KETCHUM URBAN RENEWAL AGENCY

KETCHUM URBAN RENEWAL AGENCY
Monday, September 14, 2026 at 4:00 PM
191 5th Street West, Ketchum, Idaho 83340

AGENDA

PUBLIC PARTICIPATION INFORMATION
Public information on this meeting is posted outside City Hall.

We welcome you to watch KURA Meetings via live stream.
You will find this option on our website at https://www.ketchumura.org/kura/meetings.

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

Join us via Zoom *(please mute your device until called upon)*.
Join the Webinar: https://ketchumidaho-org.zoom.us/j/84214376438
Webinar ID: 842 1437 6438

Join us at City Hall.

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

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

CALL TO ORDER: By Chair Tyler Davis Jeffers
ROLL CALL: Pursuant to Idaho Code 74-204(4), all agenda items are action items, and a vote may be taken on these items.
COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS:

1. Public Comments submitted

NEW BUSINESS:

2. Recommendation to approve minutes of August 10, 2026, KURA Meeting - Secretary Trent Donat
3. Recommendation to approve minutes of August 26, 2026, KURA *Special Meeting* - Secretary Trent Donat
4. Recommendation to approve payment of bills - Treasurer Brent Davis
5. Update on FY2026 CIP Projects - Director of Public Works Ben Whipple

PUBLIC HEARING:

6. Recommendation to hold Public Hearing and approve FY 2026 Budget and adopt Resolution No. 26-URA08 the amended FY 2026 Annual Appropriation Resolution - Treasurer Brent Davis

ADJOURNMENT:

KETCHUM URBAN RENEWAL AGENCY

Meeting Minutes of the KURA Meeting

Monday, August 10, 2026,	4:00 p.m.	Ketchum City Hall

CALL TO ORDER:
Tyler Davis-Jeffers called the meeting to order. *(00:00:13 in video)*

ROLL CALL:
Present:
Board Member—Mason Frederickson
Board Member— Casey Burke
Board Member—Tripp Hutchinson (remote)
Board Member—Tyler Davis-Jeffers

ABSENT:
Dillon Witmer—Board Member
Randy Hall—Board Member
Tracie Smith—Board Member

Other attendees:
Abbey Germaine—KURA Attorney (remote)
Ben Whipple—Director of Public Works
Brent Davis—KURA Treasurer (remote)
Jade Riley—City Administrator
Mel Jackson— Executive Director, SVED
Trent Donat—City Clerk and KURA Secretary

NEW BUSINESS:
2. **Motion to approve the minutes of Monday, July 13, 2026, KURA meeting** (*00:00:56 in video)*
MOVER: Mason Frederickson
SECONDER: Casey Burke
AYES: Mason Frederickson, Tripp Hutchinson, Tyler Davis-Jeffers, Casey Burke
RESULT: Motion Passes

3**. Motion to approve the payment of bills from July 10 to August 7, 2026** (*00:01:22 in video)*
MOVER: Casey Burke
SECONDER: Mason Frederickson
AYES: Mason Frederickson, Tripp Hutchinson, Tyler Davis-Jeffers, Casey Burke
RESULT: Motion Passes

4. Sun Valley Economic Development Quarterly Update
   - Presented by: Mel Jackson (*00:01:54 in video)*
   - Comments and discussion by the Board and staff (*00:15:37 in video)*

5. Recommendation to adopt Resolution 26-URA06 approving the FY 2027 Budget
   - Presented by: Brent Davis (*00:18:18 in video)*
   - Comments and discussion by the Board (*00:20:01 in video)*

Motion to approve Resolution 26-URA06, the annual appropriation resolution for FY2027, commencing October 1, 2026, and ending September 30, 2027 (*00:20:14 in video)*
MOVER: Mason Frederickson
SECONDER: Casey Burke
AYES: Mason Frederickson, Tripp Hutchinson, Tyler Davis-Jeffers, Casey Burke
RESULT: Motion Passes

6. Update on FY2026 CIP Projects
- Presented by: Ben Whipple (*00:21:10 in video)*
- Comments and questions by the Board and staff (*00:37:11 in video)*

EXECUTIVE SESSION
7. Idaho Code 74-206-1c: to acquire an interest in real property not owned by a public agency.

Motion for Idaho Code 74-2061c to move into Executive Session to acquire an interest in real property now owned by a public agency (*00:59:16 in video)*
MOVER: Mason Frederickson
SECONDER: Casey Burke
AYES: Mason Fredrickson, Casey Burke, Tripp Hutchinson, Tyler Davis-Jeffers
RESULT: Motion Passes

Motion to direct staff to pursue the release of the due diligence contingency pending final negotiation associated with the real property purchase (*01:00:08 in video)*
MOVER: Tyler Davis-Jeffers
SECONDER: Mason Frederickson
AYES: Tyler Davis-Jeffers, Mason Frederickson, Casey Burke, Tripp Hutchinson
RESULT: Motion Passes

Motion to Adjourn (*01:00:34 in video)*
MOVER: Casey Burke
SECONDER: Mason Frederickson
AYES: Tripp Hutchinson, Mason Frederickson, Tyler Davis-Jeffers, Casey Burke
RESULT: Adjourned

____
Tyler Davis-Jeffers, Board Chair

ATTEST:

____
Trent Donat, KURA Secretary

KETCHUM URBAN RENEWAL AGENCY

SPECIAL MEETING Meeting Minutes of the KURA Meeting

Wednesday, August 26, 2026 | **4:00 p.m.** | **Ketchum City Hall**

CALL TO ORDER:
Tyler Davis-Jeffers called the meeting to order. *(00:00:15 in video)*

ROLL CALL:
Present:
Casey Burke—Board Member
Randy Hall—Board Member
Tripp Hutchinson—Board Member
Tyler Davis-Jeffers—Board Member

ABSENT:
Dillon Witmer—Board Member
Mason Frederickson—Board Member
Tracie Smith—Board Member

Other attendees:
Abbey Germaine—KURA Attorney (remote)
Brent Davis—KURA Treasurer
Jade Riley—City Administrator
Trent Donat—City Clerk and KURA Secretary

NEW BUSINESS:
1. Recommendation to complete purchase of 700 North Washington for future Community Housing project
- Presented by: Jade Riley (*00:00:40 in video)*
- Questions and discussion by the Board and staff (*00:03:47 in video)*

Motion to approve Resolution 26-URA07 authorizing purchase of 700 North Washington Avenue property for future community housing project (*00:04:26 in video)*
MOVER: Tripp Hutchinson
SECONDER: Casey Burke
AYES: Tripp Hutchinson, Casey Burke, Randy Hall
RESULT: Motion Passes

Discussion by the Board and staff (*00:05:24 in video)*

2. Recommendation to proceed with powerline undergrounding project in alley between Washington Street and First Avenue
- Presented by: Jade Riley (*00:06:03 in video)*
- Questions and discussion by the Board and staff (*00:09:33 in video)*

Motion to approve an additional $18,919.52 in Ketchum Urban Renewal Agency funding for the alley undergrounding project, bringing the agency's total contribution to $140,523.02, an authorized reimbursement to the city for eligible project expenditures in accordance with the agency's reimbursement procedures (*00:12:57 in video)*
MOVER: Tripp Hutchinson
SECONDER: Casey Burke
AYES: Tripp Hutchinson, Casey Burke, Randy Hall
RESULT: Motion Passes

Discussion by the Board and staff (*00:13:36 in video)*

3. Recommendation to proceed with maintenance project in alley behind Town Square
- Presented by: Jade Riley (*00:19:25 in video)*
- Questions and discussion by the Board and staff (*00:22:12 in video)*

Motion to approve up to $94,855.50 in KURA funding for paving the alley adjacent to Ketchum Town Square with concrete pavers and authorizing reimbursement to the city for eligible project expenditures in accordance with the agency's reimbursement procedures (*00:22:31 in video)*
MOVER: Casey Burke
SECONDER: Tripp Hutchinson
AYES: Casey Burke, Tripp Hutchinson, Randy Hall
RESULT: Motion Passes

Motion to Adjourn (*00:24:04 in video)*
MOVER: Tripp Hutchinson
SECONDER: Randy Hall
AYES: Tripp Hutchinson, Randy Hall, Casey Burke
RESULT: Adjourned

Tyler Davis-Jeffers, Board Chair

ATTEST:

Trent Donat, KURA Secretary

Report Criteria:
Invoices with totals above $0 included.
Paid and unpaid invoices included.
[Report].GL Account Number = "9610000000"-"9848009999"

Vendor Name	Invoice Number	Description	Net Invoice Amount
URBAN RENEWAL AGENCY			
URBAN RENEWAL EXPENDITURES			
98-4410-4200 PROFESSIONAL SERVICES			
ELAM & BURKE	223080	General Representation July 7-31, 2026	2,436.00
ELAM & BURKE	223615	General Representation Aug 5-31, 2026	986.00
ELAM & BURKE	223616	Representation for 700 N. Washington Aug 5-31, 2026	1,276.00
IDAHO POWER COMPANY	00549460	Washington Parking Lot Undergrounding	171,808.00
HOLST ARCHITECTURE, INC	0031669	Professional Services July 1-31, 2026	1,635.00
Starhope Engineering	26030-001	700 N Washington Survey	3,681.05
98-4410-7100 INFRASTRUCTURE PROJECTS			
Blaine County Title, Inc	26-26646	Property Closing 700 N Washington Ave.	2,929,265.00
98-4410-8801 REIMBURSE CITY GENERAL FUND			
City of Ketchum	9875	Sep 2026 Salaries and Benefits	9,511.15
Total URBAN RENEWAL EXPENDITURES:			3,120,598.20
URA DEBT SERVICE EXPENDITURES			
98-4800-8400 DEBT SERVICE ACCT PRIN-2021			
ZIONS BANK CC	09152026	Zions Bank KURA Debt Payment	495,066.97
98-4800-8450 DEBT SRVC ACCT INTRST-2021			
ZIONS BANK CC	09152026	Zions Bank KURA Debt Payment	22,207.05
Total URA DEBT SERVICE EXPENDITURES:			517,274.02
Total URBAN RENEWAL AGENCY:			3,637,872.22
Grand Totals:			3,637,872.22

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

ELAM & BURKE
ATTORNEYS AT LAW

July 31, 2026

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

Invoice No.	223080
Client No.	8962
Matter No.	1
Billing Attorney:	ARG

INVOICE SUMMARY

For Professional Services Rendered from July 7, 2026 through July 31, 2026.

RE: General Representation

Total Professional Services	$ 2,436.00
Total Costs Advanced	$ .00
TOTAL THIS INVOICE	**$ 2,436.00**

ELAM & BURKE

July 31, 2026
Invoice No. 223080
Client No. 8962
Matter No. 1
Billing Attorney: ARG

PROFESSIONAL SERVICES

Date	Atty	Description	Hours
7/07/26	ARG	Draft reimbursement agreement for ARCH community housing trust. Review funding application by ARCH. Review project improvement list.	2.20
7/07/26	ARG	Draft resolution approving reimbursement agreement for ARCH and KURA. Review agreement for purposes of drafting resolution.	1.40
7/08/26	ARG	Continue drafting resolution for ARCH reimbursement agreement. Review and respond to email correspondence from staff regarding reimbursement amounts. Draft email correspondence to Jade Riley regarding draft July KURA agenda and provide documents for same.	1.40
7/09/26	ARG	Review email correspondence from Brent Davis regarding budget approval process. Review budget proposal packet and provide revisions to same. Review and respond to email correspondence from Jade Riley regarding requested revisions to ARCH agreement. Revise agreement accordingly. Send agreement to parties for consideration. Review and respond to email correspondence from Trent Donat.	1.40
7/10/26	ARG	Review and respond to email correspondence from Brent Davis regarding KURA FY27 packet. Review and respond to email correspondence from Jade Riley regarding payment of invoice and reimbursement to City. Review KURA July packet.	.70
7/13/26	ARG	Prepare for KURA July Board meeting by reviewing action items. Attend July Board meeting via Zoom and provide advice related to issue regarding reimbursement agreement.	1.30

TOTAL PROFESSIONAL SERVICES **$ 2,436.00**

SUMMARY OF PROFESSIONAL SERVICES

Name	Staff Level	Rate	Billed Hours	Billed Amount	Non-Chargeable Hours	Non-Chargeable Amount
Germaine, Abbey R.	Shareholder	290.00	8.40	2,436.00	.00	.00
Total			**8.40**	**$ 2,436.00**	**.00**	**$ .00**

July 31, 2026

Invoice No.	223080
Client No.	8962
Matter No.	1
Billing Attorney:	ARG

TOTAL THIS INVOICE **$ 2,436.00**

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

July 31, 2026

Ketchum Urban Renewal Agency	Invoice No. 223080
Attn: Brent Davis & Trent Donat	Client No. 8962
bdavis@ketchumidaho.org	Matter No. 1
tdonat@ketchumidaho.org	Billing Attorney: ARG
finance@ketchumidaho.org	

REMITTANCE

RE: General Representation

BALANCE DUE THIS INVOICE **$ 2,436.00**

ONLINE PAYMENTS

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

To pay online, please click here: Pay Now or go to: www.elamburke.com/payments

ACH PAYMENTS IN USD

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

CHECK PAYMENTS

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

Please reference: Invoice 223080, File # 8962 - 1 on all payments.

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

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

ELAM & BURKE
ATTORNEYS AT LAW

August 31, 2026

Ketchum Urban Renewal Agency		Invoice No.	223615
Attn: Brent Davis & Trent Donat		Client No.	8962
bdavis@ketchumidaho.org		Matter No.	1
tdonat@ketchumidaho.org		Billing Attorney:	ARG
finance@ketchumidaho.org			

INVOICE SUMMARY

For Professional Services Rendered from August 5, 2026 through August 31, 2026.

RE: General Representation

Total Professional Services	$ 986.00
Total Costs Advanced	$ .00
TOTAL THIS INVOICE	**$ 986.00**

ELAM & BURKE

August 31, 2026

Invoice No.	223615
Client No.	8962
Matter No.	1
Billing Attorney:	ARG

PROFESSIONAL SERVICES

Date	Atty	Description	Hours
8/05/26	ARG	Review and respond to email correspondence from Aly Swindley regarding KURA agenda and action items. Review reappointment procedure for KURA commissioners.	.80
8/10/26	ARG	Prepare for August Board meeting by reviewing Board packet. Attend Board meeting via Zoom. Advise in executive session on real property acquisition.	1.60
8/24/26	ARG	Review and respond to correspondence from Jade Riley regarding resolution for closing on 700 Washington. Draft email correspondence to Angela Edwards regarding same.	.30
8/26/26	ARG	Attend special KURA meeting via Zoom to approve PSA for 700 Washington and other items.	.70

TOTAL PROFESSIONAL SERVICES **$ 986.00**

SUMMARY OF PROFESSIONAL SERVICES

Name	Staff Level	Rate	Billed Hours	Billed Amount	Non-Chargeable Hours	Non-Chargeable Amount
Germaine, Abbey R.	Shareholder	290.00	3.40	986.00	.00	.00
Total			**3.40**	**$ 986.00**	**.00**	**$ .00**

TOTAL THIS INVOICE **$ 986.00**

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

ELAM & BURKE
ATTORNEYS AT LAW

August 31, 2026

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

Invoice No.	223615
Client No.	8962
Matter No.	1
Billing Attorney:	ARG

REMITTANCE

RE: General Representation

BALANCE DUE THIS INVOICE **$ 986.00**

ONLINE PAYMENTS

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

To pay online, please click here: Pay Now or go to: www.elamburke.com/payments

ACH PAYMENTS IN USD

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

CHECK PAYMENTS

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

Please reference: Invoice 223615, File # 8962 - 1 on all payments.

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

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

ELAM & BURKE
ATTORNEYS AT LAW

August 31, 2026

Ketchum Urban Renewal Agency Attn: City Administrator PO Box 2315 jriley@ketchumidaho.org Ketchum, ID 83340	Invoice No. 223616 Client No. 8962 Matter No. 4 Billing Attorney: ARG

INVOICE SUMMARY

For Professional Services Rendered from August 5, 2026 through August 31, 2026.

RE: 700 N. Washington - Hetherington

Total Professional Services	$ 1,276.00
Total Costs Advanced	$ .00
TOTAL THIS INVOICE	**$ 1,276.00**

ELAM & BURKE

August 31, 2026
Invoice No. 223616
Client No. 8962
Matter No. 4
Billing Attorney: ARG

PROFESSIONAL SERVICES

Date	Atty	Description	Hours
8/05/26	ARG	Review due diligence checklist for PSA and deadline for same. Review and respond to email correspondence from Jade Riley regarding Board action regarding same. Review PSA.	.70
8/07/26	ARG	Review memo on real property purchase. Revise same and draft additional language related to closing/next steps.	1.00
8/24/26	AKE	Internal correspondence regarding resolution for purchase agreement and transaction closing. Review file and 2010 plan. Prepare resolution and transmit same to J. Riley. Telephone call with J. Riley and A. Swindley.	2.30
8/26/26	ARG	Prepare for special meeting to approve closing on 700 Washington. Review resolution approving same. Review Board packet and staff report.	.40

TOTAL PROFESSIONAL SERVICES **$ 1,276.00**

SUMMARY OF PROFESSIONAL SERVICES

Name	Staff Level	Rate	Billed Hours	Billed Amount	Non-Chargeable Hours	Non-Chargeable Amount
Edwards, Angela K.	Of Counsel	290.00	2.30	667.00	.00	.00
Germaine, Abbey R.	Shareholder	290.00	2.10	609.00	.00	.00
Total			**4.40**	**$ 1,276.00**	**.00**	**$ .00**

TOTAL THIS INVOICE **$ 1,276.00**

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

August 31, 2026

Ketchum Urban Renewal Agency	Invoice No.	223616
Attn: City Administrator	Client No.	8962
PO Box 2315	Matter No.	4
jriley@ketchumidaho.org	Billing Attorney:	ARG
Ketchum, ID 83340		

REMITTANCE

RE: 700 N. Washington - Hetherington

BALANCE DUE THIS INVOICE **$ 1,276.00**

ONLINE PAYMENTS

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

To pay online, please click here: Pay Now or go to: www.elamburke.com/payments

ACH PAYMENTS IN USD

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

CHECK PAYMENTS

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

Please reference: Invoice 223616, File # 8962 - 4 on all payments.

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

IDAHO POWER®
An IDACORP Company

CUSTOMER COST QUOTE FOR IDAHO POWER FACILITIES

Customer or Project Name: CITY OF KETCHUM - 230 E 2ND ST/KET RELOC EXISTING NO BORE

Construction Costs

Line Installation Costs	
1. Line Installation/Upgrade Charge	$25,932
2. Customer Credits (Betterment, Metering, Salvage)	$(137)
3. Customer Performed Construction Work Credit	$0
4. Net Line Installation Cost	**$25,795**
Unusual Conditions	
5. Unusual Conditions	$90,584
6. Unusual Conditions Bank Letter of Credit (Only for over $10,000)	$0
7. Net Unusual Conditions	**$90,584**
Terminal Facilities Costs	
8. Terminal Facilities	$32,861
9. Terminal Facilities Allowances	$0
10. Terminal Facilities Salvage	$(5,077)
11. Net Terminal Facilities Cost	**$27,784**
12. Underground Service and Attachment Charges	**$0**
13. Engineering Charge	**$0**
14. Permits	**$0**
15. Relocation or Removal	**$27,645**
16. Miscellaneous Charges/Adjustments	**$0**
17. Net Construction Costs (Line Items 4, 7, 11, 12, 13, 14, 15, 16)	**$171,808**
18. Prepaid Charges (Engineering, Permits & Right-of-Way) $2,619	
19. Vested Interest Charge	$0
20. Customer Payment Due Prior to Construction Scheduling	**$171,808**

This cost may not include all construction costs, see page 3 if additional service charges apply.

Notes: Please note that continual supply chain issues outside of Idaho Power's control may cause a shortage of certain materials and equipment necessary to complete the Work (as defined below) and may delay the timing of facilities being installed/constructed. Idaho Power shall keep the customer reasonably apprised of any anticipated delays in the Work.

Customer understands that charges for relocation, transfer or removal of non-Idaho Power equipment attached to Idaho Power facilities are not included in this Customer Cost Quote. It is the customer's responsibility to coordinate this work with the affected utility. All charges associated with this work are the responsibility of the Customer. For utility contact information, please call 208-388-2886.

Customer understands that Idaho Power determines the metering requirements at such time that Customer submits a service request and requested electrical load during final design of the Project as contemplated herein.

Notice: This Customer Cost Quote shall be binding on both Idaho Power Company ("Idaho Power") and Customer for a period of 60 days from the quoted date indicated below, subject to changes in information provided by the Customer or changes in Idaho Power's ability to obtain satisfactory rights-of-way or to comply with governmental regulations, including but not limited to the rules, regulations, and tariffs of the Idaho Public Utilities Commission ("IPUC") and the Public Utility Commission of Oregon ("OPUC"). Customer must make payment of the quoted amount not less than (30) days prior to the start of the construction work set forth in this agreement ("Work"). However, Idaho Power does not represent or warrant that the Work will commence within 30 days of receipt of payment. The start of the Work is subject to Idaho Power's ability to obtain the necessary labor, materials and equipment.

Internal use

Service Request Number:	Customer Account Number:	Work Order Number:	Design Number:	Version:
00549460	2271130466	27698721	0000181791	005

By Initialing below, Customer acknowledges and agrees to the following:

N/A
Customer initials

The Customer has received the Underground Residential Conduit Installation brochure/packet or will access the information available online at https://docs.idahopower.com/pdfs/ServiceBilling/customerservice/newConstruction/UGResConduitInstall.pdf

N/A
Customer initials

Final Grade: The Customer understands that prior to commencement of the Work for the above-named project, Customer's property will be prepared for the installation of Idaho Power facilities. All roadways and cable routes shall have grading and sub grading completed prior to the commencement of Work. The project shall be properly referenced and shall include grade stakes installed at all Idaho Power device locations, as necessary, to establish proper elevations and burial depths for Idaho Power facilities. Customer shall notify Idaho Power of any anticipated delays impacting required preparation of Work. Customer acknowledges responsibility for the total cost of damage to Idaho Power facilities resulting from any subsequent changes in property, required relocation, repair, adjustment to elevations, grades, excavations, or profiles causing improper locations or burial depths of above-ground equipment, below-ground equipment, cable, or conduit.

____
Customer initials

Unusual Conditions: As defined in Idaho Power's line installation tariff, Rule H, Unusual Conditions are construction conditions not normally encountered, but which Idaho Power may encounter during construction which impose additional, project-specific costs. These conditions include, but are not limited to: frost, landscape replacement, road compaction, pavement replacement, chip-sealing, rock digging/trenching, boring, nonstandard facilities or construction practices, and other than available voltage requirements. The total cost for all Unusual Conditions, in connection with the work as set forth on this Customer Cost Quote will be based on the actual costs incurred by Idaho Power related to the conditions encountered during performance of the Work. Upon completion of all Work, Idaho Power will refund to Customer any Unusual Conditions amount set forth on this Customer Cost Quote sheet but, not incurred by Idaho Power.

Prior to commencement of the work, Customer shall identify for Idaho Power the location of all underground pipes, lines, and other facilities (collectively, the "Underground Lines") that may be on Customer's property where Idaho Power is working. Customer agrees to be responsible for identification and location of all Underground Lines and shall indemnify, defend, reimburse and hold harmless Idaho Power and its successors and their respective directors, officers, members, employees, representatives and agents for, from, and against any and all claims, liabilities, losses, damages, expenses, suits, actions, proceedings, judgement and costs of any kind (collectively, "Damages"), whether actual or merely alleged and whether directly incurred or from a third party, arising out of or relating to Customer's failure to properly or adequately identify and locate the Underground Lines, except to the extent finally determined by a court of law that such Damages resulted from the gross negligence or willful misconduct of Idaho Power, its agents, subcontractors, employees, officers or directors.

The Customer acknowledges Idaho Power's Rule C (Service and Limitations), Section 7 (Right of Way) on file with the IPUC OPUC: "The Customer shall, without cost to Idaho Power, grant Idaho Power a right-of-way for Idaho Power's lines and apparatus across and upon the property owned or controlled by the Customer, necessary or incidental to the supplying of Electric Service and shall permit access thereto by Idaho Power's employees at all reasonable hours." By signing this Customer Cost Quote, Customer grants to Idaho Power a perpetual right-of-way over the Customer's property for the installation, operation, replacement and maintenance of power facilities to provide electrical service to the Customer and any future owners of the Customer's property.

Construction Costs available for refund

(Vested Interest limited to 5 years or 4 additional applicants) $0

Customer Payment Due Prior to Scheduling Construction **$171,808**

Underground Service Attachment Charges to be billed separately

N/A
Customer initials

The Customer understands that Underground Service Attachment Charges will be billed separately on the first month's power bill after service installation has been completed. In addition, the Customer has reviewed and acknowledges their responsibility for these costs. Idaho and Oregon cost information are available online at:

ID: https://docs.idahopower.com/pdfs/ServiceBilling/customerservice/newConstruction/IdahoCostInfo.pdf

OR: https://docs.idahopower.com/pdfs/ServiceBilling/customerservice/newConstruction/OregonCostInfo.pdf

Please sign and return all relevant forms along with the amount stated on the Customer Cost Quote to:

IDAHO POWER COMPANY
11831 Highway 75
Hailey, ID 83333

Customer Signature ______________________ Date ______________

Idaho Power Representative Cheryl L Bennett Quote Date 08/05/2026

HOLST

123 NE 3RD AVE
SUITE 310
PORTLAND, OR
97232

P: 503.233.9856

August 14, 2026
Project No: 26-037.00
Invoice No: 0031669

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

Invoice Total	**$1,635.00**

Project 26-037.00 City of Ketchum - LTL and Scattered Site

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

Professional Personnel

	Hours	Rate	Amount	
Architect 6	8.00	190.00	1,520.00	
Architect 7	.50	230.00	115.00	
Totals	8.50		1,635.00	
Total Labor				**1,635.00**
			Total this Invoice	**$1,635.00**

Note: These hours were spent on revisions to the site massing.

Terms: Net 30

STARHOPE ENGINEERING

Bill from

Starhope Engineering, PLLC

PO Box 2167
Hailey, ID 83333
United States

Bill to

City of Ketchum

Finance Department
191 5th St West
Ketchum, Idaho 83340
United States

Project 26030

26030 - 700 N Washington

Services through

May 29, 2026 - Jun 26, 2026

Invoice #	Terms	Issue date	Due date	Invoice total
26030-001	**Net 30**	**Jun 26, 2026**	**Jul 26, 2026**	**$3,681.05**

Hourly Services

Record of Survey

ROLE	HOURS	HOURLY RATE	CURRENT DUE
Principal Surveyor	2.5 hrs	$185.00	$462.50
GPS/Total Station	1 hrs	$50.00	$50.00
Total for Record of Survey			**$512.50**

Topographic Survey

ROLE	HOURS	HOURLY RATE	CURRENT DUE
Principal Surveyor	15.5 hrs	$185.00	$2,867.50
GPS/Total Station	5 hrs	$50.00	$250.00
Total for Topographic Survey			**$3,117.50**

	CURRENT DUE
Hourly Services total	$3,630.00

Expenses

CATEGORY	CURRENT DUE
Mileage	$51.05

Total for Expenses	CURRENT DUE
	$51.05

Invoice total	**$3,681.05**

Thank you for your business! We make it easy for you to pay electronically, see your invoice history and save your payment methods.
To pay your invoice via check by mail, please remit payment to:
PO Box 2167, Hailey, ID 83333

Pay invoice online

Time log

Record of Survey

EMPLOYEE	DATE	ROLE	ACTIVITY	RATE	HOURS	AMOUNT
Wes Van Duser	Jun 5, 2026	Principal Surveyor	utility locate request	$185.00	0.5	$92.50
Wes Van Duser	Jun 12, 2026	GPS/Total Station	Field Survey	$50.00	1	$50.00
Wes Van Duser	Jun 12, 2026	Principal Surveyor	Set missing property corner and collected additional topo data	$185.00	2	$370.00

Topographic Survey

EMPLOYEE	DATE	ROLE	ACTIVITY	RATE	HOURS	AMOUNT
Wes Van Duser	Jun 10, 2026	GPS/Total Station	Field Survey	$50.00	5	$250.00
Wes Van Duser	Jun 10, 2026	Principal Surveyor	Field Survey topo and boundary survey	$185.00	6.5	$1,202.50
Wes Van Duser	Jun 10, 2026	Principal Surveyor	Drafting processed survey data and begin drafting	$185.00	2.5	$462.50
Wes Van Duser	Jun 22, 2026	Principal Surveyor	Drafting	$185.00	6.5	$1,202.50

Blaine County Title, Inc.
ALTA Universal ID: 1074245
360 Sun Valley Road
Ketchum, ID 83340
(208) 726-0700

ALTA Buyer's Settlement Statement

File #:	26-26648	**Property**	700 N Washington Avenue Ketchum, ID 83340 KETCHUM TOWNSITE LOT 8 BLOCK 13	**Settlement Date**	08/31/2026
Print Date & Time:	08/27/2026 at 10:45 AM MDT			**Disbursement Date**	08/31/2026
Escrow Officer:	Daryl Fauth				
Settlement Location:	360 Sun Valley Road Ketchum, ID, 83340	**Buyer**	Ketchum Urban Renewal Agency PO Box 2315 Ketchum, ID 83340		
		Seller	Ryan Hetherington, Trustee of The Ryan Hetherington Living Trust dated April 10, 2018 2924 2nd St Santa Monica, CA 90405		
		Lender			

Description	Buyer	
	Debit	Credit
Financial		
Sale Price of Property	$3,000,000.00	
Deposit		$50,000.00
Seller Credit		$25,000.00
Government Recording and Transfer Charges		
Recording Fees	$15.00	
---Deed: $15.00		
---Mortgage: $0.00		
Title Charges & Escrow / Settlement Charges		
Title - DocuSign Delivery Fee to Blaine County Title, Inc.	$20.00	
Title - Electronic Recording Fee to Blaine County Title, Inc.	$5.00	
Title - Settlement Fee to Blaine County Title, Inc.	$700.00	
Title - Owner's Title Policy to Blaine County Title, Inc.	$3,525.00	
	Debit	**Credit**
Subtotals	**$3,004,265.00**	**$75,000.00**
Due from Buyer		$2,929,265.00
Totals	**$3,004,265.00**	**$3,004,265.00**

Acknowledgement

We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.
We/I authorize Blaine County Title, Inc. to cause the funds to be disbursed in accordance with this statement.

Ketchum Urban Renewal Agency

By: ______________________________
Tyler Davis Jeffers Date

By: ______________________________
Jade Riley Date

By: ______________________________
Brent Davis Date

By: ______________________________
Aly Swindley Date

____
Settlement Agent Date

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

INVOICE

Date	Number	Page
09/01/2026	9875	1

Bill To: KETCHUM URBAN RENEWAL AGENCY
BOX 2315

KETCHUM ID 83340

Customer No. 410
Project:
Terms: Due Upon Receipt
Invoice Due Date: 09/11/2026

Quantity	Description	Unit Price	Net Amount
1	SALARIES & BENEFITS DIRECT COSTS	9,511.15	9,511.15

Please remit payment via:
https://www.ketchumidaho.org/administration/page/online-payments
OR
City of Ketchum
PO Box 2315
Ketchum, ID 83340

Amount	9,511.15
Balance Due	9,511.15

ZIONS BANK. AP Vendor #5106

KETCHUM URBAN RENEWAL AGENCY
PO BOX 2315
KETCHUM, ID 83340-2315

Commercial Loan Statement

Loan Number: 0001010000638245

LOAN INFORMATION		EXPLANATION OF AMOUNT DUE	
Statement Date	**August 17, 2026**	**Due Date**	**September 15, 2026**
Interest Paid Year to Date	**$22,207.06**	Principal Due	$495,066.97
Interest Paid Prior Year	**$52,870.95**	Interest Due	$22,207.05
		Current Due	**$517,274.02**
		Total Due	**$517,274.02**
Maturity Date	September 15, 2030		
Loan Description - COMM TERM - PAY-AS-IF			

NOTE: If your payment is set up for Auto Draft, please do not remit a payment. Payment will be drafted from your account on the appropriate date.

LOAN ACTIVITY SUMMARY

Your Account	Rate	Previous Principal Balance	Principal Advances/Charges	Principal Payments/ Adjustments	New Principal Balance**	Current Payment Due
****8245	1.730000%	2,567,289.58	0.00	0.00	2,567,289.58	517,274.02

** THIS IS NOT A PAYOFF AMOUNT

ACCOUNT ACTIVITY for loan ****8245

DATE	TRANSACTION DESCRIPTION	INTEREST/FEES	PRINCIPAL	BALANCE
02/15/2026	ENDING BALANCE PREV STMT			2,567,289.58
03/03/2026	Interest Payment	22,207.06-		
08/17/2026	ENDING BALANCE THIS STMT			2,567,289.58

***PLEASE NOTE:** If you are currently involved in a bankruptcy or have previously received a bankruptcy discharge for this debt, please treat this letter as for notice and informational purposes only and not as a demand for payment. Please contact us if you have filed for bankruptcy or have previously received a discharge of this debt so that we may update our records.*

ZIONS BANK.

7860 S BINGHAM JUNCTION BLVD
MIDVALE, UT 84047

Commercial Loan Statement Coupon

Your Account Number: 0001010000638245

Your Payment Due Date Is: September 15, 2026

Total Amount Due: $517,274.02

Enter Additional Payment Amount: $ 517,274.02

Total Payment: $

CL011A 0005686 01 L2 0.707 **AUTO T9 0 3562 83340-231515 -C01-P05691-I1

KETCHUM URBAN RENEWAL AGENCY
PO BOX 2315
KETCHUM, ID 83340-2315

⑆502800000⑆ 0010100000638245⑈

CIP Project Status Update

	Project Name	Location	Status (as of 8/6/26)
2026 PROJECTS			
ROADS & PARKING			
CC	1st Avenue	E Sun Valley Rd to E 5th St	Starts 9/8/26. Outreach underway
CC	R&M - Chip Sealing	Downtown + Neighborhoods	Complete
CC	Town Square Alley Asphalt	Alley bet Sun Valley Rd & 4th St	Starting construction on 9/19
URA	YMCA Parking	Saddle Rd. & Lewis Lot	Working through contractor availability
CC	Stop Signs	Downtown	Implementation underway
POWER LINE UNDERGROUNDING			
URA	IPCo undergrounding - Alley	between Washington & 1st Ave	Scheduled for April 2027
URA	IPCo undergrounding - Parking Lot	1st/Wash lot & alleys	Project scheduled to start in September and run ~2 wks
SIDEWALKS			
URA	Huck and Paddle to Kneadery Sidewalk + Fix West Side	Downtown	Complete
URA	1st Avenue & 5th Street Infill + SW Corner Rehab	Downtown	Complete
URA	South of Town	River to Bridge	Sidewalk subgrade work & building demo work begins ~9/16
URA	Albertsons Driveway Apron Adjustment	Downtown	Complete
URA	6th St & Leadville Ave Intersection	Hotel Ketchum/Leadville parking lot corner	Pushed to 2027
PARKS & FACILITIES			
URA	Town Square Reduced Scope Implementation	Downtown	ADA Ramp construction starting mid September
URA	Warm Springs Preserve Welcome Building	Warm Springs Preserve	Complete
URA	Ore Wagon Museum		Beginning work mid to late September
2027 Planning & Design			
URA	Multi Use Pathway - Hwy 75	6th St to Saddle Rd	Surveying nearing completion
URA	2nd Ave Bike Path	South of Town	Surveying nearing completion
URA/CC	Bike/Ped Neighborhood Connections	Downtown	Bike lane trials on 6th St and Gem Streets/Leadville installed
CC	Hwy 75 North of Town Rebuild	North of Town	Surveying nearing completion
CC	10th St Road Rehab - in conjunction with Hwy 75 Rebuild	North of Town	Surveying nearing completion
CC	Recreation & Visitor Center Refresh	Downtown	Initial concepts being worked on Winter 2026/27

KETCHUM URBAN RENEWAL AGENCY

Ketchum Urban Renewal Agency

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

September 14, 2026

Chair and Commissioners
Ketchum Urban Renewal Agency
Ketchum, Idaho

Recommendation to Hold Public Hearing and Approve FY 2026 Budget and Adopt Resolution No. 26-URA08 The FY 2026 Annual Appropriation Resolution

Introduction/History

Per Idaho Code 50-2006 the Urban Renewal Agency (URA) is required to pass an annual appropriation resolution and submit the resolution to the City Clerk of the City of Ketchum. The board completed all of the needed steps to establish the original adopted budget.

This item is to address an amendment to the FY 2026 budget based on expenditure timing along with recent board decisions regarding property acquisition and partnerships.

Analysis

The Board will hold a public hearing on September 14, 2026, at 4:00 PM for the purpose of considering and adopting an amended FY 2027 budget and making the needed appropriations.

The Board will consider adopting Resolution Number 26-URA08, entitled the Amended Annual Appropriation Resolution for the Fiscal Year beginning October 1, 2025, appropriating sums of money authorized by law and deemed necessary to defray all expenses and liabilities of the Urban Renewal Agency and providing an effective date.

No public comments have been received to date.

Financial Requirement/Impact

The FY 2026 Urban Renewal Agency Budget provides budget authority for the services and projects the Agency anticipates providing during the new fiscal year.

Recommendation and Motions

Staff recommends the Board adopt the following motions:

1. I move to approve and adopt the FY 2026 KURA Amended Budget as presented and Resolution 26-URA08, The Amended Annual Appropriation Resolution appropriating sums of money authorized by law and deemed necessary to defray all expenses and liabilities of the Urban Renewal Agency, for the fiscal year commencing October 1, 2025, and ending September 30, 2026, for all general, special and corporate purposes; directing the Executive Director to submit said budget to all agencies and bond holders.

Attachments:

FY 2027 Amended Budget Public Notice
Resolution 26-URA08

NOTICE OF PUBLIC HEARING

A public hearing for consideration of the Ketchum Urban Renewal Agency revised budget for the fiscal year that begins October 1, 2025, and ends September 30, 2026, will be held at the Ketchum City Council chambers, located at 191 5th Street, on September 14, 2026 at 4:00pm pursuant to Idaho Code 50- 1002. Written or oral comments about the proposed budget are welcome. Written comments may be submitted prior to the meeting to: Ketchum Urban Renewal Agency, PO Box 2315 Ketchum, Idaho 83340 or sent to bdavis@ketchumidaho.gov. The Agency budget funds the program, services, and capital projects that the Agency Board has determined to be important to meet the Agency's strategic goals and meet the needs of the residents and businesses within the Agency's boundaries. The City Council chambers are accessible to persons with disabilities.

KETCHUM URBAN RENEWAL AGENCY

	ACTUAL FY 2024	REVISED FY 2025	ADOPTED FY 2026	REVISED FY 2026
REVENUE				
TAX INCREMENT REVENUE	2,331,589	2,361,776	2,619,773	3,025,000
OTHER REVENUE	357,950	15,000	160,000	210,000
FUND BALANCE	-	4,680,230	235,808	3,980,581
TOTAL REVENUE	2,689,539	7,057,006	3,015,581	7,215,581
EXPENDITURES				
KURA EXPENDITURES	2,498,078	6,515,300	2,476,100	6,676,100
KURA DEBT SERVICE	542,206	541,706	539,481	539,481
TOTAL EXPENDITURES	3,040,284	7,057,006	3,015,581	7,215,581

Brent Davis
KURA Treasurer
Publish: September 2, 2026 & September 9, 2026

RESOLUTION NO. 26-URA08

BY THE BOARD OF COMMISSIONERS OF THE KETCHUM URBAN RENEWAL AGENCY OF KETCHUM, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE KETCHUM URBAN RENEWAL AGENCY OF KETCHUM, IDAHO, TO BE TERMED "THE AMENDED ANNUAL APPROPRIATION RESOLUTION", AMENDING THE APPROPRIATION OF SUMS OF MONEY AUTHORIZED BY LAW AND DEEMED NECESSARY TO DEFRAY ALL EXPENSES AND LIABILITIES OF THE URBAN RENEWAL AGENCY, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, FOR ALL GENERAL, SPECIAL AND CORPORATE PURPOSES; DIRECTING THE EXECUTIVE DIRECTOR TO SUBMIT SAID BUDGET; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Ketchum Urban Renewal Agency of Ketchum, Idaho, an independent public body corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, a duly created and functioning urban renewal agency for Ketchum, Idaho, hereinafter referred to as the Agency.

WHEREAS, the Agency, an independent public body, corporate and politic, is an urban renewal agency created by and existing under the authority of and pursuant to the Idaho Urban Renewal Law of 1965, being Idaho Code, Title 50, Chapter 20, as amended and supplemented;

WHEREAS, the City Council of the City of Ketchum, Idaho (the City), on October 30, 2006, after notice duly published, conducted a public hearing on the Ketchum Urban Renewal Plan (the Urban Renewal Plan);

WHEREAS, following said public hearing the City adopted its Ordinance No. 992 on November 15, 2006, approving the Urban Renewal Plan and making certain findings;

WHEREAS, the City Council of the City of Ketchum, Idaho (the City), on November 15, 2010, after notice duly published, conducted a public hearing and adopted its Ordinance No. 1077, approving a revised Urban Renewal Area Plan with a revised revenue allocation area;

WHEREAS, pursuant to Idaho Code Sections 50-2006, 50-2903(5) and 50-1002, the Agency has approved revenues and expenditures for the fiscal year commencing October 1, 2025, and ending September 30, 2026, by virtue of its action at the Agency's Board meeting of August 18, , 2025;

WHEREAS, following the adoption of the Fiscal Year 2026 Budget on August 18, 2025, Agency staff has determined that certain amendments to the previously approved Fiscal Year 2026 Budget are necessary due to increases in revenues and expenses;

WHEREAS, Agency has previously published notice on September 2, 2026 and September 9, 2026, of a public hearing to be conducted on September 14, 2026 at 4:00p.m., at the Ketchum City Council Chambers, located at 191 5th Street, Ketchum, Idaho to consider the Amended 2026 Budget;

WHEREAS, on September 14, 2026, pursuant to Section 50-1002, Idaho Code, the Agency held a public hearing at the Ketchum City Council Chambers, located at 191 5th Street, Ketchum, Idaho, on the proposed amended budget and considered public comment on the services, expenditures, and revenues of Fiscal Year 2026;

WHEREAS, the Agency at its September 14, 2026, meeting did acknowledge receipt of written comment concerning the proposed Amended FY 2026 budget and noted its inclusion in the record concerning consideration of the Amended FY 2026 budget;

WHEREAS, the Agency also allowed any public testimony to be taken at the September 14, 2026, hearing ;

WHEREAS, pursuant to Section 50-2006, Idaho Code, the Agency is required to amended its annual appropriation resolution and submit the resolution to the City Clerk of the City of Ketchum.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE KETCHUM URBAN RENEWAL AGENCY OF KETCHUM, IDAHO, AS FOLLOWS:

Section 1: That the sums of money, or as much thereof as may be authorized by law, needed, or deemed necessary to defray all expenses and liabilities of the Agency, as set forth in Exhibit A, which is annexed hereto and by reference made a part of this Resolution, are hereby appropriated for the general, special and corporate purposes and objectives of the Agency for the fiscal year commencing October 1, 2025, and ending September 30, 2026.

Section 2: That the Chair shall submit said budget to the City of Ketchum upon adoption of this Resolution.

Section 3: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Ketchum Urban Renewal Agency of the City of Ketchum, Idaho, on September 14, 2026. Signed by the Chair of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners, on this 14th day of September 2026.

____

Tyler Davis-Jeffers

ATTEST:

____

Trent Donat

EXHIBIT A

KETCHUM URBAN RENEWAL AGENCY

	ACTUAL FY 2024	REVISED FY 2025	ADOPTED FY 2026	REVISED FY 2026
REVENUE				
TAX INCREMENT REVENUE	2,331,589	2,361,776	2,619,773	3,025,000
OTHER REVENUE	357,950	15,000	160,000	210,000
FUND BALANCE	-	4,680,230	235,808	3,980,581
TOTAL REVENUE	2,689,539	7,057,006	3,015,581	7,215,581
EXPENDITURES				
KURA EXPENDITURES	2,498,078	6,515,300	2,476,100	6,676,100
KURA DEBT SERVICE	542,206	541,706	539,481	539,481
TOTAL EXPENDITURES	3,040,284	7,057,006	3,015,581	7,215,581

Brent Davis
KURA Treasurer
Publish: September 2, 2026 & September 9, 2026