINT - AUTO EQUIP	8,020.87	2,377.57	7,500.00	10,000.00
37 6100-REPAIR & MAIN - MACH & EQUIP	77,357.47	11,239.83	75,000.00	75,000.00
38 6150-OHIO GULCH REPARY & REPLACE	17.25	10.74	1,000.00	1,000.00
39 6900-COLLECTION SYSTEM SERVICES/CHA	24,294.97	22,590.73	53,400.00	65,000.00

Wastewater Division Expenditures, cont.

		FY 2021 AUDITED ACTUALS	FY 2022 AUDITED ACTUALS	FY 2023 ADOPTED BUDGET	FY 2024 PROPOSED BUDGET
40	3. WASTEWATER	329,390.44	316,382.09	330,000.00	330,000.00
41	3. CAPITAL OUTLAY	329,390.44	316,382.09	330,000.00	330,000.00
42	7900-DEPRECIATION EXPENSE	329,390.44	316,382.09	330,000.00	330,000.00
43	4. WASTEWATER	726,801.00	1,459,176.16	4,586,323.00	917,655.00
44	4. OTHER EXPENDITURES	726,801.00	1,459,176.16	4,586,323.00	917,655.00
45	8801-REIMBURSE CITY GENERAL FUND	279,172.00	287,547.16	319,233.00	337,728.00
46	8803-REIMBURSE GF CIP-TECH/LEASING	7,629.00	7,629.00	-	
47	8863-REIMBURSE WATER COLLECTION SYS	0.00	-	-	
48	8867-TRANSFER TO WW CAP IMP FUND	440,000.00	1,164,000.00	4,248,090.00	579,927.00
49	9930-CONTINGENCY	-	-	19,000.00	-
50	5. WASTEWATER DEBT SERVICE EXP	56,019.77	45,749.61	255,500.00	499,900.00
51	2. MATERIALS AND SERVICES	450.00	450.00	500.00	
52	4200-PROFESSIONAL SERVICES-PAYING AGENT	450.00	450.00	500.00	
53	4. OTHER EXPENDITURES	55,569.77	45,299.61	255,000.00	499,900.00
54	8300-DEBT SRVC ACCT PRNCPL-2014C	(0.26)	(0.37)	220,000.00	
55	8400-DEBT SRVE ACCT INTEREST-2014C	55,570.03	45,299.98	35,000.00	
56	8500-DEBT SRVC ACCT PRNCPL-S2023	-	-	-	190,000.00
57	8600-DEBT SRVE ACCT INTEREST-S2023	-	-	-	309,900.00
58	Grand Total	2,460,185.34	3,291,231.28	6,875,707.76	3,576,023.79

Wastewater Division CIP

	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget		FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget
WASTEWATER CIP	536,022	1,326,227			WASTEWATER CIP	46,404	685,054	4,248,090	3,923,653
Revenues	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget	Expenditures	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget
	7,511	-			1. BOB CAT UW56 TOOLCAT	273	2,242	-	-
1. WASTEWATER CONNECTION FEES	87,630	156,274	40,000	40,000	2. SEWER VAC TRUCK	-	449,088	-	-
2. INTEREST EARNINGS	881	5,954	500	500	3. CONSTRUCTION	1,043	37,986	-	-
4. SUN VALLEY WA & SW DISTRICT CH				1,805,000	4. ENERGY EFFICIENCY PROJECTS	275	-	50,000	50,000
5. TRANSFER FROM WASTEWATER FUND		1,164,000	4,207,590	579,927	5. HEADWORKS CONSTR. & EQUIP.	-	-	-	-
6. FUND BALANCE			-	1,498,226	6. CAPITAL FACILITY PLAN	44,814	100,104	75,000	-
Total Revenue less Transfers	96,022	1,326,227	4,248,090	3,923,653	7. MICROSCOPE	-	-	-	-
Transfers	-	-	-	-	8. CAPITAL IMP PLAN(NO SHARING)	-	95,635	1,016,610	313,653
Total Revenue	96,022	1,326,227	4,248,090	3,923,653	9. AERATION BASINS - ANOXIC AND	-	-	2,185,660	937,000
					10. AERATION BASINS BLOWERS & EI	-	-	210,120	1,026,000
					11. UPGRADE FILTER PLC	-	-	710,700	-
					12. ROTARY DRUM THICKENER & DEWATERING			-	1,597,000
Funding Requests					Total Expenditures	46,404	685,054	4,248,090	3,923,653
1.									
Sub-total	-								
					1. Funding Requests				
Total Revenue with Changes	96,022	1,326,227	4,248,090	3,923,653					
Total Expenditures with Changes	46,404	685,054	4,248,090	3,923,653	Sub-total	-	-	-	-
Total Revenue Over/Under	49,618	641,173	-	-	Total Expenditures	46,404	685,054	4,248,090	3,923,653

WASTEWATER CIP	FY 2021 AUDITED ACTUALS	FY 2022 AUDITED ACTUALS	FY 2023 ADOPTED BUDGET	FY 2024 PROPOSED BUDGET
3. CAPITAL OUTLAY	536,022	1,326,227	4,248,590	5,728,950
IMPACT FEES	7,511	-	-	-
INTEREST EARNINGS	881	5,954	500	500
TRANSFER FROM WASTEWATER FUND	440,000	1,164,000	4,208,090	3,883,450
WASTEWATER CONNECTION FEES	87,630	156,274	40,000	40,000
SUN VALLEY WA & SW DISTRICT CH	-	-	-	1,805,000
4. FUND BALANCE	-	-	-	580,224
FUND BALANCE	-	-	-	580,224
Grand Total	536,022	1,326,227	4,248,590	6,309,174

Wastewater Division CIP

Project	2024	2025	2026	2027	2028	2029	2030	2031	2032
Aeration Basins 3&4 - Anoxic & MLR	\$937,000								
Rotary Drum Thickener & Dewatering	\$1,597,000	\$2,245,000	\$2,100,000	\$2,734,000	\$0	\$0	\$0	\$0	\$0
Aeration Basin Blowers	\$1,026,000	\$699,000	\$1,314,250	\$0	\$0	\$249,000	\$1,500,000	\$434,000	\$1,328,750
PLC Upgrades (Filters & UV)	\$0	\$110,000	\$94,000	\$0	\$0	\$0	\$0	\$0	\$0
Digester #1 Cover	\$0	\$0	\$0	\$275,000	\$415,000	\$0	\$0	\$0	\$0
Clarifier #1 HVAC & Roof Repair	\$0	\$0	\$0	\$0	\$183,000	\$0	\$0	\$0	\$0
Aeration Basin 1&2 Upgrades	\$0	\$0	\$0	\$0	\$444,000	\$1,696,000	\$0	\$0	\$0
UV Equipment	\$0	\$0	\$0	\$0	\$1,694,000	\$0	\$0	\$0	\$0
Replace VFDs	\$0	\$0	\$0	\$0	\$782,000	\$0	\$0	\$0	\$0
Digester 2	\$0	\$0	\$0	\$0	\$0	\$924,000	\$700,000	\$1,024,000	\$0
Digester 1&2 Blowers	\$0	\$0	\$0	\$0	\$0	\$952,000	\$877,000	\$0	\$0
Replace Generator & MCC-3	\$0	\$0	\$0	\$0	\$0	\$0	\$635,000	\$628,000	\$0
Grit Removal System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,015,000	\$0
Pump Replacements	\$0	\$0	\$0	\$353,250	\$0	\$0	\$0	\$0	\$353,250
Upgrade PLC Hardware	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,356,000
Digester 1 Diffusers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250,000	\$0
Clarifier 1 Mechanism Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$553,000
Misc. Headworks Improvements	\$0	\$0	\$0	\$51,000	\$0	\$0	\$0	\$0	\$0
Parking Lot Repaving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$165,000	\$500,000
Outfall Clearing	\$0	\$0	\$83,500	\$0	\$0	\$0	\$0	\$0	\$0
Energy Efficient Projects	\$50,000								
Construction	\$0	\$0	\$83,500	\$0	\$0	\$0	\$0	\$0	\$0
Annual Costs Shared with SVWSD	\$3,610,000	\$3,054,000	\$3,591,750	\$3,413,250	\$3,518,000	\$3,821,000	\$3,712,000	\$3,516,000	\$4,091,000
Collections Facility Plan	\$ 100,000								
Sewer Video Inspection System	\$ -								
Crane Truck Replacement	\$ 55,000	\$ 35,000							
Sewer Line Construction	\$ 158,653		\$ 75,000	\$ 75,000					
Trail Creek Bridge sewer lin relocation	\$ -								
Annual Costs	\$ 313,653	\$ 35,000	\$ 75,000	\$ 75,000					
Total Expenditures	\$ 3,923,653	\$ 3,089,000	\$ 3,666,750	\$ 3,488,250	\$ 3,518,000	\$ 3,821,000	\$ 3,712,000	\$ 3,516,000	\$ 4,091,000



City of Ketchum | 2024 Draft Budget
Community Housing (City/County) Fund

The FY24 budget seeks to implement the second year of the Housing Action Plan, as well as serve as the staffing entity for the Blaine County Housing Authority. FY24 revenue consists of the first full fiscal year of the new, voter-approved 0.5% LOT funds as well as FY23 projected expense savings and three months of the 0.5% LOT funds. The BCHA staffing/programming is expected to be co-funded with Blaine County, similar to the countywide sustainability approach.

Fiscal Year 2023 Highlights

- Launched Lease to Locals program with COVID-ARPA funds.
- Launched Housing Mediation Project, emergency rental assistance, community education, and analysis of publicly owned land.
- Began staffing Blaine County Housing Authority.

Personnel:

- Brought Director on full-time.
- Hired part-time Administrative Assistant.

Fiscal Year 2024 Highlights

- Request to pilot an Ownership & Preservation Program.
- Request to pilot an occupied ADU incentive program.
- Continue Lease to Locals program.

Personnel:

- Request to hire Housing Coordinator – not reflected in budget.
- Request to bring Administrative Assistant on full-time.

COMMUNITY HOUSING (CITY/COUNTY)	FY 2021 AUDITED	FY 2022 AUDITED	FY 2023	FY 2024 PROPOSED
	ACTUALS	ACTUALS	ADOPTED/AMENDED BUDGET	BUDGET
REVENUE	0	864,100	1,441,434	1,833,708
EXPENDITURE	0	312,906	1,441,434	1,833,708
TOTAL	0	551,194	0	0

Community Housing (City/County) Fund

PROGRAM COSTS	FY 2023 ADOPTED/ AMENDED	FY 2023 ACTUALS	FY2023 ANTICIPATED	FYI 2024 PROPOSED	FY 2024 PROPOSED CITY	FY2024 PROPOSED COUNTY
EXPENSES						
General programming	\$ (212,600)	\$ (121,407)	\$ (177,032)	\$ (193,600)	\$ (133,370)	\$ (10,588)
conversion (L2L) + light preservation incentives	\$ (400,000)	\$ (42,250)	\$ (200,000)	\$ (200,000)	\$ (200,000)	\$ -
conversion (L2L) + light preservation professional s	\$ (105,000)	\$ (49,414)	\$ (105,000)	\$ (100,000)	\$ (100,000)	\$ -
Forest Service Park preservation for housing	\$ (10,000)	\$ (8,700)	\$ (10,000)	\$ (300,000)	\$ -	\$ -
occupied ADU incentives + education	\$ (9,000)	\$ -	\$ (9,000)	\$ (255,000)	\$ (255,000)	\$ -
ownership - downpayment assistance + deed restr	\$ -	\$ -	\$ (175,000)	\$ (500,000)	\$ (500,000)	\$ -
General office expenses	\$ (2,500)	\$ -	\$ -	\$ (40,859)	\$ (20,430)	\$ (20,430)
Lift Tower Lodge	\$ (56,071)	\$ (62,196)	\$ (100,000)	\$ (65,072)	\$ (65,072)	\$ -
staff + benefits	\$ (285,132)	\$ (135,358)	\$ (200,000)	\$ (337,555)	\$ (290,565)	\$ (46,990)
Housing Fellow	\$ (61,650)	\$ (33,689)	\$ (54,689)	\$ (123,300)	\$ (123,300)	\$ -
Housing Navigation System	\$ (27,000)	\$ -	\$ (27,748)	\$ (70,490)	\$ (35,245)	\$ (35,245)
BCHA auditing/compliance + training	\$ (26,505)	\$ (2,777)	\$ (26,505)	\$ (16,505)	\$ (8,253)	\$ (8,253)
shelter plan	\$ -	\$ (5,000)	\$ (77,063)	\$ (56,990)	\$ (28,495)	\$ (28,495)
transitional housing	\$ (250,000)	\$ (77,063)	\$ (91,311)	\$ (150,000)	\$ (28,495)	\$ -
BCHA reimbursement + City staff support	\$ (54,485)	\$ -	\$ -	\$ (45,484)	\$ (45,484)	\$ -
TOTAL EXPENSES	\$ (1,499,943)	\$ (537,854)	\$ (1,253,347)	\$ (2,454,856)	\$ (1,833,708)	\$ (150,000)

REVENUE						
Refunds and reimbursements from County	\$ 200,000	\$ 34,889	\$ 150,000	\$ 150,000	\$ 150,000	\$ -
Emergency housing transfer	\$ 250,000	\$ 77,063	\$ 77,063	\$ -	\$ -	\$ -
Grants	\$ -	\$ -	\$ -	\$ 125,000	\$ 125,000	\$ -
transfer from additional 0.5%	\$ -	\$ -	\$ 313,204	\$ 1,300,000	\$ 1,300,000	\$ -
Lift Tower Lodge rents	\$ 110,556	\$ 29,038	\$ 43,557	\$ 110,556	\$ 110,556	\$ -
City reimbursement for BCHA assistance						
Transfer from general fund	\$ 266,481	\$ 266,481	\$ 266,481	\$ 621,148	\$ -	\$ -
Fund balance	\$ 551,194	\$ 551,194	\$ 551,194	\$ 148,152	\$ 148,152	\$ -
TOTAL	\$ 1,378,231	\$ 958,665	\$ 1,401,499	\$ 2,454,856	\$ 1,833,708	\$ -



Development Services

The Development Services Trust Fund is an account established for bonds or other monies deposited as required by city ordinances for development projects. If projects do not fulfill their obligations, the funds may be withdrawn and used for mitigating any issues in connection to the development. In the vast majority of cases, the funds are returned to the applicant in full.

Parks and Recreation

The Parks and Recreation Trust Fund provides budget authority to receive and expend money obtained through grants, donations, and General Fund contributions. A sub account houses donations made toward the Warm Springs Preserve. A new sub account was created to house Pump Park donation and expenditures. Federal law typically requires that money received through grants be segregated into separate funds and that the receipt and expenditure of such money be accounted separately from other city functions. The fund also provides an avenue to segregate donations to assure that such funds are spent in accordance with the instructions of donors.

Police

The Police Trust Fund provides budget authority to receive and expend money obtained through forfeitures and seized assets. Federal law requires that money received through such forfeitures be segregated into separate funds and that the receipt and expenditure of such money be accounted separately from other city functions. Federal law also limits the expenditure of such funds to specific uses, such as drug enforcement, education activities, and capital equipment or improvements.

Trust Funds

TRUST FUNDS	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget
DEVELOPMENTAL				
REVENUE	130,530	344,252	250,000	650,000
EXPENDITURE	130,530	150,000	250,000	650,000
TOTAL	0	194,252	0	0
PARKS				
REVENUE	92,369	1,207,690	1,122,456	1,067,550
EXPENDITURE	26,668	91,999	1,122,456	1,067,550
TOTAL	65,702	1,115,691	0	0
POLICE				
REVENUE	441	95,426	7,500	7,500
EXPENDITURE	0	95,000	7,500	7,500
TOTAL	441	426	0	0



General Obligation and Debt Service Fund

The General Obligation and Debt Service Fund provides for debt service on the City's Series 2020 General Obligation Bonds that are funding construction of the new station for the Fire and Rescue Department.

The 2020 G.O. Bonds were authorized by the requisite two-thirds of the voters at the election held on November 5, 2019, in the amount of \$11,500,000. Ordinance 1201 provides for the repayment of the bonds over a 25-year term. The final payment is scheduled for September 2044. Interest rates on the bonds vary from 2.00% to 5.00% with a true interest cost of 1.92% over the life of the bonds.

Community Housing In-Lieu Fund

The purpose of the Community Housing In-Lieu Fund is to provide budget authority to administer the City's community housing in-lieu program. In-lieu funds are restricted for uses that advance community housing efforts.

Wagon Days Fund

The Wagon Days Fund provides budget authority to support the annual Wagon Days Celebration that takes place during the Labor Day weekend. The Wagon Days Celebration is funded through a mix donations, ticket and souvenir sales coupled with the Local Option Tax Fund.

Other Funds

OTHER FUNDS	FY 2021 AUDITED ACTUALS	FY 2022 AUDITED ACTUALS	FY 2023 ADOPTED/AMENDED BUDGET	FY 2024 PROPOSED BUDGET
GENERAL OBLIGATION FIRE BOND				
REVENUE	596,111	625,300	611,769	610,769
EXPENDITURE	611,679	615,019	611,769	610,769
TOTAL	-15,568	10,281	0	0
GENERAL OBLIGATION CONSTRUCTION FIRE BOND				
REVENUE	61,758	2,211	268,722	0
EXPENDITURE	9,054,420	490,874	268,722	0
TOTAL	-8,992,663	-488,662	0	0
GENERAL OBLIGATION STREET BOND				
REVENUE	149,916	0	0	0
EXPENDITURE	149,835	0	0	0
TOTAL	81	0	0	0
IN-LIEU HOUSING				
REVENUE	577,953	362,861	2,671,256	1,320,000
EXPENDITURE	75,000	845,011	2,671,256	1,320,000
TOTAL	502,953	-482,150	0	0
WAGON DAYS				
REVENUE	94,649	140,272	151,550	171,250
EXPENDITURE	99,391	162,417	151,550	171,250
TOTAL	-4,742	-22,145	0	0



Appendix I: Proposed Fee Schedule Changes

Highlighting indicates a new fee or a fee increase of greater than 5%

Department	Program	Fee Description	FY 2023 Adopted Fee Amount	FY 2024 Proposed Fee Amount	Change %
Planning & Building	Building	\$1.00 to \$500.00= (1) Building permit valuation shall include the total value of the work for which a permit is being issued, including materials and labor. The building official may require documentation of the building permit valuation as necessary to ensure correct valuation of project.	\$ 24.50	\$ 24.50	0%
Planning & Building	Building	\$501.00 to \$2,000.00= (1)	\$24.50 for the first \$500.00 plus \$3.25 for each additional \$100.00, or fraction thereof, to and including \$2,000.00	\$24.50 for the first \$500.00 plus \$3.25 for each additional \$100.00, or fraction thereof, to and including \$2,000.00	0%
Planning & Building	Building	\$2001.00 to \$25,000.00=(1)	\$72.50 for the first \$2,000.00 plus \$14.50 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00	\$72.50 for the first \$2,000.00 plus \$14.50 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.01	0%
Planning & Building	Building	\$25,001.00 to \$50,000.00= (1)	\$409.50 for the first \$25,000.00 plus \$10.50 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00	\$409.50 for the first \$25,000.00 plus \$10.50 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.01	0%
Planning & Building	Building	\$50,001.00 to \$100,000.00= (1)	\$672.75 for the first \$50,000.00 plus \$7.50 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00	\$672.75 for the first \$50,000.00 plus \$7.50 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.01	0%
Planning & Building	Building	\$100,001.00 to \$500,000.00= (1)	\$1038.50 for the first \$100,000.00 plus \$5.75 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00	\$1038.50 for the first \$100,000.00 plus \$5.75 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.01	0%
Planning & Building	Building	\$500,001.00 to \$1,000,000.00= (1)	\$3,379.25 for the first \$500,000.00 plus \$5.00 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00	\$3,379.25 for the first \$500,000.00 plus \$5.00 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.01	0%
Planning & Building	Building	\$1,000,000.00 and up= (1)	\$5,861.00 for the first \$1,000,000.00 plus \$3.75 for each additional \$1,000.00, or fraction thereof	\$5,861.00 for the first \$1,000,000.00 plus \$3.75 for each additional \$1,000.00, or fraction thereof	0%
Planning & Building	Building	Plan Check Fee - Building	70% of Permit Fee	65% of permit fee	0%
Planning & Building	Building	Plan Check Fee - Planning	65% of Permit Fee	70% of building plan check fee	0%
Planning & Building	Building	Plan Check Fee - Fire	Same as P&Z Plan Check Fee	70% of building plan check	0%
Planning & Building	Building	Building Permit Modification - Minor (as determined by the Administrator)	\$ 250.00	\$ 500.00	0%
Planning & Building	Building	Building Permit Modification - Major (as determined by the Administrator, full plan check fees may be assessed based on size of modification)	\$ 450.00	\$ 1,500.00	0%
Planning & Building	Other	Inspections outside of normal business hours (minimum charge --two hours) (2) or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages	\$ 60.00	\$ 60.00	0%
Planning & Building	Other	Re-inspection fees assessed under provisions of Section 109.7 (2)	\$ 60.00	\$ 60.00	0%
Planning & Building	Other	Inspections for which no fee is specifically indicated (minimum charge -- one-half hour)(2)	\$ 60.00	\$ 60.00	0%
Planning & Building	Other	Additional and partial inspections above the minimum required by the building codes may be charged (minimum charge--one hour) (2)	\$ 60.00	\$ 60.00	0%

Highlighting indicates a new fee or a fee increase of greater than 5%

Department	Program	Fee Description	FY 2023 Adopted Fee Amount	FY 2024 Proposed Fee Amount	Change %
Planning & Building	Other	Hourly Rate for Review of Changes, Additions or Revisions to Plans	\$ 250.00	\$ 100.00	-60%
Planning & Building	Other	Additional costs incurred by the City for security (2)	\$ 100.00	\$ 100.00	0%
Planning & Building	Other	agreements and other similar processes (minimum charge) (2)	\$ 1,002.00	\$ 1,002.00	0%
Planning & Building	Other	For use of outside consultants for plan checking and inspections, or both (3) <i>Actual costs include administrative and overhead costs.</i>	Actual Costs	Actual Costs	0%
Planning & Building	Other	Penalty for commencement of work without a building permit + additional stop work order and violation fees allowed for int Ketchum Municipal Code, Section 15.04.030)	\$ 1,000.00	\$ 1,000.00	0%
Planning & Building	Other	Deferred submittals, per each submittal	25% of Plan review fee	25% of Plan review fee	0%
Planning & Building	Other	Temporary Certificate of Occupancy (non-refundable) (per week)	\$ 1,000.00	\$ 1,000.00	0%
Planning & Building	Other	Alternative Energy System Installation- <i>Fee covers one inspection. Additional inspections shall be charged at the rate identified in Other Inspection and Fees.</i>	\$ 100.00	\$ 100.00	0%
Planning & Building	Other	Demolition Fee <i>(A security agreement equaling 150% of the estimated demolition cost is required for all demolition permits.)</i>	\$ 150.00	\$ 750.00	400%
Planning & Building	Design Review	Pre-Application Design Review	\$ 1,100.00	\$ 3,300.00	200%
Planning & Building	Design Review	Mountain Overlay Design Review	\$ 1,400.00	\$ 4,800.00	243%
Planning & Building	Design Review	Final Design Review	\$ 1,800.00	\$ 3,900.00	11%
Planning & Building	Design Review	Administrative Design Review	\$ 250.00	\$ 500.00	100%
Planning & Building	Design Review	Administrative Design Review - in Mountain Overlay and/or Avalance Overlay	\$ -	\$ 1,500.00	new
Planning & Building	Design Review	Hotel Pre-Application Design Review	\$ 0.10	\$ 7,000.00	-60%
Planning & Building	Design Review	Hotel Design Review	\$ 0.32	\$ 9,000.00	-60%
Planning & Building	Design Review	Request to Alter or Demolish a Historic Structure	\$ -	\$ 1,800.00	new
Planning & Building	Subdivision	Land Subdivision: Preliminary Plat	\$ 1,300.00	\$ 2,900.00	-32%
Planning & Building	Subdivision	Condo/Townhome Subdivision: Preliminary Plat	\$ 525.00	\$ 3,300.00	-19%
Planning & Building	Subdivision	Land Subdivision: Final Plat	\$ 375.00	\$ 2,000.00	166%
Planning & Building	Subdivision	Condo/Townhome Subdivision: Final Plat	\$ -	\$ 2,000.00	166%
Planning & Building	Subdivision	Planned Unit Development (PUD)	\$ 4,300.00	\$ 12,500.00	191%
Planning & Building	Subdivision	Planned Unit Development (PUD)- Minor Amendment	\$ -	\$ 4,500.00	new
Planning & Building	Subdivision	Planned Unit Development (PUD)- Major Amendment	\$ -	\$ 9,000.00	new
Planning & Building	Subdivision	Hotel Planned Unit Development (PUD)	\$ 0.48	\$ 12,500.00	-81%
Planning & Building	Subdivision	Readjustment of Lot Lines (Lot Line Shift)	\$ 475.00	\$ 1,700.00	112%
Planning & Building	Subdivision	Vacation	\$ 1,615.00	\$ 5,500.00	241%
Planning & Building	Floodplain Development Permits	Streambank Alteration	\$ 500.00	\$ 5,700.00	1040%
Planning & Building	Floodplain Development Permits	Emergency Streambank Alteration Permit	\$ 250.00	\$ 1,500.00	500%
Planning & Building	Floodplain Development Permits	Emergency Flood Protection Permit	\$ -	\$ -	0%
Planning & Building	Floodplain Development Permits	Floodplain Development Permit - Residential	\$ 1,400.00	\$ 2,700.00	93%
Planning & Building	Floodplain Development Permits	Floodplain Development Permit - Subdivision	\$ 350.00	\$ 6,300.00	1700%
Planning & Building	Floodplain Development Permits	Floodplain Development Permit - Non-residential and Mixed Use	\$ 1,525.00	\$ 4,800.00	0%
Planning & Building	Floodplain Development Permits	Floodplain Development Permit - interior remodel, new structures/additions entirely outside of floodplain	\$ 250.00	\$ 1,800.00	620%
Planning & Building	Floodplain Development Permits	Minor Riparian Alteration – removal of hazard trees (up to four trees), minor maintenance of riparian trees and vegetation	\$ 125.00	\$ 350.00	180%
Planning & Building	Floodplain Development Permits	Major Riparian Alteration – Application applies to vegetation within 25 feet of mean high water mark. This application covers the removal of more than four (4) trees or major maintenance of riparian trees and vegetation.	\$ -	\$ 700.00	new
Planning & Building	Other Permits	Administrative Use Permit	\$ 250.00	\$ 500.00	100%
Planning & Building	Other Permits	Sign Permit	\$ 125.00	\$ 250.00	100%
Planning & Building	Other Permits	Fence Permit	\$ 100.00	\$ 150.00	50%
Planning & Building	Other Permits	Conditional Use Permit	\$ 1,100.00	\$ 3,200.00	191%
Planning & Building	Other Permits	Conditional Use Permit - Daycare Businesses	\$ 300.00	\$ 300.00	0%
Planning & Building	Other Permits	Conditional Use Permit Amendment	\$ -	\$ 2,200.00	new
Planning & Building	Other Permits	Variance	\$ 1,100.00	\$ 2,300.00	109%
Planning & Building	Other Permits	Appeals	\$ 2,175.00	\$ 5,000.00	130%
Planning & Building	Other Permits	Off-Site Vendor - New	\$ 750.00	\$ 1,100.00	47%
Planning & Building	Other Permits	Off-Site Vendor - Renewal	\$ -	\$ 750.00	new
Planning & Building	Other Permits	Grading	\$ 125.00	\$ 850.00	580%

Highlighting indicates a new fee or a fee increase of greater than 5%

Department	Program	Fee Description	FY 2023 Adopted Fee	FY 2024 Proposed Fee	Change %
			Amount	Amount	
Planning & Building	Other Permits	Wireless Communications Facility Master Plan	\$ 525.00	\$ 1,800.00	243%
Planning & Building	Other Permits	Wireless Communications Facility Permit	\$ 225.00	\$ 800.00	256%
Planning & Building	Other Permits	Off-site Commercial/Neighborhood Snow Storage Permit - Administrative	\$ 75.00	\$ 500.00	567%
Planning & Building	Other Permits	Listing a Historic Structure/Site	\$ -	\$ 2,200.00	new
Planning & Building	Other Permits	Development Agreement-Rezone	\$ 2,900.00	\$ 10,000.00	245%
Planning & Building	Other Permits	Development Agreement - Non-Rezone	\$ 1,900.00	\$ 5,000.00	163%
Planning & Building	Other Permits	Development Agreement Amendment - Minor	\$ 1,900.00	\$ 3,000.00	58%
Planning & Building	Other Permits	Development Agreement Amendment - Major	\$ -	\$ 5,000.00	new
Planning & Building	Other Permits	Residential Annexation	\$ 5,688.00	\$ 5,688.00	0%
Planning & Building	Other Permits	Commercial Annexation	\$ 12,655.00	\$ 12,655.00	0%
Planning & Building	Other Permits	Mixed-Use Annexation (residential & commercial)	\$ -	\$ 12,655.00	new
Planning & Building	Amendments	Comprehensive Plan Amendment	\$ 1,925.00	\$ 7,000.00	264%
Planning & Building	Amendments	Zoning/Subdivision Text Amendment	\$ 1,925.00	\$ 9,500.00	394%
Planning & Building	Amendments	Zone Change Request	\$ 1,925.00	\$ 6,000.00	212%
			100% of actual costs incurred	100% of actual costs incurred	0%
Planning & Building	Miscellaneous	Consultant Review Fee	\$ -	\$ -	0%
Planning & Building	Miscellaneous	Community Housing In-lieu Fee	\$ 450.00	\$ 450.00	0%
Planning & Building	Impact Fees	Fire Development Impact Fees Single Family	\$ 2,092.00	\$ 2,092.00	0%
Planning & Building	Impact Fees	Fire Development Impact Fees Multi Family per unit	\$ 1,616.00	\$ 1,616.00	0%
Planning & Building	Impact Fees	Fire Development Impact Fees Commercial per square foot	\$ 0.45	\$ 0.45	0%
Planning & Building	Impact Fees	Parks Development Impact Fees Single Family	\$ 1,047.00	\$ 1,047.00	0%
Planning & Building	Impact Fees	Parks Development Impact Fees Multi Family per unit	\$ 809.00	\$ 809.00	0%
Planning & Building	Impact Fees	Parks Development Impact Fees Commercial per square foot	\$ -	\$ -	0%
Planning & Building	Impact Fees	Police Development Impact Fees Single Family	\$ 104.00	\$ 104.00	0%
Planning & Building	Impact Fees	Police Development Impact Fees Multi Family per unit	\$ 80.00	\$ 80.00	0%
Planning & Building	Impact Fees	Police Development Impact Fees Commercial per square foot	\$ 0.22	\$ 0.22	0%
Planning & Building	Impact Fees	Streets Development Impact Fees Single Family	\$ 4,492.00	\$ 4,492.00	0%
Planning & Building	Impact Fees	Streets Development Impact Fees Multi Family per unit	\$ 3,471.00	\$ 3,471.00	0%
Planning & Building	Impact Fees	Streets Development Impact Fees Commercial per square foot	\$ 0.97	\$ 0.97	0%
Fire & Rescue	Automatic Fire Alarm Systems	Single Family Residential Installations under 4,000 sq. ft.	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Automatic Fire Alarm Systems	Single Family Residential Installations over 4,000 sq. ft.	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Automatic Fire Alarm Systems	Multi Family and Commercial Installations up to 6,000 sq. ft.	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Automatic Fire Alarm Systems	Multi Family and Commercial Installations 5,000 - 20,000 sq. ft.	\$ 350.00	\$ 350.00	0%
Fire & Rescue	Automatic Fire Alarm Systems	Multi Family and Commercial Installations over 20,000 sq. ft.	\$ 500.00	\$ 500.00	0%
Fire & Rescue	Automatic Fire Alarm Systems	Modification (including TI), 1-24 devices	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Automatic Fire Alarm Systems	Modification (including TI), 25 or more devices	\$ 250.00	\$ 250.00	0%
Fire & Rescue	Automatic Fire Alarm Systems	Existing Component Modification	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Automatic Fire Alarm Systems	Component Addition to Existing System	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Automatic Fire Alarm Systems	Fire Alarm Inspections (all) per hour	\$ 75.00	\$ 75.00	0%
Fire & Rescue	Automatic Suppression Systems	Single Family Residential Installations under 6,000 sq. ft.	\$ 150.00	\$ 150.00	0%
Fire & Rescue	Automatic Suppression Systems	Single Family Residential Installations over 6,000 sq. ft.	\$ 250.00	\$ 250.00	0%
Fire & Rescue	Automatic Suppression Systems	Multi Family and Commercial Installations up to 6,000 sq. ft.	\$ 150.00	\$ 150.00	0%
Fire & Rescue	Automatic Suppression Systems	Multi Family and Commercial Installation 6,000 - 20,000 sq. ft.	\$ 250.00	\$ 250.00	0%
Fire & Rescue	Automatic Suppression Systems	Multi Family and Commercial Installation 20,001 - 40,000 sq. ft.	\$ 500.00	\$ 500.00	0%
Fire & Rescue	Automatic Suppression Systems	Multi Family and Commercial Installation over 40,000 sq. ft.	\$ 800.00	\$ 800.00	0%
Fire & Rescue	Automatic Suppression Systems	Modification, 1-10 Heads	\$ 150.00	\$ 150.00	0%
Fire & Rescue	Automatic Suppression Systems	Modification, 10 or more Heads	\$ 300.00	\$ 300.00	0%
Fire & Rescue	Automatic Suppression Systems	Per Head fee for all Plan Checks	\$ 1.00	\$ 1.00	0%
Fire & Rescue	Automatic Suppression Systems	Fire Suppression System Inspections (all) per hour	\$ 75.00	\$ 75.00	0%
Fire & Rescue	Automatic Suppression Systems	Fire Flow Tests (beyond one included in plan review or other)	\$ 150.00	\$ 150.00	0%
Fire & Rescue	Sandpipe System Permits	New Installation	\$ 250.00	\$ 250.00	0%
Fire & Rescue	Sandpipe System Permits	Modification	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Sandpipe System Permits	Per Hose Connection for New and Existing Systems	\$ 10.00	\$ 10.00	0%
Fire & Rescue	Sandpipe System Permits	Standpipe System Inspections	\$ 75.00	\$ 75.00	0%

Highlighting indicates a new fee or a fee increase of greater than 5%

Department	Program	Fee Description	FY 2023 Adopted Fee	FY 2024 Proposed Fee	Change %
			Amount	Amount	
Fire & Rescue	Alternative Fire-Extinguishing System	Pern Clean Agent System Plan Check	\$ 500.00	\$ 500.00	0%
Fire & Rescue	Alternative Fire-Extinguishing System	Pern Clean Agent System Modification	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Alternative Fire-Extinguishing System	Pern New Installation: Commercial Kitchen Fire Suppression (per system)	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Alternative Fire-Extinguishing System	Pern Modification to a Commercial Kitchen Fire Suppression System	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Alternative Fire-Extinguishing System	Pern Inspections (per hour)	\$ 75.00	\$ 75.00	0%
Fire & Rescue	Alternative Fire-Extinguishing System	Pern Modification to any Alternative Fire-Extinguishing System	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Fire Pump Permits	New Installation	\$ 300.00	\$ 300.00	0%
Fire & Rescue	Fire Pump Permits	Modification	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Fire Pump Permits	Inspections (per hour)	\$ 75.00	\$ 75.00	0%
Fire & Rescue	Solar Photovoltaic System Permits	New Installation and Plan Review	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Solar Photovoltaic System Permits	Modification to Existing System	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Solar Photovoltaic System Permits	Inspections (per hour)	\$ 75.00	\$ 75.00	0%
Fire & Rescue	Flammable & Combustible Liquid Tank Per	New Installation - Each Tank	\$ 300.00	\$ 300.00	0%
Fire & Rescue	Flammable & Combustible Liquid Tank Per	Modification - Each Tank	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Flammable & Combustible Liquid Tank Per	Removal - Each Tank	\$ 100.00	\$ 100.00	0%
Fire & Rescue	L-P Gas System Permits	New Installation - Storage and/or dispensing	\$ 300.00	\$ 300.00	0%
Fire & Rescue	L-P Gas System Permits	Modification - Storage and/or dispensing	\$ 100.00	\$ 100.00	0%
Fire & Rescue	L-P Gas System Permits	New Installation - Prefilled Portable Cylinders for Consumer Exchange	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Compressed Gases Systems Permit	New Installation	\$ 300.00	\$ 300.00	0%
Fire & Rescue	Compressed Gases Systems Permit	Modification	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Medical Gas Systems Permit	New Installation	\$ 300.00	\$ 300.00	0%
Fire & Rescue	Medical Gas Systems Permit	Modification	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Spring, Dipping or Powder Coating Permits	New Installation - Spray Area, Spray Room, Spray Booth, Dip Tank or Mixing Room	\$ 300.00	\$ 300.00	0%
Fire & Rescue	Spring, Dipping or Powder Coating Permits	Modification - Spray Area, Spray Room, Spray Booth, Dip Tank or Mixing Room	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Hazardous Materials Permit	Annual Fee to Store, Transport On-Site, Dispense, Use or Handle Hazardous Materials	\$ 150.00	\$ 150.00	0%
Fire & Rescue	Hazardous Materials Permit	HMIS Assessment (minimum one hour) (per hour)	\$ 75.00	\$ 75.00	0%
Fire & Rescue	Hazardous Materials Permit	HMMP Assessment (minimum one hour) (per hour)	\$ 75.00	\$ 75.00	0%
Fire & Rescue	Hazardous Materials Permit	New Installation - HazMat Container, Tank or Process	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Hazardous Materials Permit	Modification - HazMat Container, Tank or Process	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Other Fire Code Permits	Carbon Dioxide Systems	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Other Fire Code Permits	Firefighter Air System (FAS)	\$ 500.00	\$ 500.00	0%
Fire & Rescue	Other Fire Code Permits	Public Safety Radio Amplification System	\$ 500.00	\$ 500.00	0%
Fire & Rescue	Other Fire Code Permits	Smoke Control/Management System	\$ 300.00	\$ 300.00	0%
Fire & Rescue	Other Fire Code Permits	Battery System (UPS)	\$ 300.00	\$ 300.00	0%
Fire & Rescue	Other Fire Code Permits	High-Piled Storage Plan (minimum one hour) (per hour)	\$ 75.00	\$ 75.00	0%
Fire & Rescue	Other Fire Code Permits	Other fire code related permits as set forth in IFC Section 105.7 (minimum one hour) (per hour)	\$ 75.00	\$ 75.00	0%
Fire & Rescue	Other Fire Code Permits	Annual operational permits as set forth in IFC Section 105.6	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Inspection & Standby Fees	Re-inspection fees (minimum one hour) (per hour)	\$ 75.00	\$ 75.00	0%
Fire & Rescue	Inspection & Standby Fees	Additional inspections required by changes, additions, or revisions (minimum one hour) (per hour)	\$ 75.00	\$ 75.00	0%
Fire & Rescue	Inspection & Standby Fees	After Hours Inspections (based on staff availability, minimum two hours) (per hour)	\$ 150.00	\$ 150.00	0%
Fire & Rescue	Inspection & Standby Fees	Investigation inspection fee (work commencing before permit issuance - IFC 106.3)	\$ 300.00	\$ 300.00	0%
Fire & Rescue	Inspection & Standby Fees	Investigation inspection fee (removal of Stop Work Order - IFC 112)	\$ 300.00	\$ 300.00	0%
Fire & Rescue	Inspection & Standby Fees	Firewatch, standby firefighters and/or emergency medical personnel and apparatus as required by the <i>fire marshal</i> . Use current IDL ICMA cost per firefighter/paramedic and fire truck/ambulance.	ICMA RATES	ICMA RATES	0%
Fire & Rescue	Temporary Use Permit Fees	Temporary Use - Carnival, Fair, Circus, Haunt or Other Public Special Event - 30 Days	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Temporary Use Permit Fees	Temporary Use - Amusement Building - 30 Days (must have sprinkler system 3103.3.1)	\$ 500.00	\$ 500.00	0%
Fire & Rescue	Temporary Use Permit Fees	Temporary Use - Fuel Tank & Dispensing	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Temporary Use Permit Fees	Temporary Use - LP Gas - Construction Site Use of Containers Over 100 lbs.	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Temporary Use Permit Fees	Temporary Use - Tent or Membrane Structure >400 sq. ft. -Additional Tents(s) per event \$50 ea.	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Temporary Use Permit Fees	Temporary Use - Special Event Structure >400 sq. ft.	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Temporary Use Permit Fees	Temporary Use - Outdoor Assembly Event where planned attendance exceeds 1000 persons	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Temporary Use Permit Fees	Temporary Use - Pyrotechnics Display	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Temporary Use Permit Fees	Other fire code related temporary use permits not listed (minimum one hour) (per hour)	\$ 75.00	\$ 75.00	0%
Fire & Rescue	Emergency Fire Alarm Response Fees	First 3 alarms per year	\$ -	\$ -	0%

Highlighting indicates a new fee or a fee increase of greater than 5%

Department	Program	Fee Description	FY 2023 Adopted Fee Amount	FY 2024 Proposed Fee Amount	Change %
Fire & Rescue	Emergency Fire Alarm Response Fees	4 th alarm per calendar year	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Emergency Fire Alarm Response Fees	Each additional alarm per calendar year progressively increases at \$200.00 increments for each additional fire alarm, by alarm number	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Burn Response Fees	Responses caused by burning without a permit. Use current IDL ICMA cost per firefighter/paramedic and fire truck/ambulance	ICMA RATES	ICMA RATES	0%
Fire & Rescue	Burn Response Fees	Responses to wildland or structure fire caused by an illegal burn. Use current IDL ICMA cost per firefighter/paramedic and fire truck/ambulance	ICMA RATES	ICMA RATES	0%
Fire & Rescue	Burn Response Fees	Violation of the Fire Code (\$250.00 per violation, per day) Each day in which a violation occurs, after due notice has been served, shall constitute a separate offense	\$ 250.00	\$ 250.00	0%
Recreation	Youth Fees After School	Full season (school year)	\$ 755.00	\$ 755.00	0%
Recreation	Youth Fees After School	Per month	\$ 105.00	\$ 105.00	0%
Recreation	Youth Fees After School	Per day	\$ 15.00	\$ 15.00	0%
Recreation	Youth Fees After School	Out-of-school and extra activities, cost is activity dependent	\$40.00-\$65.00	\$40.00-\$65.00	0%
Recreation	Youth Fees After School	Swimming (6 weeks session)	\$ 90.00	\$ 90.00	0%
Recreation	Youth Fees After School	Additional after school activities	\$ 80.00	\$ 80.00	0%
Recreation	Youth Fees Summer	Full summer (ten weeks M-Th)	\$ 1,100.00	\$ 1,100.00	0%
Recreation	Youth Fees Summer	Per week (M-TH)	\$ 155.00	\$ 155.00	0%
Recreation	Youth Fees Summer	Per day (drop-in)	\$ 40.00	\$ 40.00	0%
Recreation	Youth Fees Summer	Swimming (10 weeks session)	\$ 150.00	\$ 150.00	0%
Recreation	Youth Fees Summer	Friday Adventures (requires individual registration) cost depends on activity	\$40.00-\$65.00	\$40.00-\$65.00	0%
Recreation	Park Reservations	100 people or fewer-1/2 day rate up to 4 hours	\$ 80.00	\$ 80.00	0%
Recreation	Park Reservations	101 people or more-1/2 day rate up to 4 hours	\$ 160.00	\$ 160.00	0%
Recreation	Park Reservations	100 people or fewer-Full day rate up to 8 hours	\$ 160.00	\$ 160.00	0%
Recreation	Park Reservations	101 people or more-Full Day Rate up to 8 hours	\$ 320.00	\$ 320.00	0%
Recreation	Park Reservations	Refundable Security Deposit (over 100 people)	\$ 250.00	\$ 250.00	0%
Recreation	User Fees	Athletic fields and facilities (per two hours)	\$ 80.00	\$ 80.00	0%
Recreation	User Fees	Recreation Center (per two hours)	\$ 60.00	\$ 60.00	0%
Recreation	User Fees	Recreation Center Security Deposit	\$ 150.00	\$ 150.00	0%
			Fees are determined by staff according to current Park Reservations, athletic field and Recreation Center Fee Schedules	Fees are determined by staff according to current Park Reservations, athletic field and Recreation Center Fee Schedules	0%
Recreation	User Fees	Public Park Areas			
Administrative	Special Events	Street Party Application Fee	\$ 100.00	\$ 100.00	0%
Administrative	Special Events	Block Party Application Fee	\$ 50.00	\$ 50.00	0%
Administrative	Special Events	Category A – application fee	\$ 100.00	\$ 100.00	0%
Administrative	Special Events	Category B – application fee	\$ 400.00	\$ 400.00	0%
Administrative	Special Events	Category C – application fee	\$ 800.00	\$ 800.00	0%
Administrative	Special Events	Facility Fee(per day)	\$ 150.00	\$ 150.00	0%
Administrative	Special Events	Visitor Center Window Advertising Permit	\$ 75.00	\$ 75.00	0%
Administrative	Special Events	Music License Fee (per day)	\$ 10.00	\$ 10.00	0%
Administrative	Special Events	Street Closure for Designated Event Location	\$ 100.00	\$ 100.00	0%
Administrative	Special Events	Street Closure for Non-Designated Event Location	\$ 500.00	\$ 500.00	0%
Administrative	Special Events	Refundable Security Deposit (Street Party & Small Events)	\$ 250.00	\$ 250.00	0%
Administrative	Special Events	Refundable Security Deposit (Medium & Large Events)	\$ 500.00	\$ 500.00	0%
Administrative	Film Permits	Motion: City Property including rights-of-way(per day)	\$ 400.00	\$ 400.00	0%
Administrative	Film Permits	Still: City Property including rights-of-way (per day)	\$ 200.00	\$ 200.00	0%
			All memorials are cost-specific and determined by Department Director or designee	All memorials are cost-specific and determined by Department Director or designee	0%
Administrative	Memorials and Donations	Benches, trees, tables, property, etc.			

Highlighting indicates a new fee or a fee increase of greater than 5%

Department	Program	Fee Description	FY 2023 Adopted Fee Amount	FY 2024 Proposed Fee Amount	Change %
Administrative	Tree Services	Tree Removal Permit (allows contractor to remove a public tree upon outside request with permission(per occurrence)	\$ 50.00	\$ 50.00	0%
Administrative	Tree Services	Tree Permit (allows contractor to perform work on public trees with permission (per fiscal year)	\$ 50.00	\$ 50.00	0%
Street	Permits	Banner Install/Remove	\$ 175.00	\$ 175.00	0%
Street	Permits	Right of Way Encroachment Agreement	\$ 150.00	\$ 475.00	217%
Street	Permits	Temporary Use of the Right of Way Permit (TURP)	\$ 100.00	\$ 100.00	0%
Street	Permits	Dig Permit	\$ 50.00	\$ 50.00	0%
Street	Permits	Barricade Rental	\$ 20.00	\$ 20.00	0%
Street	Permits	Security Agreement/Performance Bond Processing Fee	\$ 100.00	\$ 100.00	0%
			In addition to connection fees in table 4-D	In addition to connection fees in table 4-D	0%
Water	Fees	City water tap and corporation stop installation			
Water	Fees	1" tap	\$ 203.00	\$ 203.00	0%
Water	Fees	1 1/2" tap	\$ 220.00	\$ 220.00	0%
Water	Fees	2" tap	\$ 247.00	\$ 247.00	0%
Water	Fees	Non-Standard Connection Fee	Time and material cost to city	Time and material cost to city	0%
			Meter cost + \$40; check with Water Division for current meter costs	Meter cost + \$40; check with Water Division for current meter costs	0%
Water	Fees	Water Meter Fee – 1" Water Meter	Meter cost + \$40; check with Water Division for current meter costs	Meter cost + \$40; check with Water Division for current meter costs	0%
Water	Fees	Water Meter Fee – 1.5" R2 Water Meter	Meter cost + \$40; check with Water Division for current meter costs	Meter cost + \$40; check with Water Division for current meter costs	0%
Water	Fees	Water Meter Fee – 1.5" C2 Water Meter	Meter cost + \$40; check with Water Division for current meter costs	Meter cost + \$40; check with Water Division for current meter costs	0%
Water	Fees	Water Meter Fee – 2" R2 Water Meter	Meter cost + \$40; check with Water Division for current meter costs	Meter cost + \$40; check with Water Division for current meter costs	0%
Water	Fees	Water Meter Fee – 2" C2 Water Meter	Meter cost + \$40; check with Water Division for current meter costs	Meter cost + \$40; check with Water Division for current meter costs	0%
Water	Fees	Water Meter Fee – 3" Water Meter + up	Meter cost + \$40; check with Water Division for current meter costs	Meter cost + \$40; check with Water Division for current meter costs	0%
Water	Fees	Water Meter Vaults	\$ 1,100.00	\$ 1,100.00	0%
Water	Fees	Fire Line Permit Fee	\$ 253.00	\$ 253.00	0%
Water	Fees	Turn-On Fee	\$ 25.00	\$ 25.00	0%
Water	Fees	Turn-Off Fee	\$ 25.00	\$ 25.00	0%
Water	Fees	Water User Charges – Metered Users Base charge (residential or commercial)	\$ 14.55	\$ 15.28	5%
Water	Fees	1,000 – 8,000 Additional Gallons per 1,000 gallons	\$ 1.25	\$ 1.31	5%
Water	Fees	8,001 – 20,000 Additional Gallons per 1,000 gallons	\$ 2.45	\$ 2.57	5%
Water	Fees	20,001 – 32,000 Additional Gallons per 1,000 gallons	\$ 2.89	\$ 3.03	5%
Water	Fees	32,001 – 44,000 Additional Gallons per 1,000 gallons	\$ 3.33	\$ 3.50	5%
Water	Fees	44,001 – 56,000 Additional Gallons per 1,000 gallons	\$ 3.77	\$ 3.96	5%
Water	Fees	56,001 – 68,000 Additional Gallons per 1,000 gallons	\$ 4.21	\$ 4.42	5%
Water	Fees	68,001 – 80,000 Additional Gallons per 1,000 gallons	\$ 4.65	\$ 4.88	5%
Water	Fees	80,001 – 92,000 Additional Gallons per 1,000 gallons	\$ 5.23	\$ 5.49	5%
Water	Fees	92,000 – 104,000 Additional Gallons per 1,000 gallons	\$ 5.81	\$ 6.10	5%
Water	Fees	104,001 – 116,000 Additional Gallons per 1,000 gallons	\$ 6.39	\$ 6.71	5%
Water	Fees	116,001 – 128,000 Additional Gallons per 1,000 gallons	\$ 6.98	\$ 7.33	5%
Water	Fees	128,001 – 140,000 Additional Gallons per 1,000 gallons	\$ 7.56	\$ 7.94	5%
Water	Fees	140,001 – 152,000 Additional Gallons per 1,000 gallons	\$ 8.14	\$ 8.55	5%
Water	Fees	>152,000 Additional Gallons per 1,000 gallons	\$ 8.72	\$ 9.16	5%

Highlighting indicates a new fee or a fee increase of greater than 5%

Department	Program	Fee Description	FY 2023 Adopted Fee	FY 2024 Proposed Fee	Change %
			Amount	Amount	
Water	User Charges-Flat Rate	Residential-First five (5) cold water taps or less Each additional cold water tap (per month, per unit)	\$ 25.06	\$ 26.31	5%
Water	User Charges-Flat Rate	Residential-Each additional cold water tap (per month, per unit)	\$ 2.31	\$ 2.43	5%
Water	User Charges-Flat Rate	Residential-Irrigation and sprinkling per each 1,000 square feet of lot area (per month, per unit)	\$ 0.83	\$ 0.87	5%
Water	User Charges-Flat Rate	Commercial-First five (5) cold water taps or less Each additional cold water tap (per month, per unit)	\$ 38.46	\$ 40.38	5%
Water	User Charges-Flat Rate	Commercial-Each additional cold water tap (per month, per unit)	\$ 3.20	\$ 3.36	5%
Water	User Charges-Flat Rate	Commercial-Irrigation and sprinkling per each 1,000 square feet of lot area (per month, per unit)	\$ 0.84	\$ 0.88	5%
Water	User Fees	Fire User Charge 2" Connection (per month)	\$ 8.21	\$ 8.62	5%
Water	User Fees	Fire User Charge 4" Connection (per month)	\$ 16.70	\$ 17.54	5%
Water	User Fees	Fire User Charge 6" Connection (per month)	\$ 33.56	\$ 35.24	5%
Water	User Fees	Fire User Charge 8" Connection (per month)	\$ 49.61	\$ 52.09	5%
Water	User Fees	Fire User Chage 10" Connection (per month)	\$ 67.16	\$ 70.52	5%
Water	User Fees	Fire User Charge 12" Connection (per month)	\$ 83.11	\$ 87.27	5%
			Fee determined by amount	Fee determined by amount	0%
Water	User Fees	Tank Truck Fill Fee	\$	\$	
Water	User Fees	Use of Fire Hydrant Charge (per day)	\$ 25.00	\$ 25.00	0%
Water	Connection Fees	Meter 1" scale factor 1.00	\$ 3,816.00	\$ 3,816.00	0%
Water	Connection Fees	Meter 1.5" scale factor 2.25	\$ 8,586.00	\$ 8,586.00	0%
Water	Connection Fees	Meter 2" scale factor 4.00	\$ 15,264.00	\$ 15,264.00	0%
Water	Connection Fees	Meter 3" scale factor 9.00	\$ 34,344.00	\$ 34,344.00	0%
Water	Connection Fees	Meter 4" scale factor 16.00	\$ 61,056.00	\$ 61,056.00	0%
Water	Connection Fees	Meter 6" scale factor 36.00	\$ 137,376.00	\$ 137,376.00	0%
Wastewater	Fees	Service Inspection Fee	\$ 40.00	\$ 40.00	0%
Wastewater	Sewer User Fees	11-Single family home	\$ 41.85	\$ 43.94	5%
Wastewater	Sewer User Fees	12-Multiple living unit	\$ 41.85	\$ 43.94	5%
Wastewater	Sewer User Fees	13-Motel / hotel (first unit)	\$ 41.85	\$ 43.94	5%
Wastewater	Sewer User Fees	15-Office building / 1,500 square feet	\$ 41.85	\$ 43.94	5%
Wastewater	Sewer User Fees	16-Retail sales / 3,000 square feet	\$ 41.85	\$ 43.94	5%
Wastewater	Sewer User Fees	17-Restaurant / cafe per seat with or without a trap	\$ 4.13	\$ 4.34	5%
Wastewater	Sewer User Fees	20-Retail food / 1,500 square feet	\$ 41.85	\$ 43.94	5%
Wastewater	Sewer User Fees	21-Barber shop / per chair	\$ 20.90	\$ 21.95	5%
Wastewater	Sewer User Fees	22-Beauty salon / per operator	\$ 41.85	\$ 43.94	5%
Wastewater	Sewer User Fees	26-Dry cleaners	\$ 83.67	\$ 87.85	5%
Wastewater	Sewer User Fees	27-Garage / mechanical per 1,500 square feet	\$ 83.67	\$ 87.85	5%
Wastewater	Sewer User Fees	28-Laundries	\$ 167.39	\$ 175.76	5%
Wastewater	Sewer User Fees	29-Bank	\$ 83.67	\$ 87.85	5%
Wastewater	Sewer User Fees	30-School / per 50 students	\$ 41.85	\$ 43.94	5%
Wastewater	Sewer User Fees	31-Swimming pool / private / 500 square feet	\$ 10.40	\$ 10.92	5%
Wastewater	Sewer User Fees	32-Beer, wine, liquor	\$ 83.67	\$ 87.85	5%
Wastewater	Sewer User Fees	33-Theater / per screen	\$ 83.67	\$ 87.85	5%
Wastewater	Sewer User Fees	35-Nursery school	\$ 83.67	\$ 87.85	5%
Wastewater	Sewer User Fees	36-Church	\$ 83.67	\$ 87.85	5%
Wastewater	Sewer User Fees	37-Lodge / private / 3,000 square feet	\$ 83.67	\$ 87.85	5%
Wastewater	Sewer User Fees	39-Dentist / doctor/ per medical doctor	\$ 45.04	\$ 47.29	5%
Wastewater	Sewer User Fees	40-Car wash with recycle	\$ 45.04	\$ 47.29	5%
Wastewater	Sewer User Fees	41-Hospital / per bed	\$ 8.34	\$ 8.76	5%
Wastewater	Sewer User Fees	42-Bowling alley / per lane	\$ 16.72	\$ 17.56	5%
Wastewater	Sewer User Fees	43-Car wash without recycle / per bay	\$ 83.60	\$ 87.78	5%
Wastewater	Sewer User Fees	44-Commercial / 3,000 square feet	\$ 41.85	\$ 43.94	5%
Wastewater	Sewer User Fees	45-Photo development lab	\$ 83.60	\$ 87.78	5%
Wastewater	Sewer User Fees	46-Gas station with public restrooms	\$ 83.67	\$ 87.85	5%
Wastewater	Sewer User Fees	47-Warehouse / 6,000 square feet	\$ 41.85	\$ 43.94	5%
Wastewater	Sewer User Fees	48-Swimming pool / public / 500 square feet	\$ 31.99	\$ 33.59	5%
Wastewater	Sewer User Fees	54-Motel / hotel unit without cooking	\$ 10.40	\$ 10.92	5%
Wastewater	Sewer User Fees	55-Motel hotel, with cooking	\$ 20.90	\$ 21.95	5%

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Department	Program	Fee Description	FY 2023 Adopted Fee	FY 2024 Proposed Fee	Change %
			Amount	Amount	
Wastewater	Sewer User Fees	56-Senior family living home	\$ 20.90	\$ 21.95	5%
Water	Connection Fees	Meter 1" scale factor 1.00	\$ 2,921.00	\$ 2,921.00	0%
Water	Connection Fees	Meter 1.5" scale factor 2.25	\$ 6,572.25	\$ 6,572.25	0%
Water	Connection Fees	Meter 2" scale factor 4.00	\$ 11,684.00	\$ 11,684.00	0%
Water	Connection Fees	Meter 3" scale factor 9.00	\$ 26,289.00	\$ 26,289.00	0%
Water	Connection Fees	Meter 4" scale factor 16.00	\$ 46,736.00	\$ 46,736.00	0%
Water	Connection Fees	Meter 6" scale factor 36.00	\$ 105,156.00	\$ 105,156.00	0%
Administrative	License & Tax Fees	Business License Application Fee	\$ 125.00	\$ 125.00	0%
Administrative	License & Tax Fees	Business License Renewal Fee	\$ 50.00	\$ 50.00	0%
Administrative	License & Tax Fees	Business License Late Fee	\$ 10.00	\$ 10.00	0%
Administrative	License & Tax Fees	City Local Option Tax Application Fee - Tax collected per Municipal Code Title 3, Chapter 12.	\$ -	\$ -	0%
			After Due Date: Penalty -	After Due Date: Penalty -	
			The greater of 5% of Tax	The greater of 5% of Tax	
			Due or \$10.00 Plus 1%	Due or \$10.00 Plus 1%	0%
			Interest Per Month on Tax	Interest Per Month on Tax	
Administrative	License & Tax Fees	City Local Option Tax Late Fee	Due	Due	
Administrative	License & Tax Fees	Short-Term Rental Application Permit Fee-City Resolution #1230	\$ 527.00	\$ 504.00	-4.36%
Administrative	License & Tax Fees	Short-Term Rental Renewal Permit Fee	\$ -	\$ 504.00	0%
Administrative	License & Tax Fees	Short-Term Rental Late Fee (per day)	\$ 100.00	\$ 100.00	0%
Administrative	License & Tax Fees	Catering Permit Application Fee- Idaho Code 23-934A	\$ 20.00	\$ 20.00	0%
Administrative	Copy Fees	Black & White 8.5"x 11" Single-sided (per page)	\$ 0.06	\$ 0.06	0%
Administrative	Copy Fees	Black & White 8.5"x 14" Single-sided (per page)	\$ 0.06	\$ 0.06	0%
Administrative	Copy Fees	Black & White 8.5"x 11" Double-sided (per page)	\$ 0.11	\$ 0.11	0%
Administrative	Copy Fees	Black & White 8.5"x 14" Double-sided (per page)	\$ 0.11	\$ 0.11	0%
Administrative	Copy Fees	Black & White 11"x 17" Single-sided (per page)	\$ 0.15	\$ 0.15	0%
Administrative	Copy Fees	Black & White 11"x 17" Double-sided (per page)	\$ 0.29	\$ 0.29	0%
Administrative	Copy Fees	Color 8.5"x 11" Single-sided (per page)	\$ 0.65	\$ 0.65	0%
Administrative	Copy Fees	Color 8.5"x 14" Single-sided (per page)	\$ 0.65	\$ 0.65	0%
Administrative	Copy Fees	Color 8.5"x 11" Double-sided (per page)	\$ 0.65	\$ 0.65	0%
Administrative	Copy Fees	Color 8.5"x 14" Double-sided (per page)	\$ 0.65	\$ 0.65	0%
Administrative	Copy Fees	Color 11"x 17" Single-sided (per page)	\$ 0.85	\$ 0.85	0%
Administrative	Copy Fees	Color 11"x 17" Double-sided (per page)	\$ 0.85	\$ 0.85	0%
Administrative	Copy Fees	24" x 36" (outsourced) (per page)	\$ 3.30	\$ 3.30	0%
Administrative	Copy Fees	22" x 34" (outsourced) (per page)	\$ 3.00	\$ 3.00	0%
Administrative	Labor Rates Hourly	City Administrator, Department Head, Assistant or Associate, City Clerk, City Treasurer- Idaho Code 74-102(10)	Current salary divided by 2,080 hours per year	Current salary divided by 2,080 hours per year	0%
Administrative	Labor Rates Hourly	Network Consultant	Current hourly rate	Current hourly rate	0%



Appendix II:

Blaine County Sheriff – Ketchum Patrol Team

Idaho Dark Sky Alliance

Friends of the Sawtooth Avalanche Center

Mountain Humane

Mountain Rides

Sun Valley Economic Development

Ketchum Patrol Team

FY24 Operating Budget



SHERIFF STEVE HARKINS
CHIEF DEPUTY WILL FRUEHLING



FY2024

Ketchum Patrol Team Budget Overview



Office / Department: Blaine County Sheriff's Office
Budget Contact Persons: Sheriff Steve Harkins
Chief Deputy Will Fruehling
Lieutenant Jamie Shaw

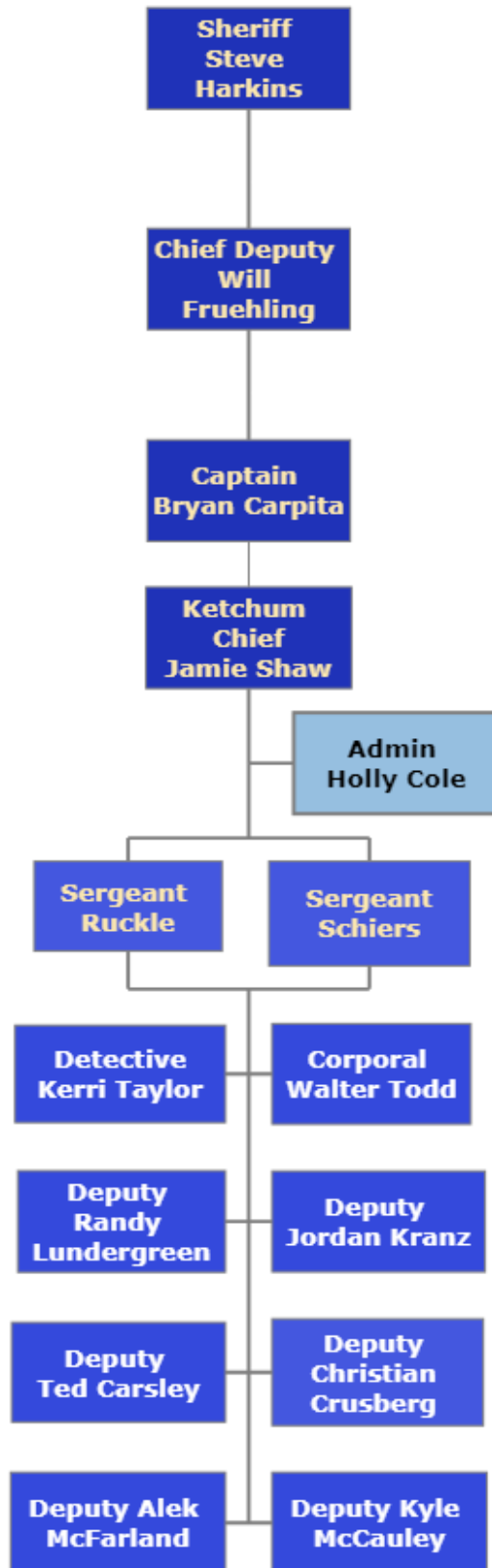
Mission Statement

The men and women of the Ketchum Patrol Team of the Blaine County Sheriff's Office are committed to being a professional organization dedicated to the concepts of personal excellence, continuous improvement, teamwork, and service to our community. We take pride in our organization, our accomplishments, and our abilities to make the City of Ketchum a safe place to live, work, and play.



Teamwork * Integrity * Excellence

Ketchum Patrol Team Organizational Structure:



FY23 Highlights

School Liaison Deputies:

This year we added two school liaison deputies to provide both Hemingway Elementary and the Carey School with a primary point of contact to assist with school-related matters. Neither school has an assigned School Resource Officer. The purpose of this position is to build and maintain mutually beneficial relationships, facilitate communications, and coordinate activities between our department and the schools.

Rapid Response Training:

Recent events across the country have taught us that not only must our deputies be trained and prepared for threats in schools, public places, and gatherings, but that these events can happen anywhere. This year we had five deputies attend the Active Attack Integrated Response Courses and become instructors in various subjects. This program addresses the principles and technical aspects of responding to and implementing an integrated first responder deployment to an active attack event. This response protocol is the standard for American law enforcement, fire departments, and emergency medical personnel and is proven to save lives.

Patrol Training:

As of June 1, 2023, our two patrol teams have completed a total of 1,226 hours of training on topics such as drug investigations, firearms, arrest and control techniques (ARCON), leadership, active shooter, domestic violence, and interview techniques. 751 of these hours were completed in-house and 475 hours were held outside our agency.

Computer Network Consolidation:

With the assistance of the IT Team, the Ketchum Patrol Team is now on the Blaine County computer network. Deputies can now access all computers without multiple logins. This is a big step in improving our efficiency. The final step will be to upgrade Ketchum's WatchGuard server which should be completed by the end of FY23.

Breaching Tools:

We have purchased breaching tools for all our patrol vehicles to enhance our readiness for major events such as active shooters.

Ketchum Field Days:

The Ketchum Patrol Team continued our long tradition of community involvement with our 12th annual Field Day at Hemingway Elementary School. We also brought our community and law enforcement together during our annual Bike Rodeo and Wagon Days events. Maintaining a close relationship with the public and our local schools has always been a priority. When schools, our community, and law enforcement work together, we can achieve positive outcomes.

**KETCHUM PATROL TEAM
SUMMARY SCHEDULE**

Fiscal Year 2024 - October 1, 2023 Through September 30, 2024

Classification	2023 Budgeted	2023 Revised	2024 Request	Change Amount
Personnel Services	\$ 1,076,602	\$ 1,078,010	\$ 1,161,305	\$ 83,295
Contractual Services & Commodities	\$ 233,162	\$ 233,162	\$ 247,770	\$ 14,608
Proposed Ketchum Operating Budget	\$ 1,309,764	\$ 1,311,172	\$ 1,409,075	\$ 97,903

County Clerk Estimates

Benefits Estimate	\$ 431,973	\$ 431,973	\$ 488,443	\$ 56,470
Total Estimated Ketchum Budget	\$ 1,741,737	\$ 1,743,145	\$ 1,897,518	\$ 154,373

Unincluded Capital Outlay Considerations

Capital Outlay	\$ -	\$ -	\$ 65,428	\$ 65,428
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**KETCHUM PATROL TEAM
SUMMARY SCHEDULE**

Fiscal Year 2024 - October 1, 2023 Through September 30, 2024

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Unincluded Capital Outlay Considerations

Capital Outlay	\$ -	\$ -	\$ 65,428	\$ 65,428
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Account Number	Account Name & Change Amount	Ketchum Patrol Budget Justifications
17-401-01	Salary Chief \$7,936	Note: This increase of \$7,936 represents a 6% market increase in wages as projected by the Blaine County Clerk for a total of \$120,343.
17-401-02	Salaries Deputies \$67,239	Note: This increase of \$67,239 represents a 6% market increase in staff wages as projected by the Blaine County Clerk, \$18,333 in scheduled pro-rated step increases, an estimate for the promotion of one sergeant, and \$15,172 for shift differentials. The total line item is \$897,500.
17-402-01	Salary Office \$3,834	Note: This increase of 3,834 represents a 6% market increase in wages as projected by the Blaine County Clerk for a total of \$67,731.
17-409-09	Overtime \$4,287	Note: This increase of \$4,287 represents a 6% adjustment to our overtime to maintain this line item in alignment with our wages after projected market increases. The total amount of the Ketchum Police Team's Overtime budget is \$75,731.
17-450-00	ICRMP Liability Insurance \$531	Note: We are requesting an increase of \$531 for a total of \$18,243 based on a projected 3% increase in the cost of our ICRMP Liability Insurance. This is a cost of doing business.
17-489-00	Professional Services \$2,000	Note: This line item is being increased by \$2,000 to cover the costs for Syringa Network Connectivity to County Servers. This is a cost of doing business.
17-495-01	700 MHz Master Maintenance \$570	Note: We are requesting a \$570 increase to fund Ketchum Patrol's FY2024 700 MHz radio maintenance fee. Our 23 portable and mobile 700 MHz radios cost \$240 each for a total cost of \$5,520. This is a cost of doing business.
17-528-00	Dues / Memberships \$675	Note: We are requesting an increase of \$675 for a total of \$5600 to reflect increases in our dues and membership costs. This line item includes \$3,369 for Lexipol, \$540 for Air St. Luke's, \$1,000 for the Hurtig Shooting Center, \$450 for the Chief of Police Association, \$50 for the Rocky Mountain Information Network, and \$60 for the Idaho Police Mountain Biking Association.
17-556-04	RMS Contribution \$4,831	Note: We are requesting an increase of \$4,831 for a total of \$34,714 to fund the FY24 Ketchum Patrol portion of the RMS Central Square Contribution. This is a cost of doing business.

Account Number	Account Name & Change Amount	Ketchum Patrol Budget Justifications
17-600-00	Management/Admin Fee \$6,000	Justification: Based on the recommendation of the previous County Clerk's Office administration, we are requesting a \$6,000 increase in the Management Line Item for a total of \$60,000. When the City of Ketchum began contracting with Blaine County for law enforcement services in 2009, this line item was set at \$54,000 to cover management and administrative costs. The line item has never been adjusted for the increases in salaries or contracts and is now underfunded based on projected market increases and contract costs.
	Benefits Estimate \$56,470	Note: Based upon the Blaine County Budget Officer's current projection of benefit increases, we are estimating an increase of \$56,470 for a total of \$488,443 for benefit costs for FY 2024. This calculation includes scheduled wages, step increases, and overtime.

Request Amount	Unincluded Capital Outlay Considerations
Capital Equipment Tasers \$30,509	Justification: We are requesting a capital expenditure from the City of Ketchum to fund a replacement plan for our Tasers. Our current Tasers are no longer supported and are beginning to fail. Tasers are a critical tool for officer safety. This expenditure would fund the purchase, set-up, warranties, licenses, cartridges, holsters, batteries, and docking bay for 11 tasers to outfit our Ketchum deputies.
Capital Equipment Mobile Radios \$18,154	Justification: We are requesting a capital expenditure of \$ 18,154 from the City of Ketchum as a one-time cost of our radio replacement plan which we began in FY2022. Radio communication is a critical tool for all public safety agencies. We rely on it to perform our essential duties to protect the citizens of Ketchum and to protect our employees.
Capital Equipment Body Cameras \$16,765	Justification: We are requesting a capital expenditure from the City of Ketchum of \$16,765 to replace 11 body cameras that are failing and are no longer supported by the manufacturer. Replacing these important officer safety tools is a cost of doing business and an effective risk management investment.



**KETCHUM PATROL TEAM
CODE OF ACCOUNTS**

Fiscal Year 2024 - October 1, 2023 Through September 30, 2024

Code	Classification	2023 Budgeted	2023 Revised	2024 Request	Change Amount
Personnel Services					
17-401-01	Salary Chief	\$ 112,407	\$ 112,407	\$ 120,343	\$ 7,936
17-401-02	Salaries Deputies	\$ 830,657	\$ 830,262	\$ 897,500	\$ 67,239
17-402-01	Salary Office	\$ 62,094	\$ 63,898	\$ 67,731	\$ 3,834
17-409-99	Overtime	\$ 71,444	\$ 71,444	\$ 75,731	\$ 4,287
Subtotal Personnel Services		\$ 1,076,602	\$ 1,078,010	\$ 1,161,305	\$ 83,295

Contractual Services & Commodities					
17-439-00	Travel	\$ 4,600	\$ 4,600	\$ 4,600	\$ -
17-439-01	Per Diem	\$ 4,000	\$ 4,000	\$ 4,000	\$ -
17-440-00	Office Supplies	\$ 8,500	\$ 8,500	\$ 8,500	\$ -
17-450-00	ICRMP Liability	\$ 17,712	\$ 17,712	\$ 18,243	\$ 531
17-464-00	Telephone Communications	\$ 3,000	\$ 3,000	\$ 3,000	\$ -
17-479-00	Vehicle Expenses	\$ 42,896	\$ 42,896	\$ 42,896	\$ -
17-489-00	Professional Services	\$ 10,000	\$ 10,000	\$ 12,000	\$ 2,000
17-495-01	700 MHz Master Maintenance	\$ 4,950	\$ 4,950	\$ 5,520	\$ 570
17-499-00	Repairs/Maintenance	\$ 2,320	\$ 2,320	\$ 2,320	\$ -
17-528-00	Dues/Memberships	\$ 4,925	\$ 4,925	\$ 5,600	\$ 675
17-550-00	Community Policing	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
17-554-00	Uniforms	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
17-556-01	Operating Supplies/Equipment	\$ 23,000	\$ 23,000	\$ 23,000	\$ -
17-556-04	RMS Contribution Central Square	\$ 29,883	\$ 29,883	\$ 34,714	\$ 4,831
17-569-00	Training/Education	\$ 8,000	\$ 8,000	\$ 8,000	\$ -
17-591-05	Certification Incentives	\$ 1,500	\$ 1,500	\$ 1,500	\$ -
17-600-00	Management/Term./Admin. Fee	\$ 54,000	\$ 54,000	\$ 60,000	\$ 6,000
17-714-05	Telephone Allowances	\$ 3,876	\$ 3,876	\$ 3,876	\$ -
Subtotal Contractual Services / Commodities		\$ 233,162	\$ 233,162	\$ 247,770	\$ 14,608
Proposed Ketchum Operating Budget		\$ 1,309,764	\$ 1,311,172	\$ 1,409,075	\$ 97,903

County Clerk Estimates					
Estimated Benefit Total		\$ 431,973	\$ 431,973	\$ 488,443	\$ 56,470
Total Ketchum Patrol Budget		\$ 1,741,737	\$ 1,743,145	\$ 1,897,518	\$ 154,373

Unincluded Capital Outlay Considerations					
	Capital Vehicle	\$ -	\$ -	\$ -	\$ -
	Capital Computer	\$ -	\$ -	\$ -	\$ -
	Capital Equipment	\$ -	\$ -	\$ -	\$ -
	Tasers			\$ 30,509	\$ 30,509
	Mobile Radios			\$ 18,154	\$ 18,154
	Body Cameras/In Car Cameras			\$ 16,765	\$ 16,765
Subtotal Capital Outlay		\$ -	\$ -	\$ 65,428	\$ 65,428



City of Ketchum

Agency Name: Idaho Dark Sky Alliance (in support of the Central Idaho Dark Sky Reserve (CIDSR))
Project Name: Educational Outreach and Light Pollution Monitoring
Contact Person: Carol Cole
Address: PO Box 4903, Ketchum, ID 83340
Email: idahodarksky@gmail.com
Phone Number: Carol, 208-721-2303

Please provide the information requested below and return via email to aswindley@ketchumidaho.org by end of day, **Friday, April 21, 2023**.

- City Council’s Budget Strategic Session will be on Monday, June 26, 2023 from 9-1pm (to be confirmed/agenda to follow)
- The public hearing will be on July 17, with the readings as follows:
 - 1st – August 7 | 2nd – August 21 | 3rd – September 5

Feel free to expand the text fields. Supporting documents or any additional information for consideration are welcome as attachments.

If any of the below items do not apply to your request, please indicate with N/A.

1. Amount requested for fiscal year 2024: **\$2500.00**
2. What percentage of your overall budget does the requested amount represent? **15%**
Please submit a budget sheet for FY2022 and FY2023 that shows detailed revenue and expenditures.

Funding Source	2024 Percent of Planned Budget	2023 Percent of Total Budget	2022 Percent of Total Budget
Cities of Ketchum, Sun Valley, and Stanley	40% (requested)	44%	50%
Blaine County	18% (requested)	22%	25%
Stanley Chamber of Commerce	18% (requested)	17%	15%
IDSA & Private Donations	24% (confirmed)	17%	10%
TOTAL FUNDING	\$17,000	\$16,000	\$12,200

3. How would your program or project be impacted if it did not receive funding from the City or if funding were reduced? (Expand the box as needed or submit separately.)

Reduced funding would make it more difficult to maintain IDSA's education and outreach efforts that help residents and visitors to enjoy the stunning night sky and understand the importance of preserving the naturally dark nighttime environment within the Reserve.

Leveraging additional funds from the other cities and counties within the Reserve would be more challenging without the leadership and continued support from Ketchum as a related Dark Sky Community.

4. If you received funds from the City in fiscal year 2023, please provide specific examples of how those funds were used to benefit the community. (Expand the box as needed or submit separately.)

- Additional Dark Sky signs were installed within the Reserve north of Ketchum and south of Stanley.
- The CISDR Astronomer in Residence provided two public programs in Ketchum at the Community Library in 2022.
- IDSA volunteers provided dark sky information at Solstice events in Ketchum in June and December and at other events and festivals in the area.
- Responded to email and website questions from local residents regarding dark sky efforts and light pollution concerns.
- Skyglow from the Boise area is visible from some locations within the Reserve. IDSA board members provided two outreach events in the Boise area and spoke with the Boise Mayor about the impacts of light pollution in the Treasure Valley. The goal is to create awareness about light pollution and to mitigate the impacts for residents who live in the Treasure Valley and within the Reserve.

5. If you receive funds from the City in fiscal year 2024, please provide specific goals set by your organization. (Expand the box as needed or submit separately.)

- IDSA will host two WRV-based Astronomers in Residence in 2023 who will provide programs in Ketchum and throughout the Reserve from mid-June to mid-August.
- Offer dark sky programs at the Community Library and other area libraries for area residents and visitors which will be presented by the Astronomers in Residence, BSU AstroTAC students, and local dark sky advocates.
- Work with the International Dark Sky Association (IDA) and UCLA's Institute of the Environment and Sustainability to improve the sky quality monitoring program. Protecting the quality of our night sky is critical in our efforts to reduce light pollution and to maintain designation requirements for both the Reserve and for Ketchum as a Dark Sky Community.
- Coordinate with Ketchum city staff to develop consistent protocols for both sky quality monitoring and lighting inventories as required by IDA.
- Continue outreach efforts in the Treasure Valley to encourage better lighting that will help protect the night sky there and within the Reserve.

Overall benefits of the Central Idaho Dark Sky Reserve to the City of Ketchum and city residents

The Idaho Dark Sky Alliance works with a number of organizations throughout the reserve to educate residents about the importance of maintaining dark skies. The group also serves as a resource for Ketchum and other communities as they develop and implement dark sky policies.

The pristine dark skies we enjoy in the Reserve are a treasured resource for both local residents and visitors. A main goal for the CIDSR is to preserve our dark skies. Reducing artificial light at night benefits human health and wildlife populations, and reduces energy consumption. Dark Sky designation can also provide economic benefits to local businesses through increased tourism and specific benefits to businesses that provide dark sky related items.

The City of Ketchum has been involved with the Dark Sky planning discussions since the 1990s when the city passed a Dark Sky Lighting Ordinance. City staff were instrumental in the early planning effort to get CIDSR recognized as the first Dark Sky Reserve in the US.



Agency Name: Friends of the Sawtooth National Forest Avalanche Center (FSAC)
Project Name: Daily Forecast Sponsor
Contact Person: Dawn Bird, FSAC Executive Director
Address: PO Box 2669, Ketchum ID, 83340
Email: Avycenterfriends@gmail.com
Phone Number: (208)220-3367

Please provide the information requested below and return via email to aswindley@ketchumidaho.org by end of day, **Friday, April 21, 2023**.

- City Council’s Budget Strategic Session will be on Monday, June 26, 2023 from 9-1pm (to be confirmed/agenda to follow)
- The public hearing will be on July 17, with the readings as follows:
 - 1st – August 7 | 2nd – August 21 | 3rd – September 5

Feel free to expand the text fields. Supporting documents or any additional information for consideration are welcome as attachments.

If any of the below items do not apply to your request, please indicate with N/A.

-
1. Amount requested for fiscal year 2024: \$ 5,000
 2. What percentage of your overall budget does the requested amount represent? 2 %
Please submit a budget sheet for FY2022 and FY2023 that shows detailed revenue and expenditures.
 3. How would your program or project be impacted if it did not receive funding from the City or if funding were reduced? (Expand the box as needed or submit separately.)

The Friends of the Sawtooth Avalanche Center (FSAC) and Sawtooth Avalanche Center (SAC) hold a shared mission to save lives by reducing avalanche risk to people recreating, working and traveling on and around the Sawtooth National Forest. Avalanches are responsible for more deaths than any other natural hazard on federally owned lands (USFS, BLM), and as was witnessed this past winter of ‘22-23, the city itself falls prey to the destruction of avalanches. SAC’s daily avalanche forecasts are a critical tool for sharing avalanche and weather information with the local and tourist winter recreation community and with our professional and business community, including Blaine County Search & Rescue, law enforcement and fire departments, snow removal and landscape services, backcountry guiding groups, and backcountry gear retailers.

Our local avalanche center truly is a community effort and our most important resource to help our mountain community remain safe during the winter months. A reduction in funding could severely impact our ability to meet our mission.

4. If you received funds from the City in fiscal year 2023, please provide specific examples of how those funds were used to benefit the community. (Expand the box as needed or submit separately.)

Yes, FSAC was a grateful recipient of funds from the City of Ketchum in the FY 2023. These funds helped sponsor the SAC daily avalanche forecast. This has been a wonderful relationship between the City and FSAC for many, many years.

As a small expression of gratitude, we showcase The City of Ketchum as a dedicated sponsor on the FSAC website. <https://friends.sawtoothavalanche.com/sponsors/>

5. If you receive funds from the City in fiscal year 2024, please provide specific goals set by your organization. (Expand the box as needed or submit separately.)

FSAC's primary goal and responsibility is to provide funding for SAC so it may continue to provide reliable, accurate, and actionable avalanche and weather information to the public. The Daily Avalanche Forecast is our most important resource for sharing critical information with the public in order to save lives. Funds collected from the City will be used to ensure this goal is met through supporting the daily costs of producing the avalanche forecast, which can include: website maintenance, weather station upkeep, forecaster safety and training tools, and social media outreach to reach more community members with this life-saving information.

FSAC Projected FY2023-24 Budget: 07/1/23 - 06/30/24

INCOME	FY 2020-21 Actuals	FY 2021-22 Actuals	FY 2022-23	FY 2023-24 Projected	% change FY22 - FY23	% change FY20 - FY21	Notes
Fundraising Income							
Donation and Memberships	\$111,316	\$93,032	\$110,500	\$143,650	19%		
Restricted Funds	\$86,700	\$85,000	\$70,000	\$40,000	-18%		
Grants and Business Sponsors	\$35,500	\$41,740	\$61,000	\$85,400	46%		
Fundraising Total	\$233,516	\$219,772	\$241,500	\$269,050	10%		
Restricted Funds Rollover							
Restricted Funds Rollover	\$0	\$0	\$26,783	Still calculating as of April			Restricted Funds Rollover is not added into Income Total due to being counted in previous years
OTHER INCOME							
Special Event Income	\$10,293	\$19,224	\$17,000	\$20,000	-12%		
Sales of FSAC Merch	\$1,102	\$6,990	\$13,400	\$14,000	92%		
Education Program Income	\$7,151	\$2,539	\$3,400	\$4,000	34%		
Income Total	\$252,062	\$248,525	\$275,300	\$307,050	11%		
COGS							
Special Events	\$5,094	\$10,104	\$12,500	\$14,000	24%		
Merchandise	\$8,892	\$7,274	\$10,000	\$10,000	37%		
Education Program	\$14,098	\$19,476	\$18,400	\$20,240	-6%		
Total COGS	\$28,084	\$36,854	\$40,900	\$44,240	11%		
Gross Profit	\$223,978	\$211,671	\$234,400	\$262,810	11%	-5%	
PROGRAM EXPENSES							
General Operations Expenses	\$8,466	\$9,811	\$11,326	\$22,000	15%		
Payroll Expenses	\$37,729	\$52,444	\$71,600	\$116,500	37%		
Marketing Expenses	\$1,855	\$13,030	\$5,300	\$5,700	-59%		Social Media Coordinator added to wages instead of marketing
Total FSAC Expense	\$48,050	\$75,286	\$88,226	\$144,200	17%		
SAC EXPENSES							
SAC General Expenses	\$19,026	\$19,429	\$40,200	\$55,000	107%		
USFS Collection Agreements	\$82,244	\$147,200	\$73,300	\$62,000	-50%		
Total SAC Expense	\$101,270	\$166,629	\$113,500	\$117,000	-32%		
Total Expense	\$149,320	\$241,914	\$201,726	\$261,200	-17%	62%	
GROSS PROFIT	\$223,978	\$211,671	\$234,400	\$262,810	11%		
TOTAL EXPENSE	\$149,320	\$241,914	\$201,726	\$261,200	-17%	62%	
NET INCOME	\$74,659	-\$30,244	\$32,674	\$1,610			



City of Ketchum

Agency Name: Animal Shelter of the Wood River Valley DBA Mountain Humane
Project Name: Annual Municipal Animal Impoundment Services
Contact Person: Kelly Mitchell, Senior Director of Shelter Operations & Outreach
Address: 101 Croy Creek Road, PO Box 1496, Hailey, ID 83333
Email: KMitchell@mountainhumane.org (general) or finance@mountainhumane.org (billing)
Phone Number: (208) 788-4351 x102 (general) or (208) 788-4351 x209 (billing)

Please provide the information requested below and return via email to aswindley@ketchumidaho.org by end of day, **Friday, April 21, 2023**.

- City Council’s Budget Strategic Session will be on Monday, June 26, 2023 from 9-1pm (to be confirmed/agenda to follow)
- The public hearing will be on July 17, with the readings as follows:
 - 1st – August 7 | 2nd – August 21 | 3rd – September 5

Feel free to expand the text fields. Supporting documents or any additional information for consideration are welcome as attachments.

If any of the below items do not apply to your request, please indicate with N/A.

1. Amount requested for fiscal year 2024: **\$ 4,078.00**
2. What percentage of your overall budget does the requested amount represent? _____ %
Please submit a budget sheet for FY2022 and FY2023 that shows detailed revenue and expenditures.
3. How would your program or project be impacted if it did not receive funding from the City or if funding were reduced? (Expand the box as needed or submit separately.)

See Attachment

4. If you received funds from the City in fiscal year 2023, please provide specific examples of how those funds were used to benefit the community. (Expand the box as needed or submit separately.)

The \$4,500 received in FY 2023 were used to provide comprehensive animal impound services, as described in question 3.

5. If you receive funds from the City in fiscal year 2024, please provide specific goals set by your organization. (Expand the box as needed or submit separately.)

As stated in question 3, the requested funds would provide animal impound services for the City of Ketchum, in line with local ordinances and statutes. In addition, Mountain Humane is prioritizing its animal microchip program, which will effectively reduce the number of impounded animals at Mountain Humane and expedite the reunification process between people and their animals. Further, this methodology, as outlined in our contract renewal letter, will reduce the time our public safety officers spend transporting impounded animals to our facility in Hailey. In support of this goal, Mountain Humane is offering free microchipping for any Ketchum resident. Residents may call and schedule an appointment for this service. The organization also anticipates having several vaccine clinics in CYs 2023 and 2024.

Question #3

Mountain Humane remains committed to providing the City of Ketchum with high quality and cost effective animal impound and licensing services. The funds received from the City are used to offset the cost of providing the following services:

- A dedicated staff member for answering intake inquiries
- Scanning and follow up related to pet/owner identification
- Processing paperwork and data entry
- A 24-hour security entrance to dedicated impound areas
- Providing dedicated housing to keep these pets separated from the shelter population
- Performing a medical evaluation to ensure the pet doesn't require any further medical attention
- Ensuring the pet is up to date on its rabies and other vaccinations
- Walking the pet multiple times per day and feeding/general care of the pet
- Marketing efforts to return the pet to its owner via our lost and found outlets

This amount does not include costs related to services provided to animals that are not reclaimed by their owner, as well as services provided for animals who are reclaimed after more than 24 hours. In addition to impound services, the contract includes providing services associated with the implementation, management, distribution, and data tracking for the Blaine County dog license program.

The funding proposal for FY 2024 represents a **9.4 percent DECREASE** from FY 2023. This is due to implementing documented best practices in CY 2023, which will include:

- Focusing on microchipping community animals so that our public safety personnel may reunite animals with their owners more quickly. This methodology has been proven to be best practice in communities across the country and will improve community relations and decrease the number of animals impounded each year, and
- Requesting a 3-day holding period to replace the current 7-day holding period for stray impounds. This is a result of historical data reflecting that animals are returned to owners (RTO) typically within the first 24 hours. Those not reclaimed within 24 hours are typically never reclaimed.

If funding were reduced or eliminated, Mountain Humane would struggle to provide these comprehensive services to the City and its residents.

Mountain Humane

Budget Overview

January - December 2022

	MOUNTAIN HUMANE	THE BARKIN'	TOTAL
Income			
4000 Revenue from Direct Contributions	1,044,648.00	7,400.00	\$1,052,048.00
4200 Revenue from Non-Government Grants	170,000.00		\$170,000.00
5000 Revenue from Government Agencies	62,700.00		\$62,700.00
5100 Rev from Program Related Sales & Fees	150,000.00		\$150,000.00
5300 Revenue from Investments	264.96		\$264.96
5400 Revenue from Other Sources	45,675.04	400,000.00	\$445,675.04
5800 Special Events	1,000,000.00		\$1,000,000.00
Total Income	\$2,473,288.00	\$407,400.00	\$2,880,688.00
Cost of Goods Sold			
5700 COGS	11,225.00	1,200.00	\$12,425.00
5850 Special events - direct costs	65,294.00		\$65,294.00
Total Cost of Goods Sold	\$76,519.00	\$1,200.00	\$77,719.00
GROSS PROFIT	\$2,396,769.00	\$406,200.00	\$2,802,969.00
Expenses			
7200 Salaries & Related Expenses	1,807,154.00	234,797.00	\$2,041,951.00
7500 Contract Services Expenses	67,410.00	1,750.00	\$69,160.00
7600 Media, Marketing & Communications	122,299.00	5,460.00	\$127,759.00
8100 Nonpersonnel expenses	61,128.00	4,595.00	\$65,723.00
8200 Facility & equipment expenses	154,633.00	20,753.00	\$175,386.00
8300 Travel & Meeting expense	6,520.00	750.00	\$7,270.00
8400 Animal specific expenses	224,238.00		\$224,238.00
8500 Other expenses	228,834.00	12,483.00	\$241,317.00
Total Expenses	\$2,672,216.00	\$280,588.00	\$2,952,804.00
NET OPERATING INCOME	\$ -275,447.00	\$125,612.00	\$ -149,835.00
NET INCOME	\$ -275,447.00	\$125,612.00	\$ -149,835.00

Mountain Humane

Budget Overview

January - December 2023

	MOUNTAIN HUMANE	THE BARKIN'	TOTAL
Income			
4000 Revenue from Direct Contributions	1,215,621.81	8,867.80	\$1,224,489.61
4200 Revenue from Non-Government Grants	275,000.00		\$275,000.00
5000 Revenue from Government Agencies	77,977.48		\$77,977.48
5100 Rev from Program Related Sales & Fees	197,000.00		\$197,000.00
5300 Revenue from Investments	30,468.95		\$30,468.95
5400 Revenue from Other Sources	39,872.25	439,000.00	\$478,872.25
5800 Special Events	900,000.00		\$900,000.00
Total Income	\$2,735,940.49	\$447,867.80	\$3,183,808.29
Cost of Goods Sold			
5700 COGS	10,725.00	1,200.00	\$11,925.00
5850 Special events - direct costs	65,294.00		\$65,294.00
Total Cost of Goods Sold	\$76,019.00	\$1,200.00	\$77,219.00
GROSS PROFIT	\$2,659,921.49	\$446,667.80	\$3,106,589.29
Expenses			
7200 Salaries & Related Expenses	1,927,306.39	291,545.15	\$2,218,851.54
7500 Contract Services Expenses	56,210.00	1,550.00	\$57,760.00
7600 Media, Marketing & Communications	170,502.50	3,860.00	\$174,362.50
8100 Nonpersonnel expenses	63,201.44	6,345.00	\$69,546.44
8200 Facility & equipment expenses	172,218.00	17,253.00	\$189,471.00
8300 Travel & Meeting expense	12,970.00	750.00	\$13,720.00
8400 Animal specific expenses	207,028.00		\$207,028.00
8500 Other expenses	155,564.51	13,497.61	\$169,062.12
Total Expenses	\$2,765,000.84	\$334,800.76	\$3,099,801.60
NET OPERATING INCOME	\$ -105,079.35	\$111,867.04	\$6,787.69
NET INCOME	\$ -105,079.35	\$111,867.04	\$6,787.69



Agency Name: Mountain Rides Transportation Authority
Project Name: Public Transportation Operations & Capital
Contact Person: Wally Morgus, Executive Director
Address: POB 3091, Ketchum, ID 83340-3091
Email: wally@mountainrides.org
Phone Number: 208.788.7433 x.101

Please provide the information requested below and return via email to aswindley@ketchumidaho.org by end of day, **Friday, April 21, 2023.**

- City Council’s Budget Strategic Session will be on Monday, June 26, 2023 from 9:00a – 1:00p
- The public hearing will be on July 17, with the readings as follows:
 - 1st – August 7 | 2nd – August 21 | 3rd – September 5

Feel free to expand the text fields. Supporting documents or any additional information for consideration are welcome as attachments. If any of the below items do not apply to your request, please indicate with N/A.

1. Amount requested for fiscal year 2024: \$ 796,000
2. What percentage of your overall budget does the requested amount represent? 6.8 %
Please submit a budget sheet for FY2022 and FY2023 – *Attachment A* – that shows detailed revenue and expenditures.
3. How would your program or project be impacted if it did not receive funding from the City or if funding were reduced? (Expand the box as needed or submit separately.)

To qualify for FTA funding, which underwrites the lion's share of our budget, Mountain Rides must receive local match funds. There is a direct relationship – intensified by the leverage from the Federal match – between funding from our Joint Powers, including Ketchum, and the quality and quantity of public transportation services we deliver. In Operations, with ~\$2.75 of FTA funding per \$1.00 of local funding, each \$100,000 of local funding results in ~\$375,000 of total funding, which translates to ~3,600 hours of bus service. On the Capital side, the match is ~\$4.00 of Federal funding per \$1.00 of local funding.

Mountain Rides deploys resources efficiently to deliver quality services critical to the community. Reduced funding from Ketchum would likely trigger service cuts on our Blue & Valley Routes – serving ~500,000 riders per year (~75% of MRTA ridership) – which, in turn, would exacerbate challenges – traffic congestion; parking shortages; accelerated wear-and-tear on highways/streets; safety and environmental issues due to increased SOV trips – that Mountain Rides, historically, has helped to mitigate.

For FY24, Mountain Rides is requesting \$796,000 (+3.5% over FY23) from Ketchum: i) for Operations/Service -- \$631,000 -- which is slightly higher than the FY23 funding for Operations and reflects marginal increases in service in FY24 plus inflationary impacts on Mountain Rides’ expenses; and ii) for Capital -- \$165,000 -- which is explicitly allocated as part of the local match for Federal awards earmarked for Capital Improvements, including buses (LD BEBs) (2), vanpool vans (4), Paratransit/NEMT vans (2), and equipment (lifts, hoists, charging infrastructure).

4. If you received funds from the City in fiscal year 2023, please provide specific examples of how those funds were used to benefit the community. (Expand the box as needed or submit separately.)

In FY23, Mountain Rides is using City funds to: i) operate and support our Valley & Blue Routes, including enhanced, more frequent, seven-day service on the Valley Route and continuing late-night service – daily until 12:30am year-round – on the Blue Route; ii) underwrite a portion of the expense for operating ~36,000 hours of service system-wide; iii) manage and operate an ADA Paratransit/NEMT Service; iv) augment grant funding to support, manage, and operate a Safe Routes to School Program; v) engage in regional transportation planning and coordination; and vi) operate and support our regional commuter van pool services bringing workers into the Wood River Valley from points south. Benefits to the community include:

- Workers accessing affordable, reliable, safe transportation getting them to/from jobs.
- Senior citizens and others accessing zero-fare, reliable, safe transportation – ADA Paratransit & NEMT services – getting them to/from health care services, shopping, and activities.
- Cyclists and pedestrians, including children, moving along safe, secure, and scenic routes.
- Visitors – the lifeblood of our economy – connecting from their local lodgings to recreational, cultural, and entertainment venues and activities.
- Less traffic; more balanced transportation options; mitigated parking shortages; higher quality of life.

5. If you receive funds from the City in fiscal year 2024, please provide specific goals set by your organization. (Expand the box as needed or submit separately.)

Mountain Rides goals, set by our Board of Directors, remain consistent and relevant:

- Provide/advocate for well-funded public transportation that meets communities' needs.
- Promote knowledge and awareness of the social, financial, environmental, and community benefits of public transportation.
- Promote regional cooperation on transportation issues.

Specifically, in FY 2024, look for Mountain Rides to:

- Operate 33,000+ hours of annual service on routes serving the City.
- Provide quality transportation services and infrastructure that underpin and promote economic growth, vitality, and livability.
- Provide critical transportation services to transit-dependent essential workers who buttress our local economy.
- Positively impact the local economy, with ~45 employees earning – and spending – ~\$2.6MM in annual wages and benefits.
- Bring two (2) light-duty electric buses (LD BEBs) and related charging infrastructure into our operations (total investment, ~\$800K), which will bring our total BEBs to thirteen (13) in a fleet of twenty-four (24) buses.
- Build, occupy, and put in-service a ~5,400SF state-of-the-art battery electric bus depot and maintenance facility, including charging infrastructure, on Mountain Rides' Bellevue campus.

For a comprehensive look at Mountain Rides' goals, please see Attachment B, "Mountain Rides Transportation Authority Strategic Framework: Pentad of Focus."

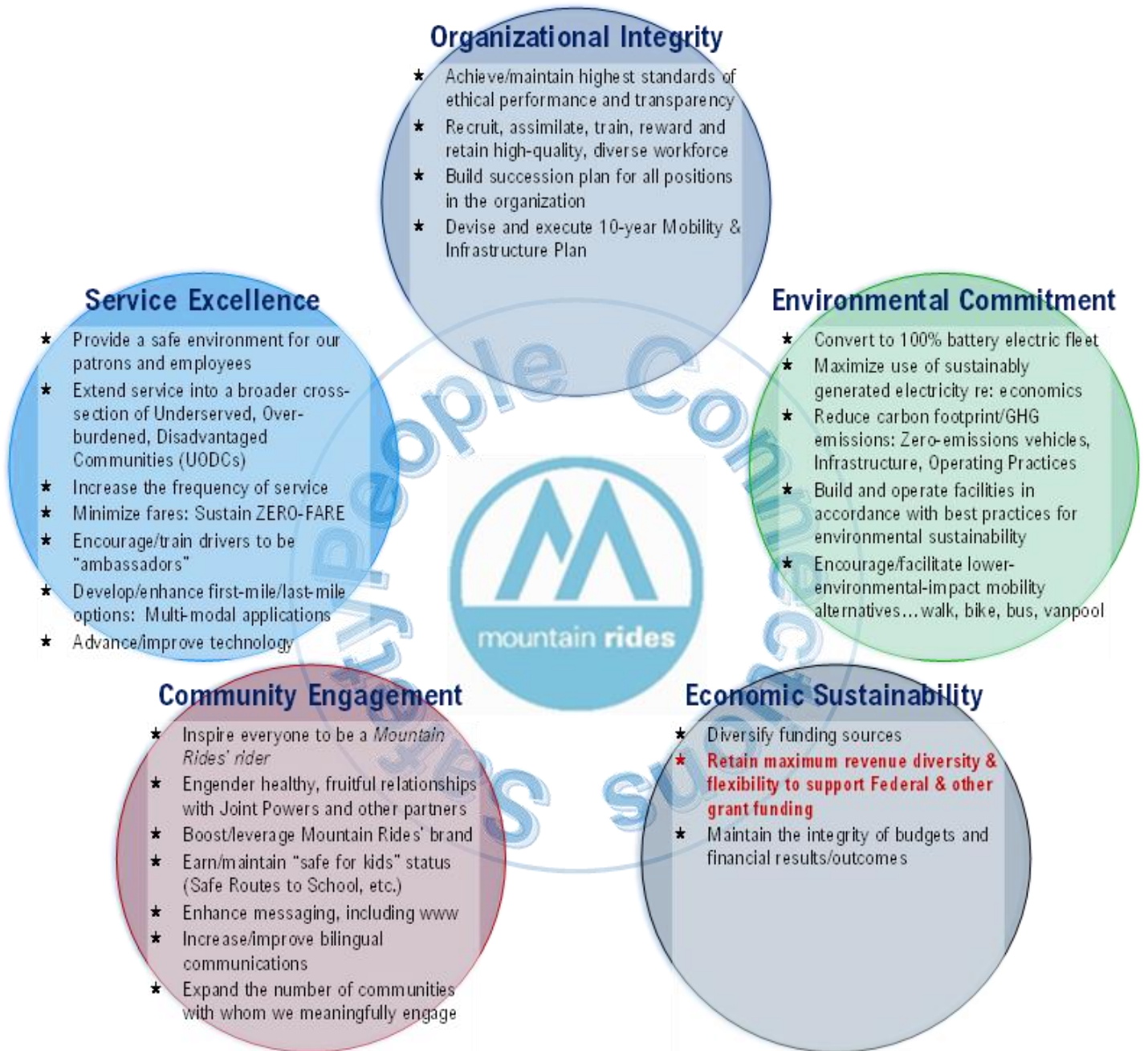
Attachment A

BUDGET SHEET: MOUNTAIN RIDES		
REVENUE	FY 2022	FY 2023
Operations Fund	\$ 3,636,400	\$ 4,188,300
Cap. Eqpt. Fund	6,744,800	6,780,800
Facilities Fund	1,140,500	3,080,300
WFH Fund	54,200	65,200
Total Revenue	\$ 11,575,900	\$ 14,114,600
EXPENSE	FY 2022	FY 2023
Operations Fund	\$ 3,636,400	\$ 4,188,300
Cap. Eqpt. Fund	6,677,000	6,627,000
Facilities Fund	1,081,400	2,999,500
WFH Fund	33,200	33,200
Total Expense	\$ 11,428,000	\$ 13,848,000
FY CARRYFWD.	\$ 147,900	\$ 266,600

Attachment B

Mountain Rides Transportation Authority
Strategic Framework: Pentad of Focus
2022 - 2026

...it's the journey that matters





Agency Name: Mountain Rides Transportation Authority
Project Name: Public Transportation FY2024 Capital Project - Infrastructure
Contact Person: Wally Morgus, Executive Director
Address: POB 3091, Ketchum, ID 83340-3091
Email: wally@mountainrides.org
Phone Number: 208.788.7433 x.101

Please provide the information requested below and return via email to aswindley@ketchumidaho.org by end of day, **Friday, April 21, 2023**.

- City Council’s Budget Strategic Session will be on Monday, June 26, 2023 from 9:00a – 1:00p
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 - 1st – August 7 | 2nd – August 21 | 3rd – September 5

Feel free to expand the text fields. Supporting documents or any additional information for consideration are welcome as attachments. If any of the below items do not apply to your request, please indicate with N/A.

1. Amount requested for fiscal year 2024: \$ 600,000
2. What percentage of your overall budget does the requested amount represent? 9.9 % of the project budget; ~5.1 % of Mountain Rides’ overall budget.
Please submit a budget sheet for FY2022 and FY2023 – Attachment A – that shows detailed revenue and expenditures.
3. How would your program or project be impacted if it did not receive funding from the City or if funding were reduced? (Expand the box as needed or submit separately.)

To qualify for FTA funding, which underwrites the lion's share (80%) of the budget for the capital project – construction of a new Battery Electric Bus (BEB) Depot & Maintenance Facility – Mountain Rides must receive local match funds. There is a direct relationship – intensified by the leverage from the Federal match – between funding from our Joint Powers, including Ketchum, and the viability of building the project as specified, and endorsed and underwritten (to 80%) by the FTA. The match is ~\$4.00 of Federal funding per \$1.00 of local funding.

Mountain Rides deploys resources efficiently to deliver quality projects and services critical to the community. Reduced funding from Ketchum for this project would likely cause, in the best case, a delay in commencing the project until alternative local match funding to make up the shortfall from Ketchum could be secured, or, in the worst case, if alternative local match funding could not be secured, abandonment of the project and its accompanying \$4.8M of Federal grant award funding to be invested in the community, in the process leaving Mountain Rides and the community critically underinvested in the infrastructure needed to carry out its strategic transition to a 100% battery electric, zero emissions fleet.

For FY24, Mountain Rides is requesting \$600,000 from Ketchum, which will be combined with \$609,250 from our other Joint Powers Partners. The total Joint Powers’ funding of \$1,209,250 will be used as the local match for the Federal award of \$4,837,000 for underwriting the project – total project: \$6,046,250.

4. If you received funds from the City in fiscal year 2023, please provide specific examples of how those funds were used to benefit the community. (Expand the box as needed or submit separately.)

In FY23, Mountain Rides is using City funds to: i) operate and support our Valley & Blue Routes, including enhanced, more frequent, seven-day service on the Valley Route and continuing late-night service – daily until 12:30am year-round – on the Blue Route; ii) underwrite a portion of the overall expense for operating ~36,000 hours of service system-wide; iii) manage and operate an ADA Paratransit Service; iv) augment grant funding to support, manage, and operate a Safe Routes to School Program; v) engage in regional transportation planning and coordination; and vi) operate and support our regional van pool services bringing workers into the Wood River Valley from points south. Benefits to the community include:

- Workers accessing affordable, reliable, safe transportation getting them to/from jobs.
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Mountain Rides goals, set by our Board of Directors, remain consistent and relevant:

- Provide/advocate for well-funded public transportation that meets communities' needs.
- Promote knowledge and awareness of the social, financial, environmental, and community benefits of public transportation.
- Promote regional cooperation on transportation issues.

For a comprehensive look at Mountain Rides' goals, please see Attachment B, "Mountain Rides' Strategic Framework: Pentad of Focus."

With respect to the funds requested herein, in FY 2024, Mountain Rides will combine those funds with other Local and Federal funds and use the total funding to underwrite the construction and equipping of an approximately 5,400SF building (depot; maintenance; electric bus storage & charging; supplemental/back-up electricity generation) on real estate owned by Mountain Rides that is contiguous with Mountain Rides' existing facility in Bellevue, Idaho. The new facility will be put in service as part of and supporting Mountain Rides' 5311 Rural Operations in the Wood River Valley.

For a comprehensive, detailed description of and context for the project, please see Attachment C, "Mountain Rides Transportation Authority - FFY 2024 5339 Rural One-Time Capital Application," excerpted from Mountain Rides' Federal Grant Application, submitted through ITD, for the project.

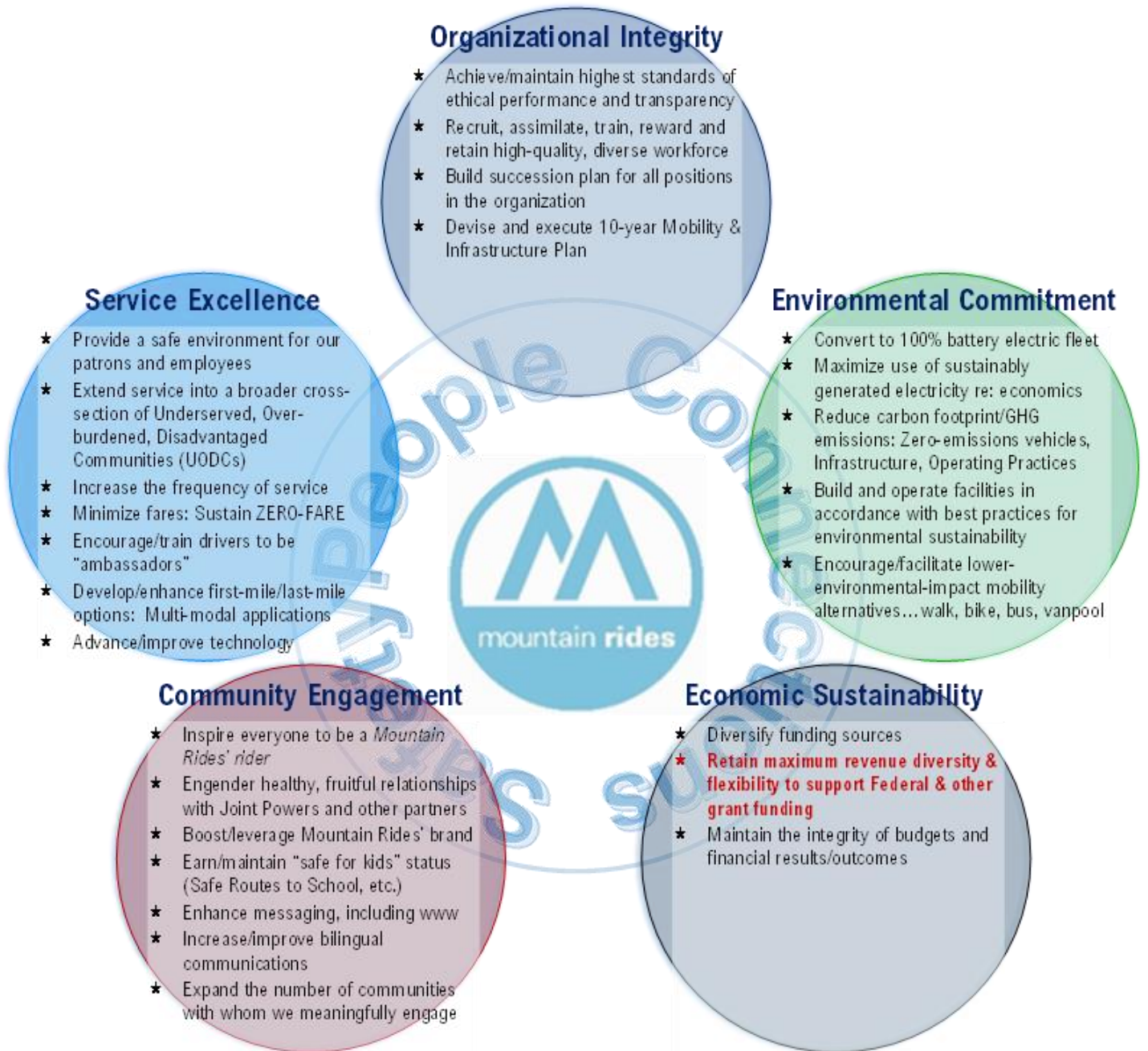
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Total Expense	\$ 11,428,000	\$ 13,848,000
FY CARRYFWD.	\$ 147,900	\$ 266,600

Attachment B

Mountain Rides Transportation Authority
Strategic Framework: Pentad of Focus
2022 - 2026

...it's the journey that matters



Mountain Rides Transportation Authority



FFY 2024 5339 Rural One-Time Capital Application

Funding for Oct 1, 2023 – Sep 30, 2025

IDAHO TRANSPORTATION DEPARTMENT
PUBLIC TRANSPORTATION OFFICE

Mountain Rides Transportation Authority

FFY 2024 5339 Rural One-Time Capital Application

Funding for Oct 1, 2023 – Sep 30, 2025

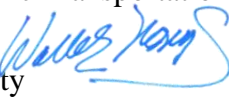
APPLICATION SUBMITTAL & CHECKLIST

- ★ **Cover Sheet/Letter**
- ★ **Agency Information Sheet**
- ★ **Sections 1-5 (+ 6, 7)**
- ★ **Attachments**
 - ◆ **Attachment A: Project Budget Request**
 - ◆ **Attachment B: Milestones & Timeline**
 - ◆ **Attachment C: NEPA, Sole Source Aquifer Checklist, ++**
 - ◆ **Attachment D: Demonstration of Need**
- ★ **Appendices – Support Documentation**
 - ◆ **Appendix A**
 - **Letters of Support from Joint Powers**
 - **Presentations to Joint Powers**
 - **Budget Requests of Joint Powers**
 - ◆ **Appendix B**
 - **MRTA Organizational Chart**
 - **MRTA FY22 Audited Financial Statements**
 - **MRTA FY23 Contract(s) for Services (Joint Powers & Sun Valley Co.)**
 - **MRTA Joint Powers Agreement**
 - **Dec-2022 Statements – LGIP Funds (Source of Local Match Funding)**
 - ◆ **Appendix C**
 - **Development Pro Forma (Budget)**
 - ◆ **Appendix D**
 - **Architect’s Narrative and Plans**
 - ◆ **Appendix E**
 - **MRTA’s FTA Section 5311 Formula Grant Application**



Mountain Rides Transportation Authority
P.O. Box 3091
800 1st Avenue North
Ketchum, Idaho 83340

To: Grants Evaluation Team
Idaho Transportation Department – Public Transportation

From: Wallace E. Morgus, Executive Director 
Mountain Rides Transportation Authority

Date: January 12, 2023

Re: FFY 2024 5339 Rural One-Time Capital Application for Funding of \$3,497,000

Enclosed please find Mountain Rides Transportation Authority’s (“Mountain Rides” or “MRTA”) Application for FY 2024 5339 Rural One-Time Capital Funding. The enclosed package includes: i) a response to the questions laid out in each section of the application; ii) completed Attachments A (Budget), B (Milestones), C (NEPA), and D (Demonstration of Need); and iii) five appendices containing support materials recommended as part of the application.

For the two-year grant cycle – October 1, 2023, to September 30, 2025 – Mountain Rides is seeking \$3,497,000 of 5339 One-Time funding, which will be matched by \$874,250 of local funding.

The total funding - \$4,371,250 – will be combined with the total funding of \$1,675,000 (\$1,340,000 Federal; \$335,000 Local Match) committed via ITD Funding Agreement #C2379MT and, collectively, the funding will underwrite Mountain Rides’ construction and equipping of an expanded and upgraded facility – depot, maintenance, electric bus storage and charging, supplemental/back-up electricity generation – that serves as critical infrastructure underpinning our transition to and assimilation of a 100% electric fleet, and supporting our operation of 5311 Service in rural Blaine County, Idaho, and surrounding communities.

The funding sought by this 5339 Rural One-Time Capital Application will be used to underwrite enhancements to and an expansion of the already funded Project, summarized above, including:

- ♦ **Optimizing the new facility's footprint on the Bellevue parcel (by extending the expansion to ~5,400SF), thereby affording indoor storage, maintenance, and charging for a greater number of electric buses;**
- ♦ **Adding advanced door-lock and security systems to the facility;**
- ♦ **Adding state-of-the-art electric bus charging technology, charge management systems, and infrastructure as features of the project;**
- ♦ **Adding advanced bus washing infrastructure to the expanded facility; and**
- ♦ **Absorbing overall construction cost increases resulting from inflationary pressures and local market dynamics subsequent to our Q4-2021 submission of the grant application that garnered the \$1.34M per ITD Funding Agreement #C2379MT mentioned above.**

If you have any comments or questions, please feel free to reach out.

Thank you for your consideration and for looking favorably on our application.

Application Information Form

Applicant: Mountain Rides Transportation Authority

Authorized Representative: Wallace E. Morgus, Executive Director

Address: P.O. Box 3091, 800 1st Avenue North, Ketchum, ID 83340-3091

Phone: 208.788.7433 x. 101

Email Address: wally@mountainrides.org

DUNS #: 0205108600000

Architect/Engineer/Planner if applicable: (Contact Name): Jolyon H. Sawrey, Vital ink Architecture

Phone: 208.720.6315

Address: 30 Wyatt Drive, Bellevue, ID 83313

PROJECT TYPE (MARK ONE):

- | | |
|---|---|
| <input checked="" type="checkbox"/> Facility Construction | <input type="checkbox"/> Replacement Vehicle Purchase |
| <input type="checkbox"/> Infrastructure Construction | <input type="checkbox"/> Expansion Vehicle Purchase |
| <input type="checkbox"/> Facility Renovations | <input type="checkbox"/> Vehicle Rehabilitation |
| <input type="checkbox"/> ADA Accessibility | <input type="checkbox"/> Transit Related Technology |
| <input type="checkbox"/> Planning | <input type="checkbox"/> Transit Related Equipment |
| <input type="checkbox"/> Marketing | <input type="checkbox"/> Other |

TOTAL PROJECT COST: \$4,371,250

FEDERAL SHARE: \$3,497,000 LOCAL MATCH: \$874,250

1. Project Description: Mountain Rides Bellevue Facilities Expansion

Project Priorities and Program Eligibility

Mountain Rides Transportation Authority (“Mountain Rides” or “MRTA”), a 5311 operator, affirms the ITD-PT’s Program Priority – capital for existing 5311 operators – and hereby requests capital funds to augment funds previously granted (via ITD Funding Agreement #2379MT (the “Agreement”)) and underwrite MRTA’s construction and equipping of a new, ~5,400SF facility to expand and complement facilities on MRTA’s site in Bellevue, Idaho. MRTA will use the new building – a depot with maintenance, electric bus storage & charging, and supplemental/back-up electricity generation functionality – to support its continuing 5311 rural operations serving Blaine County, Idaho, and its surrounds, where people trust Mountain Rides and rely on public transit to reach their destinations.

Scope of Work

Construction and Equipping of Facility

MRTA will select, via an RFP process, and hire a construction contractor who, along with subcontractors, will construct and equip an approximately 5,400SF building (depot; maintenance; electric bus storage & charging; supplemental/back-up electricity generation) on real estate owned by Mountain Rides that is contiguous with MRTA’s existing facility in Bellevue, Idaho. The new facility will be put in service as part of and supporting Mountain Rides’ 5311 Rural Operations. (For the *Scope of Work* associated with *MRTA’s 5311 Rural Operations*, please see *Appendix E, MRTA’s FTA Section 5311 Formula Grant Application*).

Scope of Work, Services, and Objectives

Mountain Rides provides a range of transportation options for Blaine County, its communities, and nearby jurisdictions, that are safe, user-focused, environmentally friendly, sustainable, and supportive of a strong local economy. The funding requested herein (Federal share: \$3,497,000) will be matched with \$874,250 of Local Funding and that total will be combined with the Agreement’s funding for this Project (Federal share: \$ 1,340,00; Local Match: \$335,000) to underwrite a ~5,400SF construction, expansion, and upgrading of MRTA’s Bellevue, Idaho, facilities. For a concise exposition of the Scope of the Project, please see *Appendix D, Architect’s Narrative and Plans*.

The facilities deriving from the Project will be vital in MRTA’s continuing provision of transportation services that support its objectives:

- Providing and advocating for a sustainable public transportation system that reduces single occupancy vehicle trips and meets the needs of our communities and their citizens.
- Conveying information and knowledge, thereby increasing awareness of the social, financial, environmental, and community benefits of public transportation.
- Facilitating regional cooperation regarding transportation issues.
- Providing convenient, accessible, sustainable mobility for all, thereby meeting vital needs – commuting to jobs, shuttling to medical services, and traveling to supermarkets, pharmacies, and other stores.
- Prioritizing service for the transit-dependent, including essential workers and communities-of-color, who have limited options for mobility.
- Reducing traffic congestion and greenhouse gas emissions, thereby enhancing the quality of life in the Mountain Rides’ service area.
- Converting to a 100% battery electric, zero-emissions fleet by 2027.

2. Demonstration of Need: Mountain Rides Bellevue Facilities Expansion

Mountain Rides needs to expand its Bellevue, Idaho, facilities – developing additional indoor, climate-controlled space for electric bus storage, charging, and maintenance – to facilitate and accommodate Mountain Rides’ ongoing conversion to a 100% battery electric fleet and the concomitant provision of 5311 rural services on routes throughout and beyond the Wood River Valley/Blaine County, Idaho.

Mountain Rides initially expressed this need to ITD-PT and FTA-District X in 2018, as part of our case for acquiring, using grant funding, the parcel immediately adjacent to Mountain Rides’ Bellevue, Idaho, depot facility. We acquired this parcel in 2020. Now we will take the next step in meeting our need, by developing the facility contemplated herein on this parcel.

Mountain Rides is the comprehensive provider of rural public transportation services in Blaine County, Idaho, and surrounding communities. Mountain Rides is seeking grant funding to underwrite the development of a comprehensive facility (depot; maintenance; electric bus storage & charging; supplemental/back-up electricity generation) on its Bellevue, Idaho, site. This new, expanded facility is critical to Mountain Rides:

- It is essential as a place for indoor storage and charging of our expanding fleet of battery electric buses (BEBs); our goal is for complete fleet electrification by 2027.
- It will be vital infrastructure, especially with respect to fleet electrification, that will enable Mountain Rides to support and sustain – and opportunistically expand – our 5311 Services.

MRTA’s strong and growing ridership is a primary and substantial demonstration of need for the new bus facility contemplated herein. MRTA is the largest, in terms of fixed-route ridership and level of service, provider of public transportation in rural Idaho. Against a backdrop of flat or declining ridership in the industry, MRTA is growing. Over the five (5) years preceding the COVID-19 pandemic, MRTA’s ridership grew steadily. For each of the four (4) years prior to the pandemic, ridership topped 500,000, with the most recent pre-pandemic year yielding 583,000 riders – seventeen percent higher (+17%) than five (5) years prior. In 2022, MRTA’s ridership began a rebound from pandemic lows, once again topping the half-million mark, at 590,000, for the year, and portending years of upward trending ridership numbers into the foreseeable future.

MRTA’s strategic plan comprises continued underwriting of high-frequency, productive, and efficient fixed-route service that yields increasing returns (growing ridership). MRTA’s executing the strategic plan – including the development of key bus facilities and infrastructure, such as that described herein, as well as the 100% electrification of our fleet – assures our meeting the community’s demand for enhanced, zero-emissions bus service, as well as our targets for ridership, which we expect to approach 750,000 annually by 2027.

Implicit in MRTA’s strategic plan is the continuing expansion and upgrading of bus facilities to support and sustain MRTA’s 5311 Services. The grant funding contemplated herein will be applied to expand and upgrade MRTA’s bus facilities, particularly to provide the capacity needed to support Mountain Rides’ conversion to a 100% clean, green, battery electric fleet.

For additional *Demonstration of Need*, specifically that associated with *MRTA’s 5311 Rural Operations*, please see *Appendix E, MRTA’s FTA Section 5311 Formula Grant Application*.

For an overall summary of *Mountain Rides’ Demonstration of Need*, please see *Attachment D*.

3. Project Planning: Mountain Rides' Bellevue Facilities Expansion

Integration with ITD-PT Statewide Plan

Mountain Rides' anticipated expansion/enhancement of facilities to be underwritten by 5339 one-time capital, will further Mountain Rides' and the ITD-PT's cause towards achieving the goals for Idaho's public transportation network. Specifically, with respect to goals set forth in the Idaho Public Transportation Plan, April 2018:

- **Goal: Ensure the Safety and Security of Public Transportation Users.**

The expanded/enhanced facility contemplated herein will include a high-quality maintenance facility, which, in turn, will help ensure consistent, timely, quality maintenance of Mountain Rides' feet of buses, thereby contributing to greater and supremely reliable safety and security of Mountain Rides' ridership. The inclusion of an expanded park-and-ride facility at the Bellevue site should stimulate greater use of multi-modal transportation alternatives, thereby contributing to reducing the number of single-occupancy vehicles on the roads within Mountain Rides' service area, which makes the overall transportation system safer and more secure for all users.

- **Goal: Encourage Public Transportation as an Important Element of an Effective Multi-Modal Transportation System.**

The inclusion of an expanded park-and-ride facility at the Bellevue site speaks directly to promoting and supporting a multi-modal transportation system – SOVs, transit buses, bikeshare – with Mountain Rides' services at the core of that system.

- **Goal: Preserve the Existing Public Transportation Network.**

The expanded/enhanced facility contemplated herein will not only help preserve and sustain public transportation in Blaine County, Idaho, but will serve as an important foundation for growing and expanding public transportation services and the reach of public transportation services into the community. The expanded/enhanced facility may prove valuable as a key link – a hub – for integrating any forthcoming rural intercity bus service with Mountain Rides' Blaine County services, and thereby contributing to preserving/sustaining an important component of the public transportation network in the state.

- **Goal: Provide a Transportation System that Drives Economic Opportunity.**

Mountain Rides already contributes to driving economic opportunity within its service area by: i) providing critical zero-fare public transportation services for a resort community workforce, many of whom, due to a prohibitively high cost of living, especially for housing, within the “resort proper” (Ketchum and Sun Valley), are relegated to living in and commuting from more affordable locations throughout the area and ii) supporting an environmental ethic – “One Less Car” – that is vital to making and sustaining Blaine County and its cities as a “livable community” and a region that attracts the in-migration of individuals, families, and businesses, all of which contribute to a healthy, growing economy.

The expanded/enhanced facility contemplated herein – and all of the benefits it will provide Mountain Rides – is a prudent investment by Mountain Rides, cementing its commitment to delivering impetus and support for continuing economic development, opportunity, and prosperity in Blaine County, Idaho.

Project Planning Activities

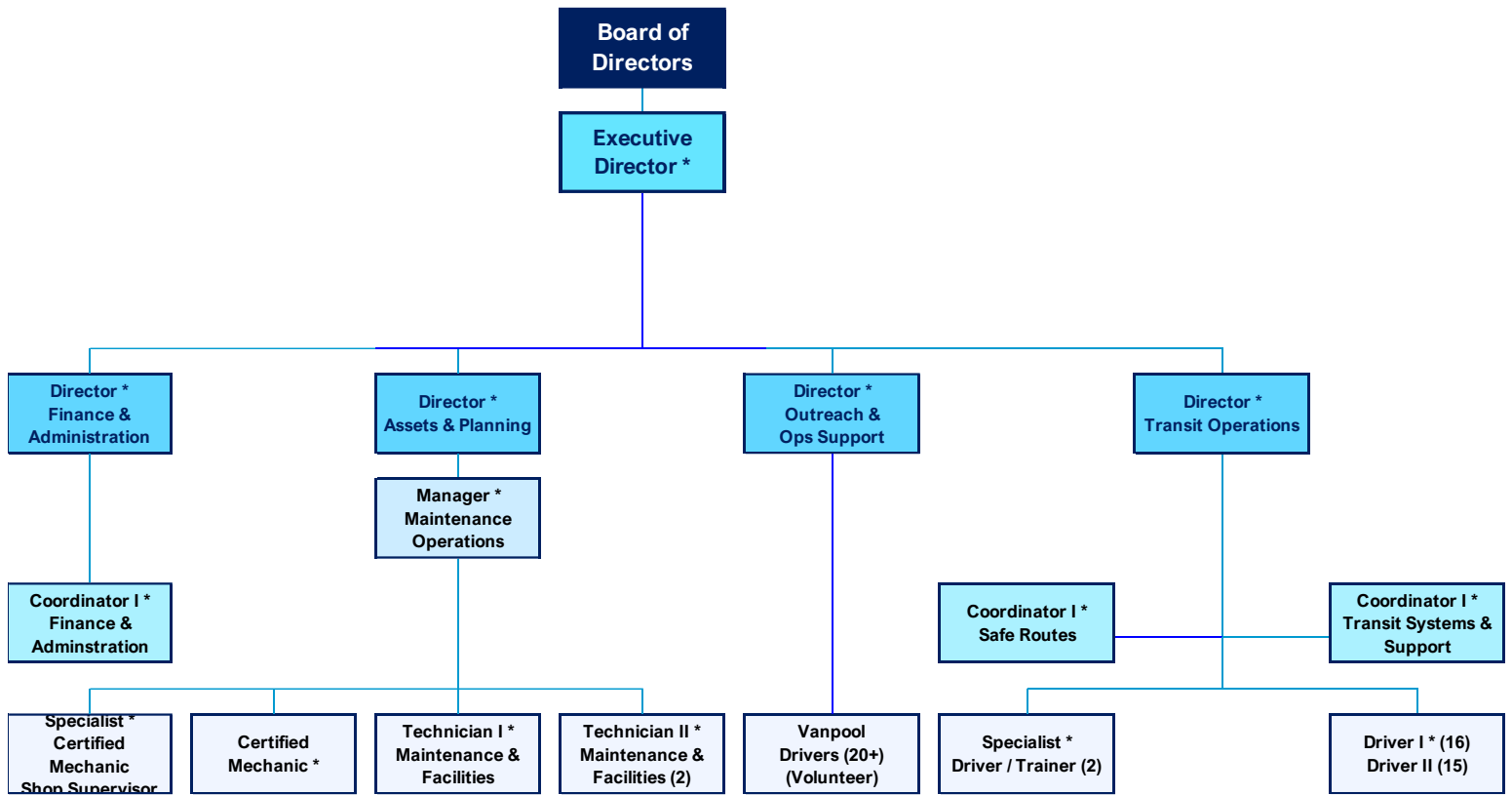
In 2019, at the time of grant funding to acquire the parcel to be developed (the “Parcel”), Mountain Rides undertook the following planning activities:

- ◆ Developed draft plans for the proposed facility.
- ◆ Completed a NEPA – Categorical Exclusion – for the facility.
- ◆ Sought and received from FTA an Administrative Settlement Concurrence for purchase of the Parcel.
- ◆ Sought and received from a qualified public works contractor an estimate/non-binding quote for the cost to construct the contemplated facility.

Over the past year-plus, subsequent to acquiring the Parcel, MRTA has continued planning the contemplated facility, including:

- ◆ Contracted an architect to draft a facility design to facilitate enumerating a preliminary development budget.
- ◆ Generated a preliminary development budget (total = ~\$1.675M).
- ◆ Hired an engineering firm to complete a preliminary engineering needs/requirements assessment.
- ◆ Engaged with the Bellevue City Planning to i) understand zoning allowances/restrictions; ii) initiate interaction with the City’s Planning & Zoning Commission and processes; and iii) get an informal, preliminary approval of the concept for development.
- ◆ Reviewed CC&Rs of the Parcel’s subdivision to understand constraints, if any, imposed therein.
- ◆ Received concurrence from Mountain Rides Board of Directors for the development of the Parcel, the financing of the development, and the specifics of the development’s design and features.
- ◆ Received a 5339 award of \$1,340,000 and a local match commitment of \$335,000 to underwrite the Project per the preliminary development budget.
- ◆ Engaged with the architect to render the final design and cost projections for the Project.
 - This process yielded substantive changes to the design and budget for the Project, including:
 - Extension of the new facility’s footprint by ~1,800SF, to ~5,400SF total;
 - Addition of advanced building security systems in the design;
 - Inclusion of state-of-the-art battery electric bus charging technologies, management systems, and infrastructure in the design of the facility; and
 - Adjustment upward of the overall projected cost of the Project resulting from inflationary pressures and local market dynamics subsequent to our Q4-2021 submission of the grant application that garnered the \$1.34M per ITD Funding Agreement #C2379MT.
- ◆ Completed additional reviews to supplement our NEPA CE, including an *Archaeological and Historical Survey* and a *Hazardous Materials Review*, and forwarded them to ITD-PT and FTA District X for review, approval, and acceptance. Currently awaiting response from FTA. For the ***NEPA-CE and additional documentation***, please see ***Attachment C***.

MRTA has a strong track record of managing grants and delivering projects underwritten by those grants. MRTA is a government agency, formed by the terms of a Joint Powers Agreement (JPA) between the cities of Ketchum, Sun Valley, Hailey, and Bellevue, and Blaine County, Idaho. The JPA renews every four (4) years; the most recent renewal occurred in 2019. An eight-member Board, appointed by signatories to the JPA, oversees and serves as fiduciary for Mountain Rides, setting strategic direction and objectives, approving budgets, ratifying policies, and managing the Executive Director. Under the Board’s direction, the Executive Director and staff implement annual and longer-term plans. The MRTA organization:



MRTA’s discipline includes soliciting bids from and doing business with Disadvantaged Business Enterprises (DBEs), whenever possible.

MRTA has no labor unions.

Public Support

For *Letters of Support* from, and *Funding Request presentations* to, our Joint Powers and other community partners, please see **Appendix A**.

Project Milestones and Timeline

For *Project Milestones* and *Timeline*, please see *Attachment B*.

4. Project Benefits/Evaluation: Mountain Rides' Bellevue Facilities Expansion

Benefits

As a source of public transportation services for the region, MRTA is valued and valuable, providing clear benefits to the community:

Mountain Rides Teamwork...Integrity...Commitment to Excellence

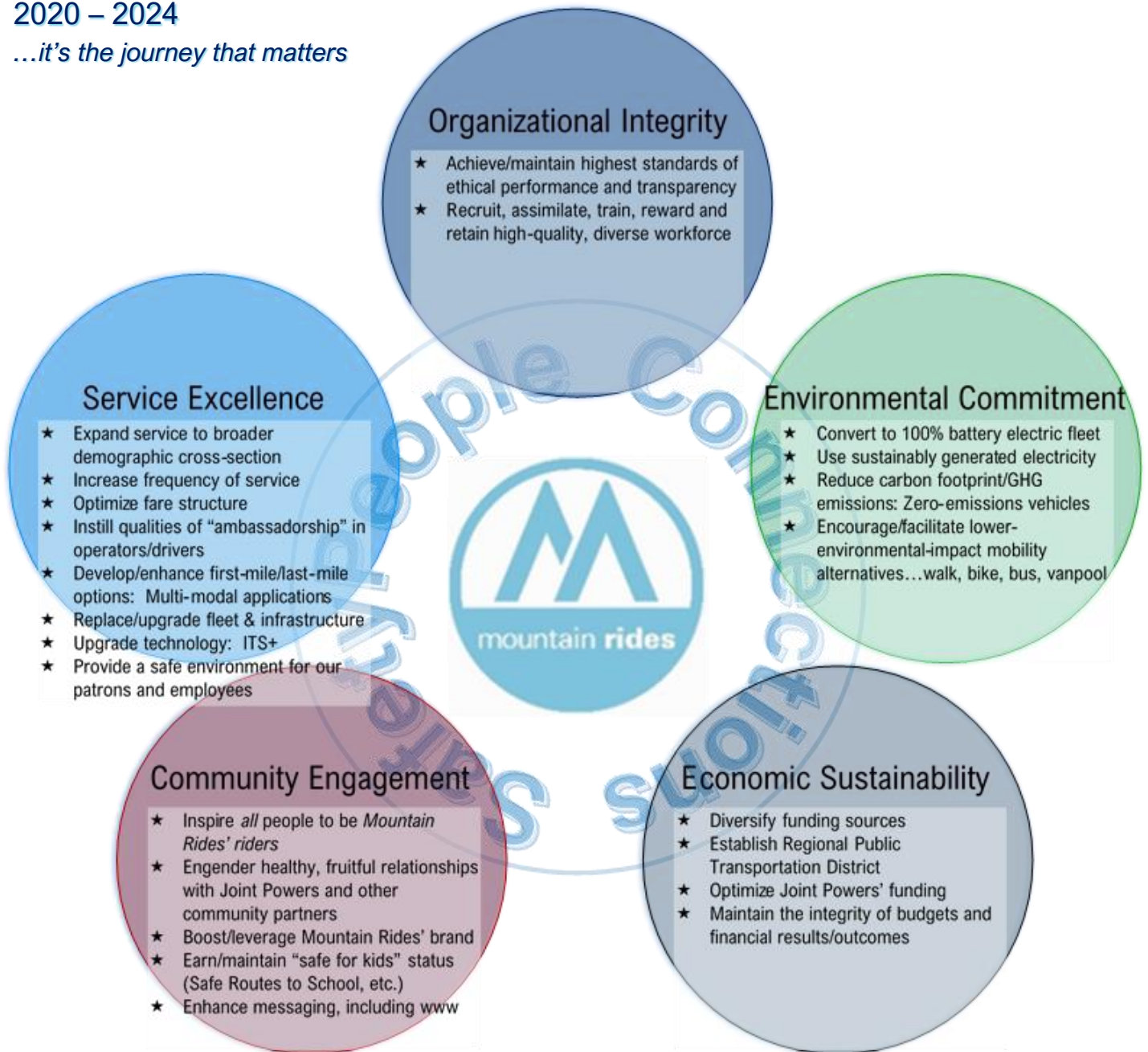


...because it's the journey that matters

...as guided by our Strategic Framework:

Mountain Rides Transportation Authority Strategic Framework: Pentad of Focus 2020 – 2024

...it's the journey that matters



Benefits: Mountain Rides' Bellevue Facility Expansion Project

Direct Benefits

The outcomes of the Project will provide Direct Benefits to Mountain Rides, our stakeholders, our riders, our employees, and the community-at-large, including its historically underserved populations, comprising:

- ♦ Building out the infrastructure that enables Mountain Rides to efficiently, effectively, and timely transition to a 100% zero-emissions, battery electric bus fleet – with a ***total cost of ownership*** likely to be less than the total cost of ownership of a similarly equipped fleet of diesel buses – by 2027.
- ♦ Providing infrastructure as the foundation for a sustainable zero-emissions, battery electric bus fleet that supplants a diesel bus fleet and thereby ***mitigates Mountain Rides' deleterious impacts on the environment*** by eliminating ~2,000 metric tons of CO₂ emissions annually from the Wood River Valley.
- ♦ Providing critical infrastructure that enables Mountain Rides to expand and optimize its battery electric bus fleet, which, in turn, enables Mountain Rides to extend its battery electric bus service – and all of its benefits – into historically underserved communities, thereby ***validating Mountain Rides' commitment to and actions in support of social justice and equity***.
- ♦ Building out infrastructure that expands and enhances Mountain Rides' current infrastructure, thereby activating USA/FTA objectives implicit in the ***2022 Infrastructure Investment and Jobs Act***.

Indirect Benefits

In addition to the Direct Benefits associated with the outcomes of the Project, the execution of the Project, resulting in the establishment of Mountain Rides' foundational infrastructure, will deliver and enhance Indirect Benefits to Mountain Rides, our stakeholders, our riders, our employees, and the community-at-large, including its historically underserved populations, comprising:

- ♦ Investing in ***workforce development*** efforts that provide: i) new 21st-century jobs; ii) opportunities for workforce skills enhancement driven by fleet and infrastructure electrification; and iii) sustainable demand for a workforce with 21st-century skills and training.
- ♦ Instilling a ***Build Back Better ethos in all efforts to modernize and enhance Mountain Rides' operations, infrastructure, and services***.
- ♦ Supporting and contributing to Mountain Rides' ***delivery of, measurement of, and accountability for benefits deriving from its 5311 Operations***, as detailed in the following paragraphs.

For additional benefits deriving from this Project and manifest as benefits of Mountain Rides' 5311 Service, please see the ***Project Benefits/Evaluation*** section of ***MRTA's FTA Section 5311 Formula Grant Application*** in ***Appendix E***.

Evaluation

Mountain Rides' Bellevue Facility Expansion Project

Measurement

MRTA, via its 5311 services, provides valued and valuable transportation services to the communities it serves. MRTA will measure its success in fulfilling this commitment, as manifest in the ***Bellevue Facility Expansion Project***, across three parameters: i) completing the Project on time; ii) completing the Project within budget; and iii) building a Project that supports and advances the value of Mountain Rides' transportation services to the stakeholders and communities it serves.

Accountability

MRTA will be held accountable for its performance on the Project by, among others, its Joint Powers partners. Accountability will manifest in a regular array of reports and presentations, in public session, by MRTA to the Joint Powers partners, specifically to city councils and the county board of commissioners. These interactions will include: i) periodic presentations updating the councils/commission/public on the Project's management, financial, grant administration performance; ii) annual presentations to councils/commission supporting MRTA's annual funding request, including a request for capital funds providing the local match to the Federal grant for the Project; and iii) ad hoc presentations, upon request from the councils/commission or at the suggestion of MRTA, from time-to-time, on a variety of issues vis-à-vis the Project that are at the intersection of the Joint Powers, the public, riders, and MRTA. The checks-and-balances to assure prudent and proper management, execution, and engagement with the community by MRTA are solidly in place. As attestation of MRTA's accountability, evident as *Letters of Support from our Joint Powers*, please see *Appendix A*.

During the duration of the Project, MRTA will also be accountable, via quarterly *Milestone Reporting*, to the ITD-PT and the FTA. For the initial *Milestone Reporting*, please see *Attachment B*.

For additional evaluation metrics deriving from this Project and manifest as evaluation of Mountain Rides' 5311 Service, please see the *Project Benefits/Evaluation* section of *MRTA's FTA Section 5311 Formula Grant Application* in *Appendix E*.

ITD Metrics and Accountability

As a subrecipient of federal grant funding, MRTA is accountable to the Idaho Transportation Department (ITD) Public Transportation Office (PT). This accountability manifests through quarterly and ad hoc reporting by MRTA to the ITD-PT. One of the upshots of that reporting is the ITD-PT's compilation and dissemination of its *Annual Public Transportation Performance Report*, a state-of-the-state report regarding public transportation that details, for all to see, the performance, on a variety of metrics, of individual agencies and across the state at-large. Accountability!

Execution

MRTA has the capacity and wherewithal to carry out the Project – expansion and enhancement of our Bellevue facilities. MRTA has been successfully carrying out projects like this one, underwritten by a combination of federal grant funding and local match dollars, for well over a decade.

MRTA has the organization, financial strength, and local match commitment in place to support and execute this project. To verify this claim, please see *Appendix B* for *MRTA's Organizational Chart; Audited Financial Statements; Agreements for Service and Funding* with our joint powers partners and a local business partner; *MRTA's Joint Powers Agreement*, extended and executed through September 2023; and *MRTA's November 2022 Statements for MRTA's LGIP Funds* (LGIP Funds will be the source for the Local Match).

5. Project Budget: Mountain Rides' Bellevue Facilities Expansion

Narrative

MRTA's management and staff have a strong track record of managing grant programs and budgets and delivering projects underwritten by those grant programs within budget.

MRTA is a government agency, governed according to the terms of a Joint Powers Agreement (JPA). The signatories to the JPA are Mountain Rides' primary providers of local match funds. That funding, which appears to be stable into the foreseeable future, needs to be \$335,000 for this project, underwriting twenty percent (20%) of the project. The Joint Powers appropriate MRTA funding annually via their respective budgeting processes.

MRTA counts on the 5339 One-time Grant funding contemplated herein – \$3,497,000 – to underwrite a meaningful portion – eighty percent (80%) – of the project (development and construction of facilities).

MRTA generates supplemental revenue from: i) advertising sales revenue; ii) fare revenue (vanpool) and iii) partnership revenue. While these revenue streams are subject to variability, they have generally remained consistent and growing for Mountain Rides over the past several years. We expect the same going forward.

MRTA develops expense budgets and cost projections ("costs/estimates"), including those referenced herein, using a zero-based technique that considers the project to be funded, prevailing wage rates, contractors' estimates/quotes, projected costs, prior experience with similar projects, inflationary adjustments, and costs of all goods and services to be purchased to support and complete the project.

Project Budget

As summarized in *Attachment A* and detailed in *Appendix C*, the Project Budget for Mountain Rides’ Bellevue Facility Expansion is:

	Original re: 5339	Additional re: 5339	
Planning, Design, Permitting, Environmental Phase	Spring 2022	One-time	Total Project
NEPA - Cultural Assesment/Other Specialized	\$ 15,000	\$ -	\$ 15,000
Architect	37,000	-	37,000
Structural Engineer	10,000	-	10,000
Civil Engineer	10,000	-	10,000
Mechanical/Bldg Elec Engineer	10,000	-	10,000
Bus Infrastructure Mechanical Engineer	35,000	-	35,000
Contingency	11,700	6,300	18,000
s.t.	\$ 128,700	\$ 6,300	\$ 135,000
Construction Phase			
Construction (Public Works Certified Contractor)	\$ 1,314,818	\$ 3,019,182	\$ 4,334,000
Idaho Power	50,000	-	50,000
Building FF&E	50,000	-	50,000
Automated Bus Wash System	-	250,000	250,000
Curb/Sidewalk/New Shelter/Landscaping	-	175,000	175,000
Generator (back-up electricity generation)	-	286,000	286,000
Charging Infrastructure (Chargers/Dispensers/Charge Mgt)	-	550,000	550,000
Contingency	131,482	84,768	216,250
s.t.	\$ 1,546,300	\$ 4,364,950	\$ 5,911,250
Project Total	\$ 1,675,000	\$ 4,371,250	\$ 6,046,250
Funding (Pro Forma)			
	Federal	Local Match	Total
5339 Grant, Awarded Spring 2022	\$ 1,340,000	\$ 335,000	\$ 1,675,000
One-Time 5339 Grant, Application Winter 2023	3,497,000	874,250	4,371,250
Funding Total	\$ 4,837,000	\$ 1,209,250	\$ 6,046,250

In the Project Budget table above:

- ♦ The “Additional re: 5339 One-time” column shows the **Project Budget** for this **5339 One-time Grant**.
- ♦ The “Original re: 5339 Spring 2022” column shows the part of the **Total Project** to be funded by the **Spring 2022 5339 Grant**.
- ♦ The “**Total Project**” column shows the sum total of the other two columns and represents **the total budget – to be funded by this 5339 One-time Grant, plus the Spring 2022 5339 Grant, plus Local Match –** for the construction, enhancements, and upgrades of MRTA’s new Bellevue, Idaho facility.

6. Applicant Experience (ITD/FTA): Mountain Rides

Mountain Rides has a long, strong history of mutually beneficial relationships with, and successful management and administration of grant funds awarded by, the ITD and FTA.

7. Application Professionalism: Mountain Rides

Mountain Rides, to the best of its abilities, has completed this application with the utmost of accuracy, veracity, and integrity.

Thank you.

Attachment A

- **Project Budget Request**

Attachment A

Fiscal Year 2024 Project Budget Request

Subrecipient	Mountain Rides Transportation Authority
Agreement Term	October 1, 2023 - September 30, 2025
Contact Name	Wallace E. Morgus, Executive Director
Address	PO Box 3091, Ketchum, ID 83340-3091
Phone Number	208.788.7433 x. 101

FTA Grant	Capital (CP) 80/20		
	Total	Federal	Local Match
5339	\$ 4,371,250	\$ 3,497,000	\$ 874,250

Totals	Project Cost	Fed. Request	Match Required
	\$ 4,371,250	\$ 3,497,000	\$ 874,250

**Wallace E. Morgus, Executive Director
Mountain Rides Transportation Authority**

Subrecipient Printed Name



Subrecipient Signature

Jan 12, 2023

Date

Scope of Work
<p>Design, build, and equip an approximate 5,400SF facility -- depot, maintenance, electric bus storage & charging; back-up electricity generator -- on real estate owned by Mountain Rides and contiguous with Mountain Rides' existing facilities in Bellevue, Idaho. This is an extension of the Scope of Work denoted in ITD Funding Agreement #C2379MT.</p>

Local Match Source(s) for Project
<p>City of Sun Valley, Idaho City of Ketchum, Idaho City of Hailey, Idaho City of Bellevue, Idaho Blaine County, Idaho</p>

Attachment B

- **Milestones & Timeline**

FFY 2024 One-Time Capital Application Attachment B: Milestone Reporting

Agency Name	Mountain Rides Transportation Authority (MRTA)		
Agency Contact	Wallace E. Morgus, Executive Director		
Phone #	208.788.7433 x.101	Email	wally@mountainrides.org
Grant Program	5339	Rural	One Time
Award Amount	\$ 3,497,000		
Scope of Work: Contract for the construction of and construct ~5,400SF building on the site of and as an addition to MRTA's Bellevue, Idaho, depot, maintenance, electric bus storage & charging, back-up electricity generation facilities.			
<p>Milestone Progress Report: Target of major tasks to be achieved by specific dates. The report should include information such as: data for each activity line item within the approved project; a discussion of all</p> <ul style="list-style-type: none"> • budget or schedule changes; original, estimated and actual estimated completion date • description of projects, status, specification preparation, bid solicitation, resolution of protests, and contract awards; • breakout of the costs incurred, and those costs required to complete the project; reasons why any scheduled milestone or completion dates were not met, identifying problem areas and discussing how the problems will be solved; and discuss the expected impacts of delays and the steps planned to minimize these impacts. <p>Add additional milestones to the table below as needed.</p>			

Name	Estimated Completion	Description
Development entitlements, approvals, & plans	Aug 15, 2023	MRTA receives entitlements/approvals per City of Bellevue, ID; architectural, engineering, utilities, landscape plans complete...for ~5,400SF building addition to MRTA's Bellevue, ID, site.
RFP/RFQ Issue Date	Sep 30, 2023	MRTA circulates RFP for construction contractor. Competitive bid process.
Award Date	Mar 21, 2024	MRTA's Board approves construction contractor agreement; MRTA executes agreement.
Start Date or Order Date	Sep 15, 2024	Construction contractor commences construction.
Construction Completion Date or Delivery Date	Oct 15, 2025	Construction of ~5,400SF building as an addition to MRTA's Bellevue, ID, facilities is complete and ready for occupancy. MRTA takes occupancy.
Contract Completion Date	Dec 31, 2025	MRTA makes final payment(s) to contractor(s). MRTA submits request for reimbursement to ITD.

Appendix A

- **Letters of Support (Joint Powers)**
- **Presentations to Joint Powers**
- **Budget Requests of Joint Powers**



Mayor
Peter M. Hendricks

Council
Michelle Griffith, *Council President*
Keith Saks
Jane Conard
Brad DuFur

January 5, 2023

Ms. Shauna Miller
Idaho Transportation Department
Public Transportation Office
PO Box 7129
Boise, Idaho 83707

Re: FFY 2024 5339 Rural One-time Capital Grants

Dear Ms. Miller:

I am writing in support of Mountain Rides' application for funding under the ITD's FFY 2024 5339 Rural One-time Capital Grants program. Mountain Rides intends to use the grant funding to expand and upgrade its Bellevue, Idaho, facility including enlarging and outfitting it with charging infrastructure for Mountain Rides' burgeoning fleet of battery electric buses. The City of Sun Valley supports Mountain Rides' application for funding and encourages you to view this application favorably.

The City of Sun Valley makes significant investments in Mountain Rides through annual appropriations of local funding, as public transportation is a key strategy in improving our local economy and quality of life in and around the City. Mountain Rides serves residents, commuters, and visitors, and is supported through regional cooperation.

Expanding, upgrading, and outfitting Mountain Rides' Bellevue facility will benefit the health, vitality, and environment of our community. Sustainability and energy efficiency – core values in our community – will be bolstered by further incorporating battery electric buses and their related facilities, technologies, and infrastructure into our local public transportation system.

Thank you for looking favorably on Mountain Rides' application. This funding opportunity is central to success for Mountain Rides Transportation Authority, and to our community.

Sincerely,

Peter M. Hendricks
Mayor



City of Ketchum

January 5, 2023

Ms. Shauna Miller
Idaho Transportation Department
Public Transportation Office
P.O. Box 7129
Boise, Idaho 83707

Re: FFY 2024 5339 Rural One-time Capital Grants

Dear Ms. Miller:

I am writing to support Mountain Rides' application for funding under the ITD's FFY 2024 5339 Rural One-time Capital Grants program. Mountain Rides intends to use the grant funding to expand and upgrade its Bellevue, Idaho, facility, including enlarging and outfitting it with charging infrastructure for Mountain Rides' fleet of battery electric buses. The City of Ketchum supports Mountain Rides' application for funding and encourages you to view it favorably.

The City of Ketchum views public transportation as strategic in energizing and supporting our economy and enhancing our quality of life. As such, the City makes significant investments in Mountain Rides through annual appropriations of local funding. Mountain Rides serves residents, commuters, and visitors, and is supported through regional cooperation.

Expanding, upgrading, and outfitting Mountain Rides' Bellevue facility to support electric buses will benefit the health, vitality, and environment of our community. Sustainability and energy efficiency – core values of the City of Ketchum – will be reinforced by incorporating battery electric buses and their related facilities, technologies, and infrastructure into our local public transportation system.

Thank you for looking favorably on Mountain Rides' application. This funding opportunity is vital to success for Mountain Rides Transportation Authority and our community.

Sincerely,

Neil Bradshaw
Mayor
City of Ketchum



January 10, 2023

Ms. Shauna Miller
Idaho Transportation Department
Public Transportation Office
P.O. Box 7129
Boise, Idaho 83707

Re: FFY 2024 5339 Rural One-time Capital Grants

Dear Ms. Miller:

I am writing in support of Mountain Rides' application for funding under the ITD's FFY 2024 5339 Rural One-time Capital Grants program. Mountain Rides intends to use the grant funding to enlarge and upgrade its Bellevue, Idaho, facility, including expanding and outfitting it with charging infrastructure to accommodate Mountain Rides' fleet of battery electric buses. The City of Hailey supports Mountain Rides' application for funding and encourages you to view it favorably.

The City of Hailey makes significant investments in Mountain Rides through annual appropriations of local funding, as public transportation is a key strategy for improving and supporting the local economy and quality of life in and around the City. Mountain Rides serves residents, commuters, and visitors, and is supported through regional cooperation.

Expanding, upgrading, and outfitting Mountain Rides' Bellevue facility to support electric buses will benefit the health, vitality, and environment of our community. Sustainability and energy efficiency – core values of our community – will be bolstered by further integrating electric buses and their related facilities, technologies, and infrastructure into our local public transportation system. Hailey has also made a significant commitment our Climate Action Plan, and we support electrifying the transit bus fleet.

Thank you for looking favorably upon Mountain Rides' application. This funding opportunity is vital to success for Mountain Rides Transportation Authority and our community.

Sincerely,

Martha Burke
Mayor
City of Hailey



January 5, 2023

Ms. Shauna Miller
Idaho Transportation Department
Public Transportation Office
P.O. Box 7129
Boise, Idaho 83707

Re: FFY 2024 5339 Rural One-time Capital Grants

Dear Ms. Miller:

I am writing in support of Mountain Rides' application for funding under the ITD's FFY 2024 5339 Rural One-time Capital Grants program. Mountain Rides intends to use the grant funding to enlarge and upgrade its Bellevue, Idaho, facility, including expanding and outfitting it with charging infrastructure underpinning Mountain Rides' fleet of battery electric buses. The City of Bellevue supports Mountain Rides' application for funding and encourages you to view it favorably.

The City of Bellevue makes significant investments in Mountain Rides through annual appropriations of local funding, as public transportation is a key strategy for improving and supporting the local economy and quality of life in and around the City. Mountain Rides serves residents, commuters, and visitors, and is supported through regional cooperation.

Expanding, upgrading, and outfitting Mountain Rides' Bellevue facility to support electric buses will benefit the health, vitality, and environment of our community. Sustainability and energy efficiency – core values in the community – will be bolstered by further integrating electric buses and their related facilities, technologies, and infrastructure into our local public transportation system.

Thank you for looking favorably upon Mountain Rides' application. This funding opportunity is vital to success for Mountain Rides Transportation Authority and our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Kathryn Goldman", with a stylized flourish at the end.

Kathryn Goldman
Mayor
City of Bellevue



THE BOARD OF BLAINE COUNTY COMMISSIONERS

206 FIRST AVENUE SOUTH, SUITE 300

HAILEY, IDAHO 83333

PHONE: (208) 788-5500 FAX: (208) 788-5569

www.blainecounty.org bcc@co.blaine.id.us

Dick Fosbury, Chairman * Angenie McCleary, Vice-Chair * Muffy Davis, Commissioner

January 3, 2023

Ms. Shauna Miller
Idaho Transportation Department
Public Transportation Office
P.O. Box 7129
Boise, Idaho 83707

Re: FFY 2024 5339 Rural One-time Capital Grants

Dear Ms. Miller:

I am writing in support of Mountain Rides' application for funding under the ITD's FFY 2024 5339 Rural One-time Capital Grants program. Mountain Rides plans to use the grant funding to expand and upgrade its Bellevue, Idaho, facility, including enlarging and outfitting it with charging infrastructure for Mountain Rides' fleet of battery electric buses. Blaine County supports Mountain Rides' application for funding and encourages you to view this application favorably.

Blaine County makes significant investments in Mountain Rides through annual appropriations of local funding. Public transportation is a key strategy to improving and sustaining the local economy and quality of life in Blaine County. Mountain Rides supports this strategy as it benefits the county's residents, commuters, and visitors.

Expanding, upgrading, and outfitting Mountain Rides' Bellevue facility will benefit the health, vitality, and environment of our community. Sustainability and energy efficiency – core values in our community – will be reinforced by incorporating battery-electric buses and their attendant facilities, technologies, and infrastructure into our local public transportation system.

Thank you for looking favorably upon Mountain Rides' application. This funding opportunity is central to success for Mountain Rides and our community.

Sincerely,

ABSENT

Dick Fosbury
Chairman

Angenie McCleary
Vice-Chairman

Muffy Davis
Commissioner



blaine county regional transportation committee
206 1st Avenue South, Suite 300
Hailey, ID 83333

January 3, 2023

Ms. Shauna Miller
Idaho Transportation Department
Public Transportation Office
P.O. Box 7129
Boise, Idaho 83707

Re: FFY 2024 5339 Rural One-time Capital Grants

Dear Ms. Miller:

On behalf of the Blaine County Regional Transportation Committee (BCRTC), I would like to express our enthusiastic support of Mountain Rides Transportation Authority's application for funding, under the ITD's FFY 2024 5339 Rural One-time Capital Grants program, to expand and upgrade its Bellevue, Idaho, facility. The project will include enlarging the facility and outfitting it with charging infrastructure for Mountain Rides' fleet of battery electric buses. The BCRTC encourages you to view this application favorably.

The Blaine County Regional Transportation Committee comprises Blaine County, the Blaine County Sheriff, the cities of Blaine County, the Blaine County School District, the Blaine County Recreation District, and the United States Forest Service. The BCRTC recognizes the importance of Mountain Rides in providing transportation solutions that significantly enhance mobility and the quality of life for our community, commuters, and visitors. BCRTC sees the economic and environmental benefits to our community brought by Mountain Rides.

Thank you for looking favorably upon Mountain Rides' application. This funding opportunity is central to success for Mountain Rides and our community.

Sincerely,

Angenie McCleary
Chair
Blaine County Regional Transportation Committee



**SUN VALLEY
ECONOMIC
DEVELOPMENT**

January 5, 2023

Ms. Shauna Miller
Idaho Transportation Department
Public Transportation Office
P.O. Box 7129
Boise, Idaho 83707

Re: FFY 2024 5339 Rural One-time Capital Grants

Dear Ms. Miller:

On behalf of Sun Valley Economic Development (SVED), I would like to express our enthusiastic support of Mountain Rides Transportation Authority's application for funding, under the ITD's FFY 2024 5339 Rural One-time Capital Grants program, to expand and upgrade its Bellevue, Idaho, facility. The project will include enlarging and outfitting the facility with charging infrastructure to accommodate Mountain Rides' fleet of battery electric buses. SVED encourages you to view this application favorably.

With a full-time executive director and volunteer Board, SVED, a 501(c)(6) not-for-profit public-private partnership, focuses on county-wide issues, and works directly with the Idaho Department of Commerce and other Idaho state agencies. Our vision is for sustainable economic growth throughout the Sun Valley region. We back that up with a mission to preserve and advance the region's economic vitality and diversity while recognizing the values of its citizens.

SVED acknowledges Mountain Rides' import in supporting our mission as it delivers transportation solutions that significantly enhance mobility, quality of life, and economic vitality in our community. SVED recognizes the economic, lifestyle, and environmental benefits Mountain Rides brings to our community.

Thank you for looking favorably on Mountain Rides' application. This funding opportunity is central to success for Mountain Rides and our community.

Sincerely,

Harry Giffith
Executive Director

Appendix C

- **Development Pro Forma (Budget)**

Mountain Rides Transportation Authority

Project Budget: Original + Expansion/Upgrades

Project: Bus Facilities Construction/Expansion/Upgrade

Location: 117-121 Clover Street, Bellevue, Idaho

	Original re: 5339 Spring 2022	Additional re: 5339 One-time	Total Project
Planning, Design, Permitting, Environmental Phase			
NEPA - Cultural Assesment/Other Specialized	\$ 15,000	\$ -	\$ 15,000
Architect	37,000	-	37,000
Structural Engineer	10,000	-	10,000
Civil Engineer	10,000	-	10,000
Mechanical/Bldg Elec Engineer	10,000	-	10,000
Bus Infrastructure Mechanical Engineer	35,000	-	35,000
Contingency	11,700	6,300	18,000
s.t.	\$ 128,700	\$ 6,300	\$ 135,000
Construction Phase			
Construction (Public Works Certified Contractor)	\$ 1,314,818	\$ 3,019,182	\$ 4,334,000
Idaho Power	50,000	-	50,000
Building FF&E	50,000	-	50,000
Automated Bus Wash System	-	250,000	250,000
Curb/Sidewalk/New Shelter/Landscaping	-	175,000	175,000
Generator (back-up electricity generation)	-	286,000	286,000
Charging Infrastructure (Chargers/Dispensers/Charge Mgt)	-	550,000	550,000
Contingency	131,482	84,768	216,250
s.t.	\$ 1,546,300	\$ 4,364,950	\$ 5,911,250
Project Total	\$ 1,675,000	\$ 4,371,250	\$ 6,046,250
Funding (Pro Forma)			
	Federal	Local Match	Total
5339 Grant, Awarded Spring 2022	\$ 1,340,000	\$ 335,000	\$ 1,675,000
One-Time 5339 Grant, Application Winter 2023	3,497,000	874,250	4,371,250
Funding Total	\$ 4,837,000	\$ 1,209,250	\$ 6,046,250

Mountain Rides Transportation Authority**Project Budget: Re-configured 6-bay Construction****Project: Bus Facilities Construction/Expansion/Upgrade****Location: 117-121 Clover Street, Bellevue, Idaho**

Planning, Design, Permitting, Environmental Phase	Fed (80%)	Local (20%)	Total
NEPA - Cultural Assesment/Other Specialized	\$ 12,000	\$ 3,000	\$ 15,000
Architect	29,600	7,400	37,000
Structural Engineer	8,000	2,000	10,000
Civil Engineer	8,000	2,000	10,000
Mechanical/Bldg Elec Engineer	8,000	2,000	10,000
Bus Infrastructure Mechanical Engineer	28,000	7,000	35,000
Contingency	14,400	3,600	18,000
s.t.	\$ 108,000	\$ 27,000	\$ 135,000

Construction Phase

Construction (Public Works Certified Contractor)	\$ 3,467,200	\$ 866,800	\$ 4,334,000
Idaho Power	40,000	10,000	50,000
Building FF&E	40,000	10,000	50,000
Automated Bus Wash System	200,000	50,000	250,000
Curb/Sidewalk/New Shelter/Landscaping	140,000	35,000	175,000
Generator	228,800	57,200	286,000
Charging Infrastructure (Chargers/Dispensers/Charge Mgt)	440,000	110,000	550,000
Contingency	173,000	43,250	216,250
s.t.	\$ 4,729,000	\$ 1,182,250	\$ 5,911,250

Project Total

\$ 4,837,000	\$ 1,209,250	\$ 6,046,250
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Funding (Pro Forma)

	Federal	Local Match	Total
5339 Grant, Awarded Spring 2022	\$ 1,340,000	\$ 335,000	\$ 1,675,000
One-Time 5339 Grant, Application Winter 2023	3,497,000	874,250	4,371,250
Funding Total	\$ 4,837,000	\$ 1,209,250	\$ 6,046,250

Mountain Rides Transportation Authority**Project Budget: Original 4-bay Construction****Project: Bus Facilities Construction/Expansion/Upgrade****Location: 117-121 Clover Street, Bellevue, Idaho**

Planning, Design, Permitting, Environmental Phase	Fed (80%)	Local (20%)	Total
NEPA - Cultural Assesment/Other Specialized	\$ 12,000	\$ 3,000	\$ 15,000
Architect	29,600	7,400	37,000
Structural Engineer	8,000	2,000	10,000
Civil Engineer	8,000	2,000	10,000
Mechanical/Bldg Elec Engineer	8,000	2,000	10,000
Bus Infrastructure Mechanical Engineer	28,000	7,000	35,000
Contingency	9,360	2,340	11,700
s.t.	\$ 102,960	\$ 25,740	\$ 128,700

Construction Phase

Construction (Public Works Certified Contractor)	\$ 1,051,854	\$ 262,964	\$ 1,314,818
Idaho Power	40,000	10,000	50,000
Building FF&E	40,000	10,000	50,000
Automated Bus Wash System	-	-	-
Curb/Sidewalk/New Shelter/Landscaping	-	-	-
Generator	-	-	-
Charging Infrastructure (Chargers/Dispensers/Charge Mgt)	-	-	-
Contingency	105,185	26,296	131,482
s.t.	\$ 1,237,040	\$ 309,260	\$ 1,546,300

Project Total

\$ 1,340,000	\$ 335,000	\$ 1,675,000
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Funding (Pro Forma)

	Federal	Local Match	Total
5339 Grant, Awarded Spring 2022	\$ 1,340,000	\$ 335,000	\$ 1,675,000
One-Time 5339 Grant, Application Winter 2023	-	-	-
Funding Total	\$ 1,340,000	\$ 335,000	\$ 1,675,000

Mountain Rides Transportation Authority
Project Budget: Incremental 6-bay v. 4-bay Construction
Project: Bus Facilities Construction/Expansion/Upgrade
Location: 117-121 Clover Street, Bellevue, Idaho

Planning, Design, Permitting, Environmental Phase	Fed (80%)	Local (20%)	Total
NEPA - Cultural Assesment/Other Specialized	\$ -	\$ -	\$ -
Architect	-	-	-
Structural Engineer	-	-	-
Civil Engineer	-	-	-
Mechanical/Bldg Elec Engineer	-	-	-
Bus Infrastructure Mechanical Engineer	-	-	-
Contingency	5,040	1,260	6,300
s.t.	\$ 5,040	\$ 1,260	\$ 6,300

Construction Phase			
Construction (Public Works Certified Contractor)	\$ 2,415,346	\$ 603,836	\$ 3,019,182
Idaho Power	-	-	-
Building FF&E	-	-	-
Automated Bus Wash System	200,000	50,000	250,000
Curb/Sidewalk/New Shelter/Landscaping	140,000	35,000	175,000
Generator (back-up electricity generation)	228,800	57,200	286,000
Charging Infrastructure (Chargers/Dispensers/Charge Mgt)	440,000	110,000	550,000
Contingency	67,815	16,954	84,768
s.t.	\$ 3,491,960	\$ 872,990	\$ 4,364,950

Project Total	\$ 3,497,000	\$ 874,250	\$ 4,371,250
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Funding (Pro Forma)	Federal	Local Match	Total
5339 Grant, Awarded Spring 2022	\$ -	\$ -	\$ -
One-Time 5339 Grant, Application Winter 2023	3,497,000	874,250	4,371,250
Funding Total	\$ 3,497,000	\$ 874,250	\$ 4,371,250

MASTER RECAP

NAME

Mountain Ride Option 1 - Base Bid

1/9/23

PROJ #

Addition to Existing Facility

SQFT =

5,869 sf



USE?	EST	DIV	SEC	DESCRIPTION	TOTALS	BID/ESTIMATE	LABOR	OTHER	TOTALS	COMMENTS
x	BE	01	24 00	Surveying, Layout, and As-Builts	12,530	F&I	F&I	N/R	12,530	
x	BE	02	20 00	Site Demolition	33,930	F&I	F&I	N/R	33,930	
x	BE	02	41 16	Earthwork, Excavation, Backfill, and Utilities	199,447	F&I	F&I	N/R	199,447	
x	BE	02	41 16	Aphalt Paving and Base	62,010	F&I	F&I	N/R	62,010	
x	BE	02	42 00	Landscaping, Plantings, and Irrigation	22,970	F&I	F&I	N/R	22,970	
x	BE	03	10 00	Building Concrete	386,954	F&I	F&I	N/R	386,954	
x	BE	04	20 00	Masonry CMU and CMU Veneer	128,540	F&I	F&I	N/R	128,540	
x	BE	05	12 50	Structural and Miscellaneous Fabricated Steel - Supply and Install	210,530	F&I	F&I	N/R	210,530	
x	BE	06	10 00	Wood Framing Labor and Equipment	215,860	F&I	F&I	N/R	215,860	
x	BE	06	11 00	Lumber Package and Roof Trusses	268,450	F&I	F&I	N/R	268,450	
x	BE	06	13 26	Millwork Trim and Finish Labor	7,724	F&I	F&I	N/R	7,724	
x	BE	07	21 13	Damproofing Exterior Walls	75,540	F&I	F&I	N/R	75,540	
x	BE	07	21 29	Insulation / Thermal Protection	139,846	F&I	F&I	N/R	139,846	
x	BE	07	24 00	Exterior Stucco	153,295	F&I	F&I	N/R	153,295	
x	BE	07	25 00	Wash Bay Metal Panels	34,712	F&I	F&I	N/R	34,712	
x	BE	07	54 23	Roofing, Sheetmetal, and ISO Insulation	153,932	F&I	F&I	N/R	153,932	
x	BE	07	92 00	Caulking and Sealants	6,000	F&I	F&I	N/R	6,000	
x	BE	08	11 13	Doors, Hardware, and Install	37,680	F&I	F&I	N/R	37,680	
x	BE	08	33 26	Overhead Doors	87,000	F&I	F&I	N/R	87,000	
x	BE	08	42 00	Storefront and Windows and Install	27,700	F&I	F&I	N/R	27,700	
x	BE	09	20 00	Gypsum Drywall	65,121	F&I	F&I	N/R	65,121	
x	BE	09	30 13	Tile Flooring and Solid Countertops	NIC	F&I	F&I	N/R	0	NIC
x	BE	09	68 00	Carpet and Rubber Vesible Entry Floor	NIC	F&I	F&I	N/R	0	NIC
x	BE	09	91 00	Painting	75,272	F&I	F&I	N/R	75,272	
x	BE	10	00 00	Rest Room Access., H.C. Bars Lockers, Fire Extinguishers	NIC	F&I	F&I	N/R	0	NIC
x	BE	11	27 00	Appliances	NIC	F&I	F&I	N/R	0	NIC
x	BE	12	35 00	Cabinetry	NIC	F&I	F&I	N/R	0	NIC
x	BE	14	24 00	Hydraulic Elevator	NIC	F&I	F&I	N/R	0	NIC
x	BE	14	30 00	Wash Bay Equipment	BY OWNER	F&I	F&I	N/R	0	BY OWNER
x	BE	21	00 00	Fire Sprinkler Protection	39,158	F&I	F&I	N/R	39,158	
x	BE	22	00 00	Plumbing Subcontractor	153,250	F&I	F&I	N/R	153,250	
x	BE	23	00 00	Mechanical HVAC Subcontractor	238,582	F&I	F&I	N/R	238,582	
x	BE	26	10 00	Electrical Subcontractor	235,250	F&I	F&I	N/R	235,250	
x	BE	26	20 00	IPCO Engineering and Transformer Fee Allowance	BY OWNER	F&I	F&I	N/R	0	BY OWNER
x	BE	26	21 00	Security, Data, Telecommunications, and AV	BY OWNER	F&I	F&I	N/R	0	BY OWNER
x	BE	26	31 00	Fire Alarm	19,800	F&I	F&I	N/R	19,800	

SUMMARY:			
SUBCONTRACT	3,091,083		
LABOR	0		
OTHER/ALLOWANCES	0		
SUBTOTAL	3,091,083		
LIABILITY INSURANCE	34,620		
BLDR'S RISK INSURANCE	15,455		
GENERAL REQUIREMENTS	474,300		
BUILDING PERMIT AND CHECK FEES	BY OWNER		
SUBTOTAL	3,615,459		
PROFIT & OVERHEAD	289,237	8.00%	
CONTINGENCY ALLOWANCE	72,309	2.00%	
TOTAL PROJECT CONSTRUCTION OPTION 1 BASE BID	\$ 3,977,004		\$ 677.63

Add Alternate #1 Construct Covered Car Port for the 11 Parking Spaces 24' x 104' = 2,496 sf x \$100/sf = \$249,600.00

Open Covered Car Port; Wd. Structure, Asphalt Shingles Roof, and a few Lights. Includes 2' soffit overhang both ends,

Add Alternate #2 SNOW MELT the entire Parking Lot 10,770 sf x \$18.70/sf = \$201,399.00 + \$25K (Boiler) = \$226,399.00

Add Alternate #2A SNOW MELT the entire Parking Lot Less the Covered Parking 8,274 sf x \$18.70/sf = \$154,723.00 + \$25K (Boiler) = \$179,723.00

10 October, 2021

Mountain Rides
Ketchum, Idaho 83340

Board Members/ Facilities Planning Committee,

I have met with Ben Varner of Mountain Rides to discuss your Bellevue vacant parcel and the desire to expand bus storage facilities. I have produced a cost estimate for four variations of building types in terms of exterior wall and or structural systems. Those different types are: 1, Steel Building Kit, 2. Wood Frame Construction for walls and wood /steel roof trusses, 3. ICF walls and wood/steel roof trusses, and 4. Masonry wall construction with wood/steel roof trusses. I have budgeted for a freestanding building, associated infrastructure, necessary site improvements for grading, drainage, parking, and landscaping. Due to the public nature of the business and the use of public funds, the budgeting is based on construction to be performed by Public Works Licensed Contractors/ Subcontractors. I have included a contingency budget and also presented a range of cost(s). I have included these other aspects to account for cost variations due to the current high construction costs within the Idaho and Wood River Valley construction industry.

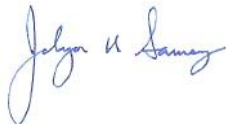
The cost variations are based on current experience with commercial projects and contractors in the Wood River Valley as well as in the Boise area. I cannot however guarantee the prices presented are accurate but are at this time my best professional estimate. Additionally, I can only estimate relative to costs for the construction season of 2021 but believe 2022 will be similar. Beyond the year 2022 is too far into the future to estimate for accuracy.

Ben and I also explored other programmatic desires that may apply to this project and your budgeting; but have not been addressed these ideas in this cost estimating exercise. The options for consideration maybe:

1. Maximizing for Park and Ride spaces
2. Incorporate Employee Housing
3. Combine lots to maximize land development by reducing set back requirements
4. Combine lots to allow for a new bus storage facility addition to the existing building, this generates more available land area for other uses.

These are some thoughts that may have beneficial outcomes and could/ should be at least studied in a preliminary fashion for viability, benefit etc. If you have any questions and or also would like me to attend any planning sessions pertaining to this package, I can be available after October 14th.

Sincerely,



Jolyon H. Sawrey, Architect/Land Planner

**MTN RIDES NEW BUS STORAGE FACILITY- PRELIMINARY
CONSTRUCTION COST ESTIMATE-SCENARIO #1 FREE-STANDING STEEL KIT
BLDG (100% TURN- KEY MOVE IN READY)**

100% GENERAL CONTRACTOR PERFORM (Public Works
Licensed General Contractor & Subs)

DATE: 07 Oct, 2021

1. CONSTRUCTION BUDGET (PUBLIC WORKS GENERAL CONTRACTOR) HARD COSTS

ITEM	DESCRIPTION	SF	BASE \$/SF	"BASE TOTAL"
STEEL KIT	FREESTANDING BLDG ENTIRELY ON PARCEL - COST OF CONSTRUCTION FOR WHAT A GENERAL CONTRACTOR WOULD BID THE JOB FOR THIS COMING SUMMER/FALL 2022 (2023+ PRICE MAY VARY GREATLY) IN A BID PKG.	3528	\$150	\$529,200
SITE	LANDSCAPING/ SITE IMPROVEMENT BUDGET. PAVING, CURBS, GUTTERS, DRAINAGE, LIGHITNG, LANDSCAPING, BIKE RACKS			\$200,000
		BASTE TOTAL W/ SITE IMPROVE		\$729,200

	%	AMOUNT	
CONSTRUCTION CONTINGENCY (% OF "BASE TOTAL")	5.0%	\$36,460	

ADJUSTED "BASE TOTAL" COST W/ CONTINGENCY		\$765,660
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ESTIMATED COST OF CONSTRUCTION W/ HIGH /LOW RANGE

	%	AMOUNT	TOTAL
BUDGETING % HIGH (BIDDING VARIATION)	20%	\$153,132	\$918,792
BUDGETING % LOW (BIDDING VARIATION)	5%	\$38,283	\$803,943

	COST/SF HIGH	COST/SF/ LOW
ADJUSTED COST PER SF RANGE	\$260	\$228

2. PROFESSIONAL CONSULTANTS BUDGET SOFT COSTS

	DESCRIPTION (ESTIMATES)	TOTAL
A	ARCHITECT	\$20,000
B	STRUCTURAL ENGINEER	\$5,000
C	CIVIL ENGINEER	\$5,000
D	MECH/ELEC	\$3,100
SUB-TOTAL PROFESSIONAL FEES		\$33,100

TOTAL PROJECT COST ESTIMATE (INCL. ALL ITEMS NOTED ABOVE #1-#2)

BUDGETING % HIGH (W/BIDDING VARIATION)	20%	\$951,892
BUDGETING % LOW (W/ BIDDING VARIATION)	5%	\$837,043

NOTE

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1. THESE ESTIMATES WERE DONE BY THE ARCHITECT, AND ARE INTENDED TO BE BASED ON THE WORK BEING PERFORMED BY A BIDDING PUBLIC WORKS CONTRACTOR(S), SUBCONTRACTOR(S) AT WOOD RIVER VALLEY CURRENT MARKET VALUE. THE CONSTRUCTION INDUSTRY COSTS ARE VOLATILE AT THIS TIME, MATERIALS, LABOR, AVAILABILITY OF PUBLIC WORKS CONTRACTORS/ COMPETITION/LABORS COSTS ETC.

2. CERTAIN INSURANCE FEES AND UTILITY EXPENSES WILL BE PAID BY MTN RIDES DURING CONSTRUCTION

3. COSTS/ SF AND CONCEPTS FOR BLDG TYPES BASED ON DISCUSSIONS WITH BEN VARNER

4. CONTRACTOR PROFIT/ OVERHEAD IS INLCUDED.

**MTN RIDES NEW BUS STORAGE FACILITY- PRELIMINARY
CONSTRUCTION COST ESTIMATE-SCENARIO #2 FREE-STANDING WOOD
FRAMED BLDG (100% TURN- KEY MOVE IN READY)**

100% GENERAL CONTRACTOR PERFORM (Public Works
Licensed General Contractor & Subs)

DATE: 07 Oct, 2021

1. CONSTRUCTION BUDGET (PUBLIC WORKS GENERAL CONTRACTOR) HARD COSTS

ITEM	DESCRIPTION	SF	BASE \$/SF	"BASE TOTAL"
STEEL KIT	FREESTANDING BLDG ENTIRELY ON PARCEL - COST OF CONSTRUCTION FOR WHAT A GENERAL CONTRACTOR WOULD BID THE JOB FOR THIS COMING SUMMER/FALL 2022 (2023+ PRICE MAY VARY GREATLY) IN A BID PKG.	3528	\$175	\$617,400
SITE	LANDSCAPING/ SITE IMPROVEMENT BUDGET. PAVING, CURBS, GUTTERS, DRAINAGE, LIGHITNG, LANDSCAPING, BIKE RACKS			\$200,000
		BASTE TOTAL W/ SITE IMPROVE		\$817,400
	CONSTRUCTION CONTINGENCY (% OF "BASE TOTAL")	%	AMOUNT	
		5.0%	\$40,870	
		ADJUSTED "BASE TOTAL" COST W/ CONTINGENCY		\$858,270
ESTIMATED COST OF CONSTRUCTION W/ HIGH /LOW RANGE				
		%	AMOUNT	TOTAL
	BUDGETING % HIGH (BIDDING VARIATION)	20%	\$171,654	\$1,029,924
	BUDGETING % LOW (BIDDING VARIATION)	5%	\$42,914	\$901,184
	ADJUSTED COST PER SF RANGE	COST/SF HIGH		COST/SF/ LOW
		\$292		\$255

2. PROFESSIONAL CONSULTANTS BUDGET SOFT COSTS

	DESCRIPTION (ESTIMATES)		TOTAL
A	ARCHITECT		\$24
B	STRUCTURAL ENGINEER		\$6,400
C	CIVIL ENGINEER		\$5,000
D	MECH/ELEC		\$3,100
	SUB-TOTAL PROFESSIONAL FEES		\$14,524

TOTAL PROJECT COST ESTIMATE (INCL. ALL ITEMS NOTED ABOVE #1-#2)

	BUDGETING % HIGH (W/BIDDING VARIATION)	20%		\$1,044,448
	BUDGETING % LOW (W/ BIDDING VARIATION)	5%		\$915,708

NOTE

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1. THESE ESTIMATES WERE DONE BY THE ARCHITECT, AND ARE INTENDED TO BE BASED ON THE WORK BEING PERFORMED BY A BIDDING PUBLIC WORKS CONTRACTOR(S), SUBCONTRACTOR(S) AT WOOD RIVER VALLEY CURRENT MARKET VALUE. THE CONSTRUCTION INDUSTRY COSTS ARE VOLATILE AT THIS TIME, MATERIALS, LABOR, AVAILABILITY OF PUBLIC WORKS CONTRACTORS/ COMPETITION/LABORS COSTS ETC.

2. CERTAIN INSURANCE FEES AND UTILITY EXPENSES WILL BE PAID BY MTN RIDES DURING CONSTRUCTION

3. COSTS/ SF AND CONCEPTS FOR BLDG TYPES BASED ON DISCUSSIONS WITH BEN VARNER

4. CONTRACTOR PROFIT/ OVERHEAD IS INLCUDED.

**MTN RIDES NEW BUS STORAGE FACILITY- PRELIMINARY
CONSTRUCTION COST ESTIMATE-SCENARIO #3 FREE-STANDING ICF BLDG
(100% TURN- KEY MOVE IN READY)**

100% GENERAL CONTRACTOR PERFORM (Public Works Licensed General Contractor & Subs)	DATE: 07 Oct, 2021
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1. CONSTRUCTION BUDGET (PUBLIC WORKS GENERAL CONTRACTOR) HARD COSTS

ITEM	DESCRIPTION	SF	BASE \$/SF	"BASE TOTAL"
STEEL KIT	FREESTANDING BLDG ENTIRELY ON PARCEL - COST OF CONSTRUCTION FOR WHAT A GENERAL CONTRACTOR WOULD BID THE JOB FOR THIS COMING SUMMER/FALL 2022 (2023+ PRICE MAY VARY GREATLY) IN A BID PKG.	3528	\$185	\$652,680
SITE	LANDSCAPING/ SITE IMPROVEMENT BUDGET. PAVING, CURBS, GUTTERS, DRAINAGE, LIGHTING, LANDSCAPING, BIKE RACKS			\$200,000
			BASTE TOTAL W/ SITE IMPROVE	\$852,680

	%	AMOUNT
CONSTRUCTION CONTINGENCY (% OF "BASE TOTAL")	5.0%	\$42,634

	ADJUSTED "BASE TOTAL" COST W/ CONTINGENCY	\$895,314
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ESTIMATED COST OF CONSTRUCTION W/ HIGH /LOW RANGE

	%	AMOUNT	TOTAL
BUDGETING % HIGH (BIDDING VARIATION)	20%	\$179,063	\$1,074,377
BUDGETING % LOW (BIDDING VARIATION)	5%	\$44,766	\$940,080

	COST/SF HIGH	COST/SF/ LOW
ADJUSTED COST PER SF RANGE	\$305	\$266

2. PROFESSIONAL CONSULTANTS BUDGET SOFT COSTS

	DESCRIPTION (ESTIMATES)	TOTAL
A	ARCHITECT	\$25,000
B	STRUCTURAL ENGINEER	\$6,500
C	CIVIL ENGINEER	\$5,000
D	MECH/ELEC	\$3,100
SUB-TOTAL PROFESSIONAL FEES		\$39,600

TOTAL PROJECT COST ESTIMATE (INCL. ALL ITEMS NOTED ABOVE #1-#2)

BUDGETING % HIGH (W/BIDDING VARIATION)	20%	\$1,113,977
BUDGETING % LOW (W/ BIDDING VARIATION)	5%	\$979,680

NOTE

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1. THESE ESTIMATES WERE DONE BY THE ARCHITECT, AND ARE INTENDED TO BE BASED ON THE WORK BEING PERFORMED BY A BIDDING PUBLIC WORKS CONTRACTOR(S), SUBCONTRACTOR(S) AT WOOD RIVER VALLEY CURRENT MARKET VALUE. THE CONSTRUCTION INDUSTRY COSTS ARE VOLATILE AT THIS TIME, MATERIALS, LABOR, AVAILABILITY OF PUBLIC WORKS CONTRACTORS/ COMPETITION/LABORS COSTS ETC.

2. CERTAIN INSURANCE FEES AND UTILITY EXPENSES WILL BE PAID BY MTN RIDES DURING CONSTRUCTION

3. COSTS/ SF AND CONCEPTS FOR BLDG TYPES BASED ON DISCUSSIONS WITH BEN VARNER

4. CONTRACTOR PROFIT/ OVERHEAD IS INLCUDED.

**MTN RIDES NEW BUS STORAGE FACILITY- PRELIMINARY
CONSTRUCTION COST ESTIMATE-SCENARIO #4 FREE-STANDING MASONRY
BLDG (100% TURN- KEY MOVE IN READY)**

100% GENERAL CONTRACTOR PERFORM (Public Works
Licensed General Contractor & Subs)

DATE: 07 Oct, 2021

1. CONSTRUCTION BUDGET (PUBLIC WORKS GENERAL CONTRACTOR) HARD COSTS

ITEM	DESCRIPTION	SF	BASE \$/SF	"BASE TOTAL"
STEEL KIT	FREESTANDING BLDG ENTIRELY ON PARCEL - COST OF CONSTRUCTION FOR WHAT A GENERAL CONTRACTOR WOULD BID THE JOB FOR THIS COMING SUMMER/FALL 2022 (2023+ PRICE MAY VARY GREATLY) IN A BID PKG.	3528	\$200	\$705,600
SITE	LANDSCAPING/ SITE IMPROVEMENT BUDGET. PAVING, CURBS, GUTTERS, DRAINAGE, LIGHITNG, LANDSCAPING, BIKE RACKS			\$200,000
		BASTE TOTAL W/ SITE IMPROVE		\$905,600
CONSTRUCTION CONTINGENCY (% OF "BASE TOTAL")		%	AMOUNT	
		5.0%	\$45,280	
			ADJUSTED "BASE TOTAL" COST W/ CONTINGENCY	\$950,880
ESTIMATED COST OF CONSTRUCTION W/ HIGH /LOW RANGE				
		%	AMOUNT	TOTAL
BUDGETING % HIGH (BIDDING VARIATION)		20%	\$190,176	\$1,141,056
BUDGETING % LOW (BIDDING VARIATION)		5%	\$47,544	\$998,424
ADJUSTED COST PER SF RANGE		COST/SF HIGH \$323		COST/SF/ LOW \$283

2. PROFESSIONAL CONSULTANTS BUDGET SOFT COSTS

	DESCRIPTION (ESTIMATES)		TOTAL
A	ARCHITECT		\$27,000
B	STRUCTURAL ENGINEER		\$5,000
C	CIVIL ENGINEER		\$5,000
D	MECH/ELEC		\$3,100
SUB-TOTAL PROFESSIONAL FEES			\$40,100

TOTAL PROJECT COST ESTIMATE (INCL. ALL ITEMS NOTED ABOVE #1-#2)

BUDGETING % HIGH (W/BIDDING VARIATION)		20%		\$1,181,156
BUDGETING % LOW (W/ BIDDING VARIATION)		5%		\$1,038,524

NOTE

S

1. THESE ESTIMATES WERE DONE BY THE ARCHITECT, AND ARE INTENDED TO BE BASED ON THE WORK BEING PERFORMED BY A BIDDING PUBLIC WORKS CONTRACTOR(S), SUBCONTRACTOR(S) AT WOOD RIVER VALLEY CURRENT MARKET VALUE. THE CONSTRUCTION INDUSTRY COSTS ARE VOLATILE AT THIS TIME, MATERIALS, LABOR, AVAILABILITY OF PUBLIC WORKS CONTRACTORS/ COMPETITION/LABORS COSTS ETC.

2. CERTAIN INSURANCE FEES AND UTILITY EXPENSES WILL BE PAID BY MTN RIDES DURING CONSTRUCTION

3. COSTS/ SF AND CONCEPTS FOR BLDG TYPES BASED ON DISCUSSIONS WITH BEN VARNER

4. CONTRACTOR PROFIT/ OVERHEAD IS INLCUDED.



POWER ENGINEERS, INC.

3940 GLENBROOK DRIVE
PO BOX 1066
HAILEY, ID 83333 USA

PHONE 208-788-3456
FAX 208-788-2082

MEMORANDUM

DATE: October 8, 2021

TO: Ben Varner

c: Jeff VanSickel

FROM: Jason Marena
Project Manager

SUBJECT: 165594 Mountain Rides Generator Estimate

MESSAGE

Hi Ben,

POWER Engineers has prepared the following Rough Order of Magnitude (ROM) estimate for a backup generation installation at the proposed Bellevue, ID facility on Clover Rd. This estimate is based on the assumption that the building will be approximately 4500 sq. ft. and use gas heating. The facility will also house up to four 150kW electric bus chargers.

Based on these assumptions, our estimate for the project is shown below:

- Engineering: \$25,000
- Installation: \$25,000
- 750kW Diesel Generator with weatherproof enclosure: \$185,000
- Automatic Transfer Switch: \$15,000
- Generator Concrete Pad: \$20,000
- **Total: \$270,000**

Please let us know if you have any questions or comments.

Jason Marena
Project Manager

Appendix D

- **Architect's Narrative and Plans**

06 January, 2023

To Whom it May Interest/ Grant Evaluation Committee,

I am the project architect for the expansion project for the Mountain Rides Bus Facility in Bellevue, Idaho. This narrative is to bring further understanding of why the new addition is designed the way it is and some of the aspects that you may be valuable for your consideration relative to the providing of grant funding.

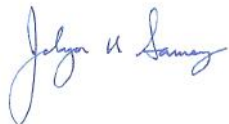
SITE PLANNING

As one can see on the site plan that the north alley is the inward approach for the buses. The angled building accommodates the turning radius of the incoming bus and the staggering of the bays allows for multiple tandem parking/ drive throughs for the buses. Mountain Rides owns two adjacent parcels- one with the existing bus facility and an adjacent vacant lot. We first evaluated a detached bus parking building, but due to setback requirements, goal of more than (4) bays, accommodating parking requirements etc. the decision was made to combine the parcels into one lot. This allows for the connection/ addition of the new building to be directly attached to the existing building- no in-between setbacks to deal with. This then preserves area for surface parking as well as making one facility for staff to circulate within instead of going outside to get to the next building. As the project is in “snow country” snow storage is mandatory unless other measures address snow management. Thus, the inclusion of carport style covered parking makes the snow storage on the roof of the carport as compared to maintenance costs for snow removal or high operating cost of heating paved surfaces to melt- snow.

BUILDING PLANNING

As an ‘environmental’ architect I am always planning for the long-term life expectancy/ performance/ durability, operating costs/ energy efficiency etc. for my projects. This project is proposing ICF super insulated, thermal mass, air tight walls, exterior masonry and metal siding for low maintenance. Also proposed is energy efficient, quiet, low maintenance hydronically heated slab on grade floors. Above code air sealing and insulation systems and higher performance glazing will also be included. The EPDM membrane roof will be ballasted for 75% solar reflectance as well as also offering UV and service worker protection of roof membrane. The wall assemblies will have a (4) hour fire rating and the building will be fire sprinkled which will help with lower insurance costs and providing further building/ occupant safety. All of these aspects make long-term operating costs lower than conventionally constructed light industrial buildings, a more comfortable work environment, long-term low maintenance and reduced operating costs.

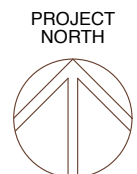
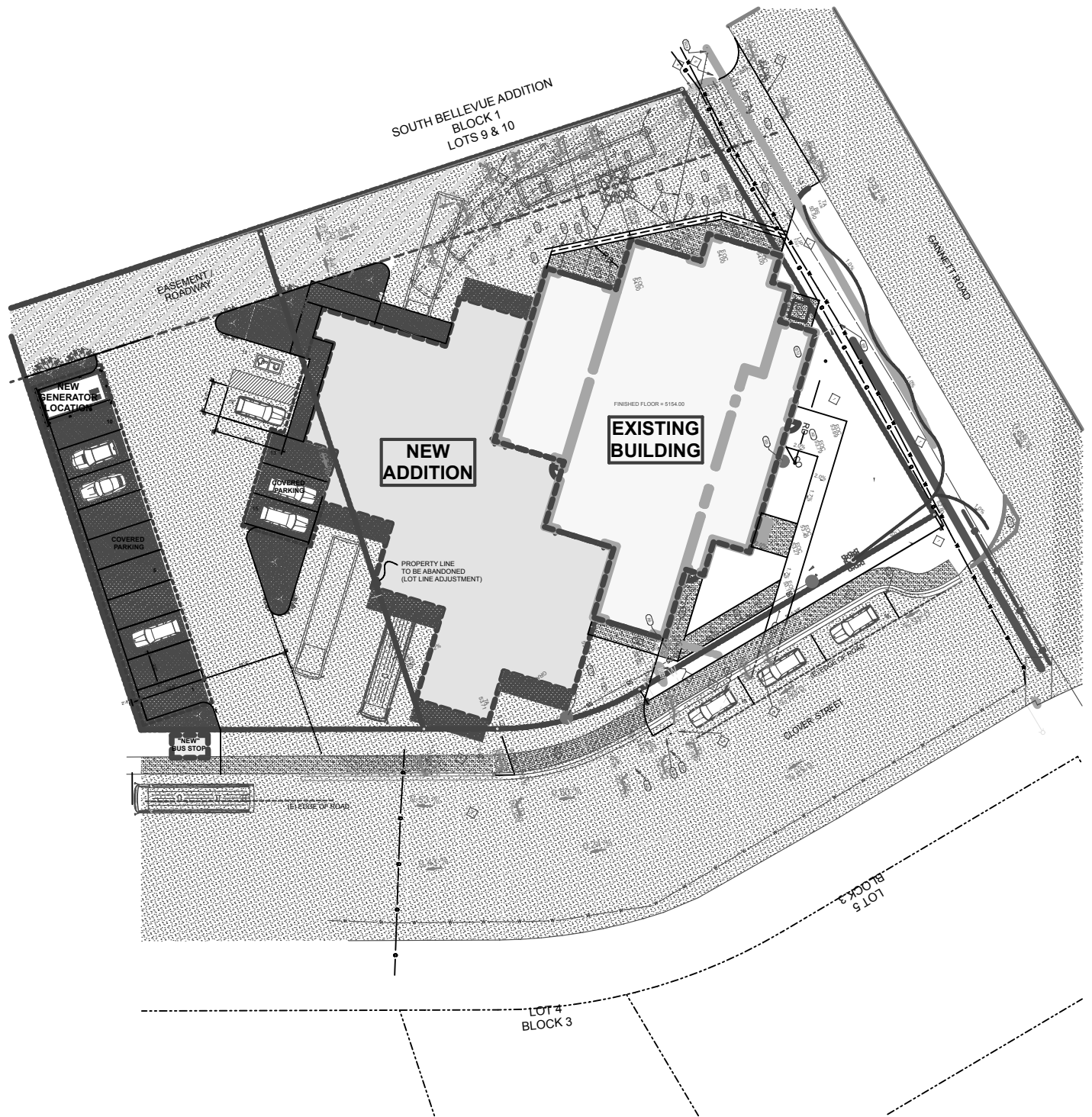
Sincerely,



Jolyon H. Sawrey, Architect/Land Planner



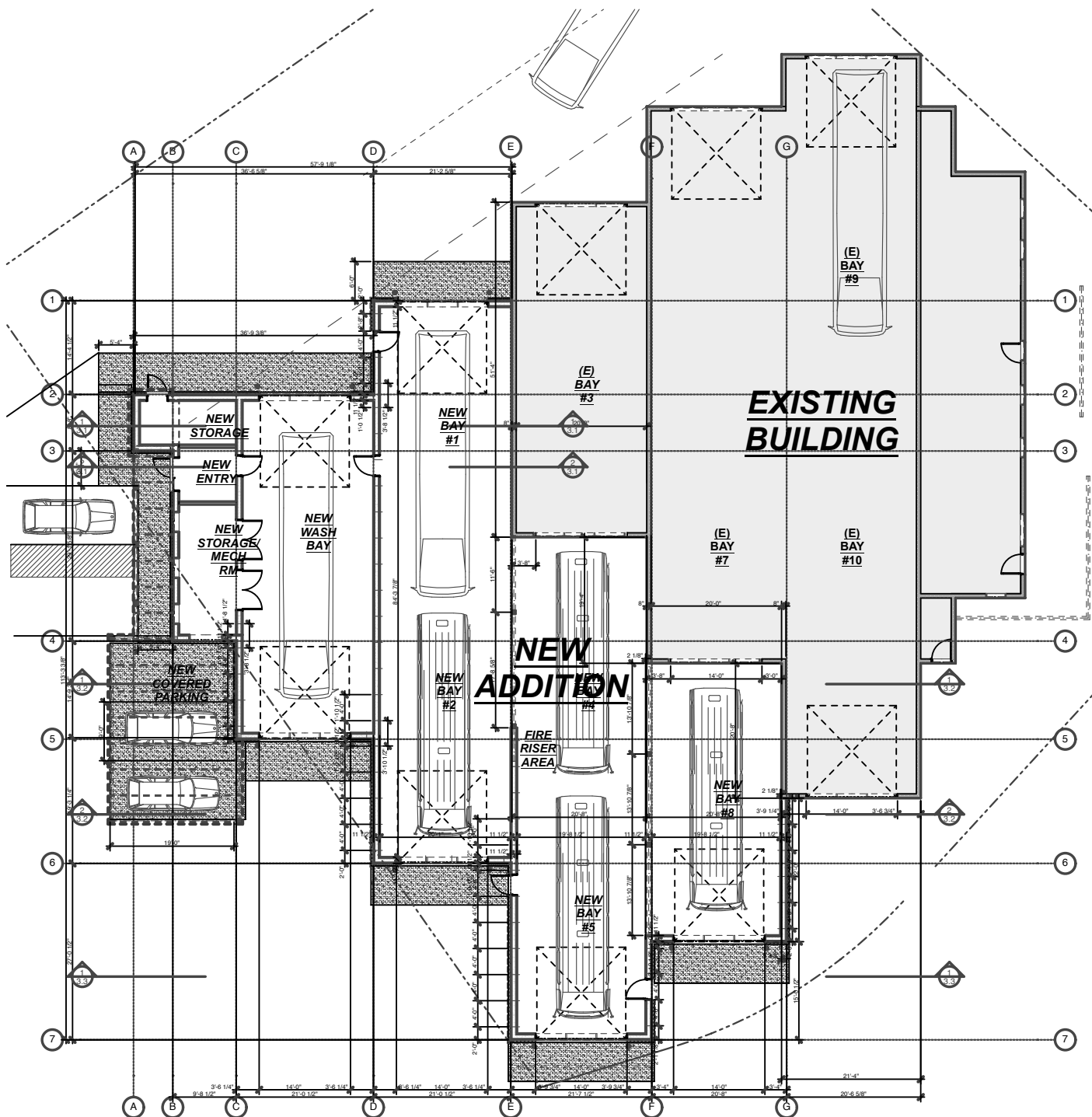
NEW ADDITION



EXISTING BLDG	
MAIN LEVEL	6,368 SF
UPPER LEVEL	988 SF
SUBTOTAL (EXISTING)	7,356 SF
NEW BLDG	5,869 SF
TOTAL CONDITIONED SF	13,225 SF



NEW ADDITION



FLOOR PLAN (ENTIRE)

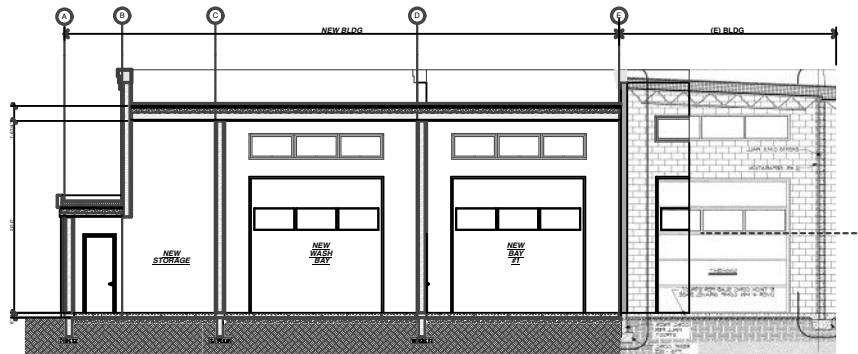
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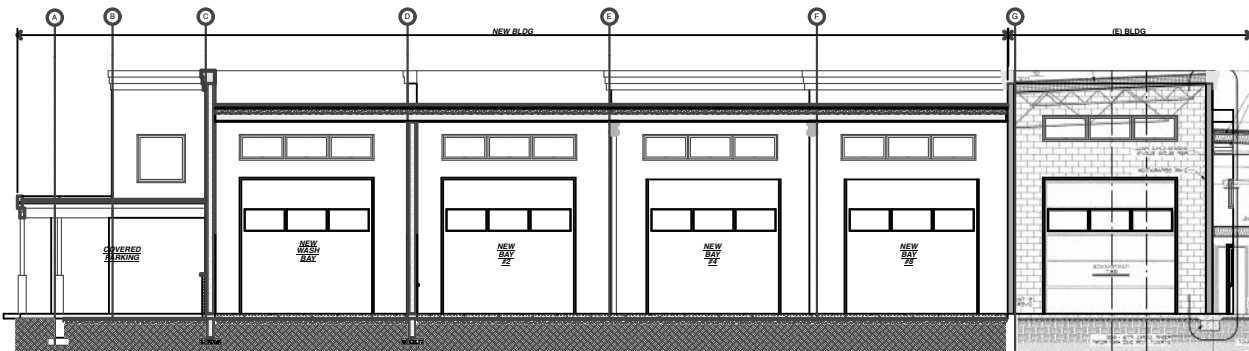


NEW ADDITION

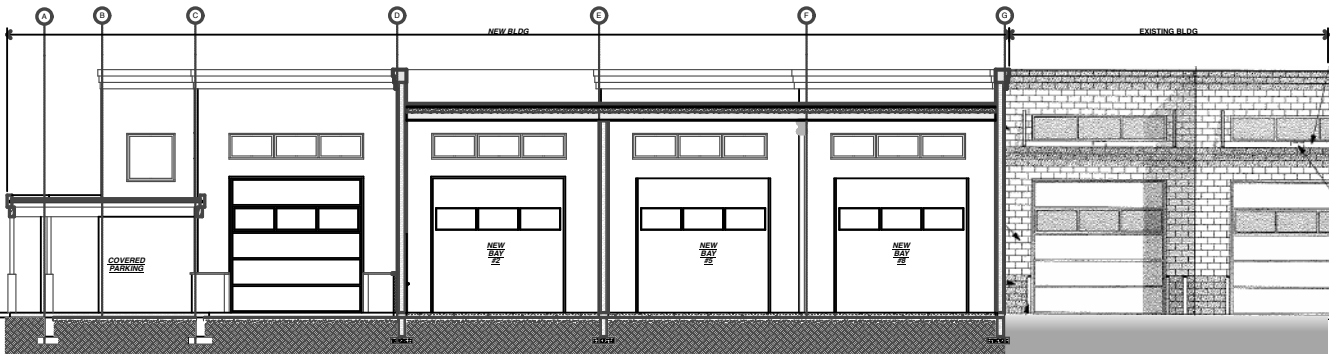
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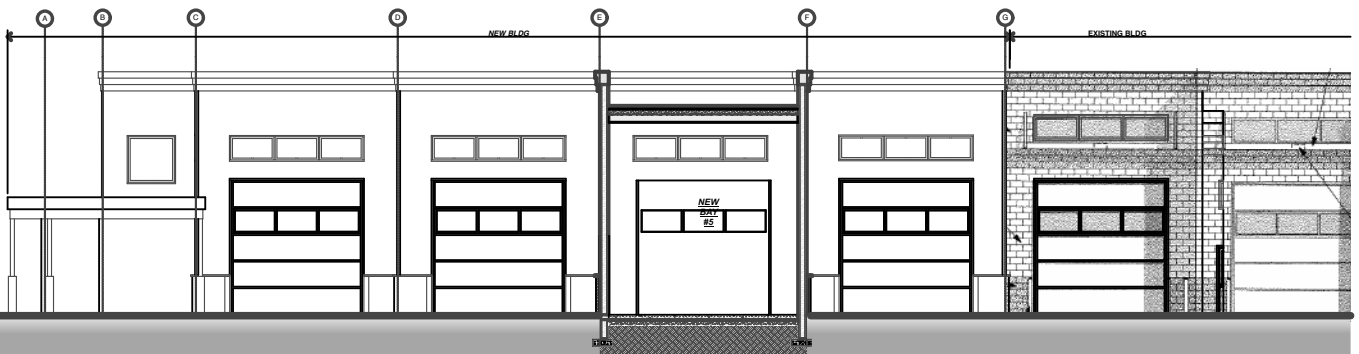
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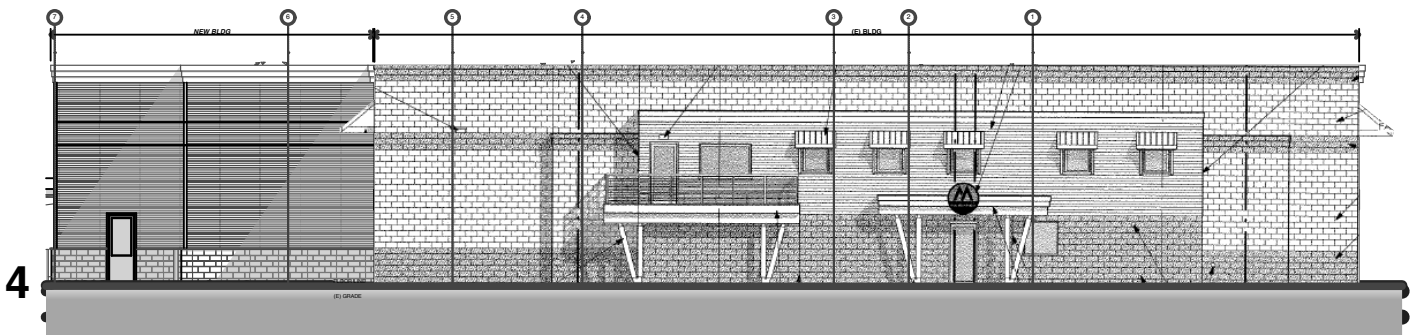
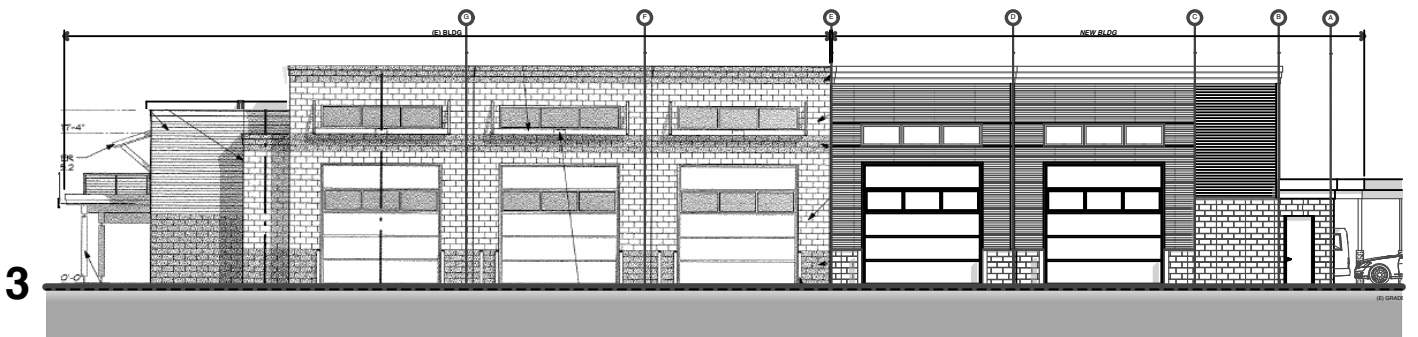
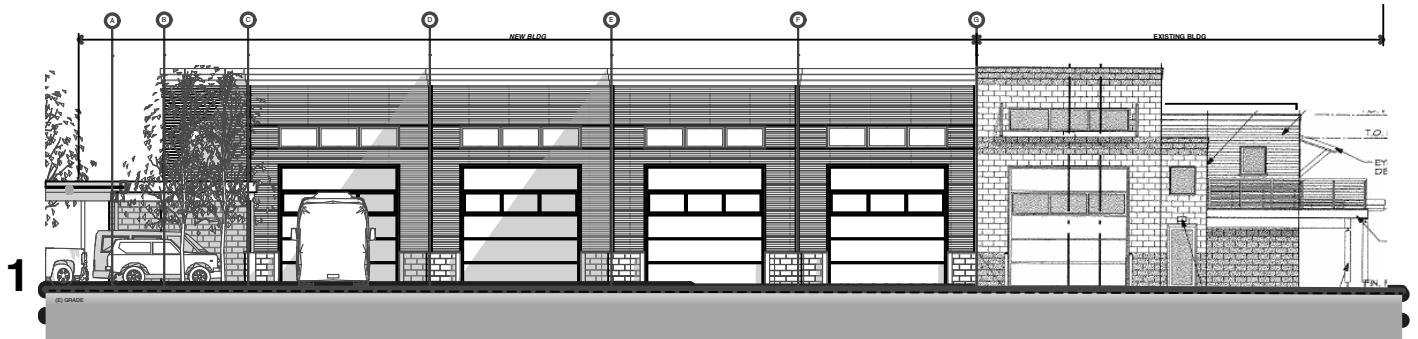


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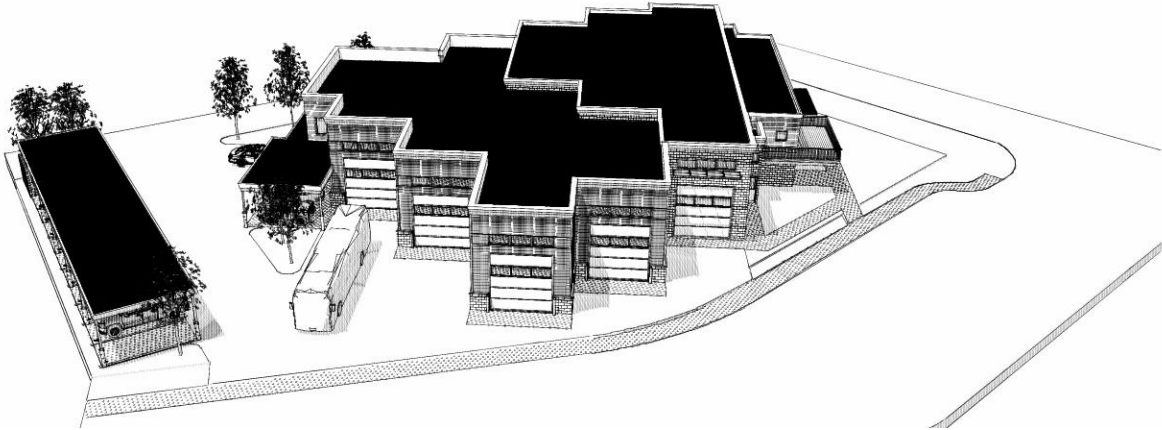
NEW ADDITION





NEW ADDITION

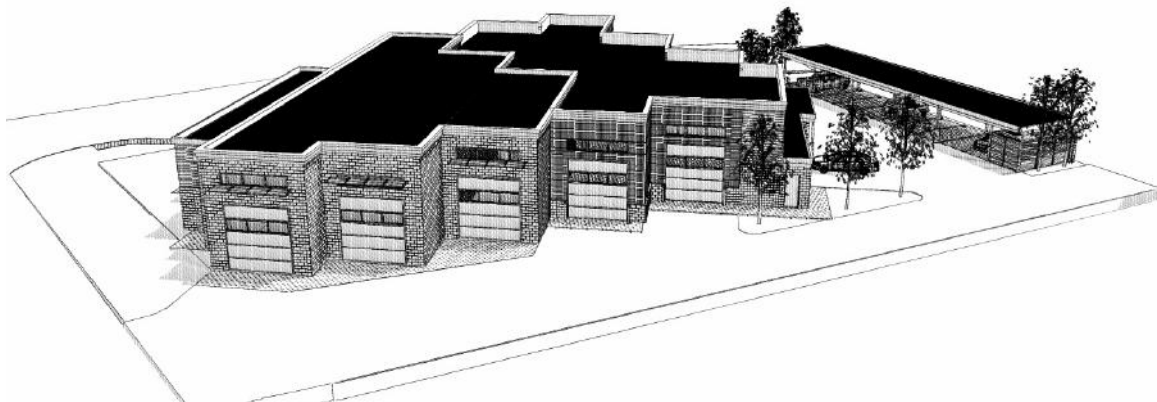
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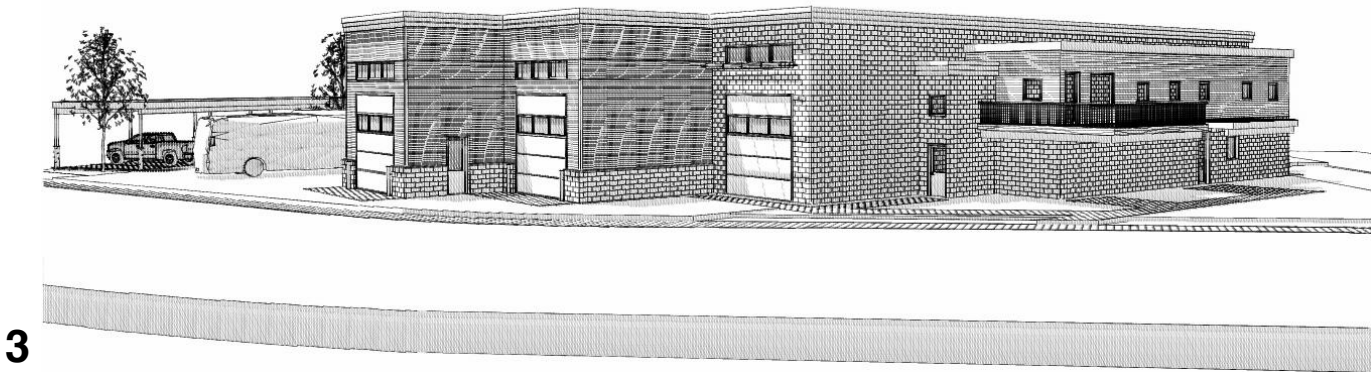
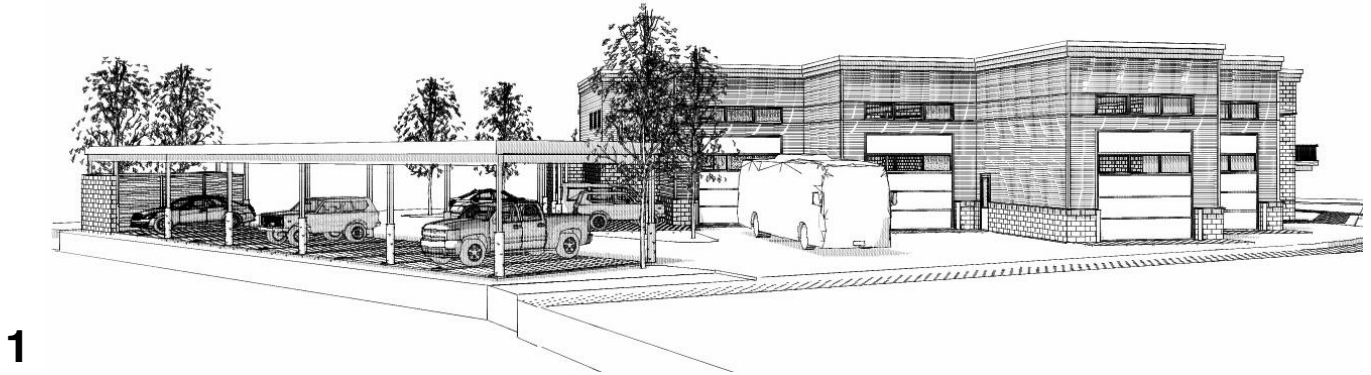


3





NEW ADDITION





City of Ketchum

Agency Name: Sun Valley Economic Development
Project Name: FY24 Funding Request
Contact Person: Harry Griffith
Address: POB 3893 Ketchum, ID 83340
Email: harry@sunvalleyeconomy.org
Phone Number: 208-721-7847

Please provide the information requested below and return via email to aswindley@ketchumidaho.org by end of day, **Friday, April 21, 2023**.

- City Council’s Budget Strategic Session will be on Monday, June 26, 2023 from 9-1 pm (to be confirmed/agenda to follow)
- The public hearing will be on July 17th, with the readings as follows:
 - 1st – August 7st | 2nd – August 21 | 3rd – September 5th

Feel free to expand the text fields. Supporting documents or any additional information for consideration are welcome as attachments.

If any of the below items do not apply to your request, please indicate with N/A.

1. Amount requested for fiscal year 2024: \$ 15,000_____
2. What percentage of your overall budget does the requested amount represent? 7___ %
Please submit a budget sheet for FY2022 and FY2023 that shows overall revenue and expenditures.
3. How would your program or project be impacted if it did not receive funding from the City or if funding were reduced? (Expand the box as needed or submit separately.)

Access to grant dollars from the Idaho Dept. of Commerce Rural ED Grant program would not be possible, and projected funding from the five other Blaine Co municipalities would be very difficult unless the City demonstrated leadership through this budget request. With the largest business community and employer base, Ketchum’s continued support is critical. In order to leverage more than the projected \$55k in Blaine Co. non-Ketchum public sector and \$60k in private sector funding, the City contribution plays a pivotal “key contributor” role.

4. If you received funds from the City in fiscal year 2023, please provide specific examples of how those funds were used to benefit the community. (Expand the box as needed or submit separately.)

1. Growth/expansion of the Sun Valley Culinary Institute programs & staff
2. \$25k grant recipient for Talent Pipeline Management needs and implementation assessment
3. Participation in Wood River Early Learning Collaborative
4. Delivery of economic data and analyses to inform public & private decision-making
5. Guidance to businesses on accessing external capital, succession planning and business plans.

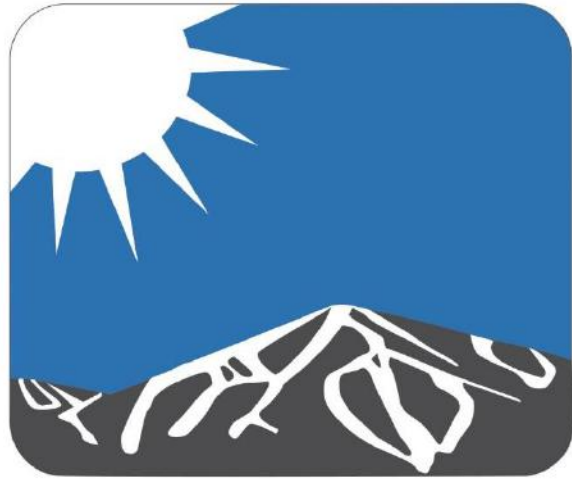
An updated ROI calculation based on methodology used by other leading Idaho ED organization is attached.

5. If you receive funds from the City in fiscal year 2024, please provide specific goals set by your organization. (Expand the box as needed or submit separately.)

SVED delivers projects and programs that create economic value for Ketchum through:

1. More Jobs: Retain existing and attract new businesses
2. Improved Sales: Increase business traffic & reduce seasonality
3. Better Decision Making: Provide timely data & analysis on the local economy
4. Removing Obstacles: Improve the local business environment
5. Delivering Significant ROI: real and positive community-wide impact from sponsored projects & programs

A strategic plan and performance metrics for SVED's current fiscal year is attached.



**SUN VALLEY
ECONOMIC
DEVELOPMENT**

SVED 2023 Strategic Plan

APPROVED

2023 Action Plan - Framework

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

Strategic Plan - Business Attraction, Creation, Expansion & Retention

	Potential Strategy	Potential Tactics/Projects	Priority/ Weight (3=Hi)	Potential Targets
1	Attract & recruit specific/ focused relocation leads	Food & Beverage services Small professional offices Outdoor recreation startups	3	New/existing restaurants/brands Professional, PE, VCs, etc. Ski, bike, etc
2	Respond to Commerce RFPs	As needed	2	Smaller low-infrastructure co's
3	Solicit & draft Idaho incentive/other grant applications	Tax Reimbursement Incentive (TRI) Property Tax Exemption (PTE) Advantage, STEP & other	3	SUN FBO 2, etc Steadfast Prop, etc.
4	Regular outreach to local businesses and organizations	Meetings & phone calls Succession planning	3	Commerce 75 list, minority business Aging business owners
5	Provide access to external funding sources	SBA program applications BBB grant applications Other agency applications Local grant applications	3	SBA loan application candidates Seminars & grant support Advise on other grant programs
6	Community education & advocacy	Prepare periodic economic analyses Publish membership newsletters Advocate on critical business issues	3	Quarterly issuance Monthly issuance Regultry issues, LOT, new technology

Strategic Plan - Housing/Accommodation & Infrastructure

	Potential Strategy	Potential Tactics/Projects	Priority/ Weight (3=Hi)	Potential Targets
1	Community Education & Advocacy	Affordable, Middle Income, Professional Multi-family, Tiny Home, other Regulatory policy changes Increase supply incentives LOT for housing	3	Analysis, tracking & reporting Steadfast, ARCH, other Height, density, other zoning policies Property Tax Exemption improvement Analysis for ballot measure
2	Increase Accessible Rental Options	Long-term rental incentive policies Short Term Rental market analysis	2	Rent rates, residency restrictions Incentivize ST>LT rental conversion
3	Expand Accommodation & Lodging Options	Hotel projects Support WR Tourism & Lodging Coalitions	2	Marriott Signature, Harriman, etc ExCo participation & data analysis
4	Expand Sustainability Infrastructure	Sustainability Committee participation Baldy Forest Health participation Identify & share grant opportunities	2	Support lead organization efforts
5	Improve Transportation Systems	Increase SUN access & capabilities Improve Commuting/Public Transit	1	Support lead organization efforts

Strategic Plan - Workforce

	Potential Strategy	Potential Tactics/Projects	Priority/ Weight (3=Hi)	Potential Targets
1	Improve Vocational Pathways	Leverage TPM® infrastructure Build Apprenticeship programs Create Internship/other programs	3	Inventory business needs SV Culinary Institute, Const/Trades Engage local educators & NFPs
2	Expand Childcare Options	Increase existing capacity Develop new capacity	2	Early Youth Educational committee participation
3	Attract Talent	Quality of Place marketing Remote worker marketing Corporate event leverage	1	New QOP metrics & campaign Friends & family, trailing spouses, etc Enhance experiences & exposure
4	Community Education & Advocacy	Living wage/ALICE analysis Labor statistics analysis	1	Support lead organization efforts Analyze workforce gaps

Strategic Plan - Place Making/Training/Other

	Potential Strategy	Potential Tactics/Projects	Priority/ Weight (3=Hi)	Potential Targets
1	Increase recreational assets & opportunities	Grow Sun Valley Culinary Institute Baldy Forest Health participation Develop new RV parks	3	Increase BCSD & rest. engagement Private land match applications Parcel advocacy
2	Deliver SVED Community Events	Conduct 1-3 Forums and/or Summit Implement social media program	3	Keynote speakers, vibrant themes LinkedIn, etc
3	Improve SVED team skills & influence	Increased IEDA engagement RIVDA Loan Board participation	2	Participate in Legislative committee Conduct SBA regional loan reviews
4	Expand Membership rooster	Improve member value proposition Sustain participating membership Broadcast SVED successes	3	Adjust membership benefits Achieve 75 business outreach target ROI methodology
5	Maintain/improve Financial Performance	Optimize P&L performance Secure additional grants Optimize EIDL loan	3	Positive Summit & overall P&L iWDC/other program admin. fees Secure incremental interest
6	Optimize organizational Structure	Evaluate collaboration alternatives Refresh Board Access additional work capacity	3	Other NFPs Diversity & new blood Board volunteers, interns, othe

SVED 2023 Performance Criteria

ANNUAL PERFORMANCE CRITERIA (DRAFT)					
Performance Objective Number	Action Plan Category	Performance Criteria/Assessment	Target Date for Delivery	Weight (1=lo, 3=hi)	%
1	Business Attraction, Retention & Expansion	Attract & recruit businesses for relocation based on targeted criteria such as industry, scale, local impacts & doability; support with provision of timely advise/ data	30-Dec-23	3	13%
2		Advocate for and/or support five (5) local businesses with economic development objectives and/or with government incentive programs.	30-Dec-23	3	13%
3		Develop/support workforce housing project implementation	30-Dec-23	3	13%
4		Participate in five (5) tourism/hospitality-related expansion activites/programs	30-Dec-23	2	8%
5		Support expansion of professional & other programs at Sun Valley Culinary Institute	30-Dec-23	2	8%
6	Place Making	Provide strategic and/or analytical support to three (3) community events, organizations and/or networks	30-Dec-23	1	4%
7		Deliver three (3) community educational events	30-Nov-23	2	8%
8		Conduct a minimum of six (6) annual conversations with each local government/representative	30-Dec-23	2	8%
9	Training	Particpate in eight (8) community economic development seminars, conferences, networking, webinar and/or other events	30-Dec-23	1	4%
10	Other	Outreach to eight (8) local businesses/organizations per month	30-Dec-23	3	13%
11		Secure seven (7) new or lapsed members, and maintain YE membership of 75	30-Dec-23	2	8%
12		Maintain three (3) year ROI of at least \$5 delivered for each \$1 invested by community	30-Dec-23	3	13%
13		Deliver positive YE net operating income	30-Dec-23	3	13%

Sun Valley Economic Development, Inc.
FY 2022 ACTUALS
 January - December 2022

	FY22	
	Actual	Budget
Income		
Income		
Events		
Summit		
Registrations	5,175	7,500
Sponsorships	2,100	7,500
Total Summit	\$ 7,275	\$ 15,000
Total Events	\$ 7,275	\$ 15,000
Grant Income		
Idaho Power		2,500
IWDC Grant Incoe (Restricted)	3,125	
Other Grant Income	1,000	
State Dept of Commerce	27,200	24,150
Total Grant Income	\$ 31,325	\$ 26,650
Private Sector		
Membership	51,150	40,000
Total Private Sector	\$ 51,150	\$ 40,000
Public Sector		
Blaine County		30,000
Hailey	3,000	4,000
Ketchum	10,000	10,000
Kura	15,000	15,000
Sun Valley	7,500	8,500
Total Public Sector	\$ 35,500	\$ 67,500
Total Income	\$ 125,250	\$ 149,150
Interest Income	5	12
z In Kind Revenue & Services	15,800	15,000
Total Income	\$ 141,055	\$ 164,162
Gross Profit	\$ 141,055	\$ 164,162
Expenses		
Expenses		
Project Expenses		
Forums & Meetings	0	
Incubation		
Culinary	1,000	
Total Incubation	\$ 1,000	\$ 0
Total Project Expenses	\$ 1,000	\$ 0
Total Expenses	\$ 1,000	\$ 0
Office Administration		
Accounting		

Late Receipt; included in 2023 financials

General Accounting	4,223	3,600
Tax Preparation	1,077	1,200
Total Accounting	\$ 5,299	\$ 4,800
Bank Costs	855	600
Dues & Subscriptions	759	350
Other Fees & Service	2,687	1,700
Total Office Administration	\$ 9,601	\$ 7,450
Operating Expenses		
Compensation		
Executive Director		
Base	100,000	98,663
Bonus	8,530	9,733
Total Executive Director	\$ 108,530	\$ 108,396
Total Compensation	\$ 108,530	\$ 108,396
Consulting	7,209	8,000
Marketing	5,806	5,500
Professional Fees		200
Training	535	500
Travel, Meals & Entertainment Expense	5,665	5,000
Web Site	390	1,000
Total Operating Expenses	\$ 128,135	\$ 128,596
Uncategorized Expense		535
Total Expenses	\$ 138,737	\$ 136,581
Net Operating Income	\$ 2,319	\$ 27,581
Other Expenses		
In-Kind Revenue & Services	15,800	15,000
Loans Repayment & Miscellaneous	0	1,905
Total Other Expenses	\$ 15,800	\$ 16,905
Net Other Income	\$ -15,800	\$ -16,905
Net Income	\$ -13,481	\$ 10,676

Thursday, Feb 09, 2023 12:03:40 PM GMT-8 - Accrual Basis

Sun Valley Economic Development, Inc.
FY 2023 Budget APPROVED
 January - December

	Approved FY23 Budget
Income	
Income	
Events	
Summit	
Registrations	\$ 2,000
Sponsorships	\$ 7,500
Total Summit	\$ 9,500
Total Events	\$ 9,500
Grant Income	
Idaho Power	
IWDC Grant Incoe (Restricted)	\$ 21,875
Other Grant Income	\$ 1,000
State Dept of Commerce	\$ 24,100
Total Grant Income	\$ 46,975
Private Sector	
Membership	\$ 60,000
Total Private Sector	\$ 60,000
Public Sector	\$ -
Blaine County	\$ 55,000
Hailey	\$ 3,000
Ketchum	\$ 15,000
Kura	\$ 5,000
Sun Valley	\$ 6,500
Total Public Sector	\$ 84,500
Total Income	\$ 200,975
Interest Income	\$ 2,800
z In Kind Revenue & Services	\$ 18,000
Total Income	\$ 221,775
Gross Profit	\$ 221,775
Expenses	
Expenses	
Project Expenses	
Forums & Meetings	\$ 10,000
Incubation	
Culinary	\$ 1,000
Total Incubation	\$ 1,000
Total Project Expenses	\$ 11,000
Total Expenses	\$ 11,000
Office Administration	\$ -
Accounting	

General Accounting	\$ 5,000
Tax Preparation	\$ 1,500
Total Accounting	\$ 6,500
Bank Costs	\$ 900
Dues & Subscriptions	\$ 1,000
Other Fees & Service	\$ 3,000
Total Office Administration	\$ 24,400
Operating Expenses	
Compensation	
Executive Director	
Base	\$ 100,000
Bonus	\$ 10,000
Total Executive Director	\$ 110,000
Total Compensation	\$ 110,000
Consulting	\$ 29,875
Marketing	\$ 10,000
Professional Fees	\$ 200
Training	\$ 800
Travel, Meals & Entertainment Expense	\$ 5,300
Web Site	\$ 1,600
Total Operating Expenses	\$ 157,775
Uncategorized Expense	\$ -
Total Expenses	\$ 193,175
Net Operating Income	\$ 28,600
Other Expenses	
In-Kind Revenue & Services	\$ 18,000
Loans Repayment & Miscellaneous	\$ 4,572
Total Other Expenses	\$ 22,572
Net Other Income	\$ 6,028
Net Income	\$ 6,028

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