KETCHUM URBAN RENEWAL AGENCY

KETCHUM URBAN RENEWAL AGENCY
Tuesday, October 13, 2026 at 4:00 PM
191 5th Street West, Ketchum, Idaho 83340

AGENDA

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

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

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

Join us via Zoom *(please mute your device until called upon)*.
Join the Webinar: https://ketchumidaho-org.zoom.us/j/83119870192
Webinar ID: 831 1987 0192

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

Join us at City Hall.

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 September 14, 2026 KURA Meeting - Secretary Trent Donat

KETCHUM URBAN RENEWAL AGENCY

3. Recommendation to approve payment of FY26 bills - Treasurer Brent Davis
4. Recommendation to approve payment of FY27 bills - Treasurer Brent Davis
5. Update on FY2026 CIP Projects - Director of Public Works Ben Whipple
6. Recommendation to approve Reimbursement Agreement 50102 between the City and Ketchum Urban Renewal Agency for FY2026 projects completed - Executive Director Jade Riley
7. Request for Board Direction regarding reimbursement application at 140 West 2nd Street - Executive Director Jade Riley

EXECUTIVE SESSION:

74-206(1)(a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need.

ADJOURNMENT:

KETCHUM URBAN RENEWAL AGENCY

Meeting Minutes of the KURA Meeting

Monday, September 14, 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:
Casey Burke—Board Member
Dillon Witmer—Board Member
Tripp Hutchinson—Board Member
Tyler Davis-Jeffers—Board Chair

ABSENT:
Mason Frederickson—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
Jade Riley—City Administrator
Trent Donat—City Clerk and KURA Secretary

COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS:

NEW BUSINESS:
2. Recommendation to approve minutes of August 10, 2026, KURA Meeting
- Presented by: Trent Donat (*00:00:46 in video)*

Motion to approve the KURA meeting minutes from August 10, 2026 (*00:00:51 in video)*
MOVER: Tripp Hutchinson
SECONDER: Casey Burke
AYES: Tripp Hutchinson, Casey Burke, Dillon Witmer, Tyler Davis-Jeffers
RESULT: Motion Passes

3. Recommendation to approve minutes of August 26, 2026, KURA *Special Meeting*
- Presented by: Trent Donat (*00:01:12 in video)*

Motion to approve the KURA meeting minutes from August 26, 2026 (*00:01:19 in video)*
MOVER: Tripp Hutchinson
SECONDER: Dillon Witmer
AYES: Tripp Hutchinson, Dillon Witmer, Casey Burke, Tyler-Davis Jeffers
RESULT: Motion Passes

4. Recommendation to approve payment of bills
- Presented by: Brent Davis (*00:01:33 in video)*

Motion to approve the payment of bills (*00:01:59 in video)*
MOVER: Dillon Witmer
SECONDER: Tripp Hutchinson
AYES: Dillon Witmer, Tripp Hutchinson, Casey Burke, Tyler Davis-Jeffers
RESULT: Motion Passes

5. Update on FY2026 CIP Projects

- Presented by: Ben Whipple (*00:02:10 in video)*
- Questions by the Board and staff (*00:06:10 in video)*
- Ben Whipple continued presentation (*00:11:48 in video)*
- Questions by the Board and staff (*00:15:10 in video)*
- Ben Whipple continued presentation (*00:16:20 in video)*
- Questions by the Board and staff (*00:23:30 in video)*
- Ben Whipple continued presentation (*00:30:30 in video)*
- Questions by the Board and staff (*00:34:35 in video)*

6. Recommendation to hold Public Hearing and approve FY2026 budget and adopt Resolution No. 26-URA08 the amended FY2026 Annual Appropriation Resolution

- Presented by: Brent Davis (*00:38:20 in video)*
- Questions by the Board and staff (*00:43:41 in video)*
- Public Hearing opened (*00:44:44 in video)*
- Public Hearing closed (*00:45:17 in video)*

Motion to approve and adopt the Fiscal Year 2026 KURA amended budget as presented in Resolution 26-URA08, demanded annual appropriation resolution appropriating sums of money authorized by law and deemed necessary to defray all expense and liability of the Urban Renewal Agency for the fiscal year commencing October 01, 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 bondholders.
(*00:45:33 in video)*
MOVER: Dillon Witmer
SECONDER: Tripp Hutchinson
AYES: Dillon Witmer, Tripp Hutchinson, Casey Burke, Tyler Davis-Jeffers
RESULT: Motion Passes

Motion to Adjourn (*00:46:18 in video)*
MOVER: Tripp Hutchinson
SECONDER: Dillon Witmer
AYES: Tripp Hutchinson, Dillon Witmer, Casey Burke, Tyler Davis-Jeffers
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"
Invoice.Payment due date = 09/11/2026-09/28/2026

Vendor Name	Invoice Number	Description	Net Invoice Amount
URBAN RENEWAL AGENCY			
URBAN RENEWAL EXPENDITURES			
98-4410-4200 PROFESSIONAL SERVICES			
ELAM & BURKE	224134	General Representation Sep 2- 30, 2026	464.00
98-4410-7100 INFRASTRUCTURE PROJECTS			
City of Ketchum	9895	City of Ketchum Infrastructure Reimbursement	257,526.03
Total URBAN RENEWAL EXPENDITURES:			257,990.03
Total URBAN RENEWAL AGENCY:			257,990.03
Grand Totals:			257,990.03

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

September 30, 2026

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

Invoice No. 224134
Client No. 8962
Matter No. 1
Billing Attorney: ARG

INVOICE SUMMARY

For Professional Services Rendered from September 2, 2026 through September 30, 2026.

RE: General Representation

Total Professional Services	$ 464.00
Total Costs Advanced	$ .00
TOTAL THIS INVOICE	**$ 464.00**

ELAM & BURKE

September 30, 2026
Invoice No. 224134
Client No. 8962
Matter No. 1
Billing Attorney: ARG

PROFESSIONAL SERVICES

Date	Atty	Description	Hours
9/02/26	ARG	Review and revise amended appropriation resolution for FY2026. Send same to Brent Davis for inclusion in KURA Board packet.	.80
9/14/26	ARG	Review packet for September Board meeting. Attend September Board meeting via Zoom.	.80

TOTAL PROFESSIONAL SERVICES **$ 464.00**

SUMMARY OF PROFESSIONAL SERVICES

Name	Staff Level	Rate	Billed Hours	Billed Amount	Non-Chargeable Hours	Non-Chargeable Amount
Germaine, Abbey R.	Shareholder	290.00	1.60	464.00	.00	.00
Total			**1.60**	**$ 464.00**	**.00**	**$ .00**

TOTAL THIS INVOICE **$ 464.00**

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

September 30, 2026

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

Invoice No.	224134
Client No.	8962
Matter No.	1
Billing Attorney:	ARG

REMITTANCE

RE: General Representation

BALANCE DUE THIS INVOICE **$ 464.00**

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 224134, File # 8962 - 1 on all payments.

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

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

INVOICE

Date	Number	Page
09/30/2026	9895	1

Bill To: KETCHUM URBAN RENEWAL AGENCY
BOX 2315

KETCHUM ID 83340

Customer No. 410
Project:
Terms: Due Upon Receipt
Invoice Due Date: 09/30/2026

Quantity	Description	Unit Price	Net Amount
1	Downtown Core Sidewalks Reimbursement	170,246.72	170,246.72
1	Forest Service Park Renovation Reimbursement	43,094.56	43,094.56
1	Town Square Remodel Ph 1 Reimbursement	44,184.75	44,184.75

Please remit payment via:
ketchumidaho.gov > Pay > Accounts Receivable
OR
City of Ketchum
PO Box 2315
Ketchum, ID 83340

Amount	257,526.03
Balance Due	257,526.03

Report Criteria:
Invoices with totals above $0 included.
Paid and unpaid invoices included.
[Report].GL Account Number = "9610000000"-"9848009999"
Invoice.Payment due date = 10/01/2026-10/14/2026

Vendor Name	Invoice Number	Description	Net Invoice Amount
URBAN RENEWAL AGENCY			
URBAN RENEWAL EXPENDITURES			
98-4410-4600 LIABILITY INSURANCE			
ICRMP	18023-2027-1	FY 2027 Insurance Premium	4,432.00
98-4410-7100 INFRASTRUCTURE PROJECTS			
IDAHO POWER COMPANY	00537966	Alleyway Undergrounding	243,207.00
98-4410-8801 REIMBURSE CITY GENERAL FUND			
City of Ketchum	9897	Oct 2027 Salaries and Benefits	9,511.15
Total URBAN RENEWAL EXPENDITURES:			257,150.15
Total URBAN RENEWAL AGENCY:			257,150.15
Grand Totals:			257,150.15

ICRMP
Member Owned, Member Driven

Idaho Counties Risk Management Program
3100 S Vista Ave., Ste. 300
Boise, ID 83705

Member Billing Contact:

Trent Donat
Ketchum Urban Renewal District
PO Box 2315
Ketchum, ID 83340

Invoice Date: 8/24/2026
Invoice Number: 18023 - 2027 - 1
Policy Period: 10-1-26 to 9-30-27
Policy Number: 46A18023100126

Insurance Billing

DESCRIPTION
10/1/2026 - 9/30/2027 Policy Year Annual Premium: $4,432.00 Minimum Due 10/15/2026: $2,216.00 Balance Due 4/15/2027: $2,216.00 For proper application, please do not combine other payments with your premium remittance.

Please Detach and Submit with Payment

ICRMP
Member Owned, Member Driven

Member:
Ketchum Urban Renewal District
PO Box 2315
Ketchum, ID 83340

Make Checks Payable to:
ICRMP
PO Box 15116
Boise, ID 83715

Invoice Date:	8/24/2026
Invoice Number:	18023 - 2027 - 1
Due Date:	10/15/2026
Minimum Due:	**$2,216.00**
Amount Paid:	

Write Amount Paid Here

☐ *Address Corrections? Please make changes on the back of this form and enclose with your payment.*

IDAHO POWER
An IDACORP Company

CUSTOMER ESTIMATE FOR IDAHO POWER FACILITIES

Customer or Project Name: CITY OF KETCHUM-471 N WASHINGTON/KET RELOC FULL VERSION TO SWITCH

Construction Costs

Line Installation Costs

1.	Line Installation/Upgrade Charge		$100,815
2.	Customer Credits (Betterment, Metering, Salvage)		$(344)
3.	Customer Performed Construction Work Credit		$0
4.	**Net Line Installation Cost**		**$100,471**

Unusual Conditions

5.	Unusual Conditions		$100,999
6.	Unusual Conditions Bank Letter of Credit (Only for over $10,000)		$0
7.	**Net Unusual Conditions**		**$100,999**

Terminal Facilities Costs

8.	Terminal Facilities		$41,339
9.	Terminal Facilities Allowances		$(8,921)
10.	Terminal Facilities Salvage		$(2,305)
11.	**Net Terminal Facilities Cost**		**$30,113**
12.	**Underground Service and Attachment Charges**		**$0**
13.	**Engineering Charge**		**$0**
14.	**Permits (See Notes)**		**$0**
15.	**Relocation or Removal**		**$11,624**
16.	**Miscellaneous Charges/Adjustments**		**$0**
17.	**Net Construction Costs** (Line Items 4, 7, 11, 12, 13, 14, 15, 16)		**$243,207**
18.	Prepaid Charges (Engineering, Permits & Right-of-Way)	$0	
19.	Vested Interest Charge		$0
20.	**Customer Payment Due Prior to Construction Scheduling**		**$243,207**

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

Notes: An official Customer Cost Quote will be provided once permits are received and will reflect costs of permitting ar current material pricing

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 Estimate. It is the customer's responsibility to coordinate this wor 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.

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.

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

INVOICE

Date	Number	Page
10/01/2026	9897	1

Bill To: KETCHUM URBAN RENEWAL AGENCY
BOX 2315

KETCHUM ID 83340

Customer No. 410
Project:
Terms: Due Upon Receipt
Invoice Due Date: 10/11/2026

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

Please remit payment via:
ketchumidaho.gov > Pay > Accounts Receivable
OR
City of Ketchum
PO Box 2315
Ketchum, ID 83340

Amount	9,511.15
Balance Due	9,511.15

CIP Project Status Update

	Project Name	Location	Status (as of 10/08/26)
2026 PROJECTS			
ROADS & PARKING			
CC	1st Avenue	E Sun Valley Rd to E 5th St	Complete
CC	R&M - Chip Sealing	Downtown + Neighborhoods	Complete
CC	Town Square Alley Asphalt	Alley bet Sun Valley Rd & 4th St	50% Complete
URA	YMCA Parking	Saddle Rd. & Lewis Lot	Pushed to Spring 2027
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	October Start, current delays with IDPCo Bidding
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	75% Complete
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	50% Complete
URA	Warm Springs Preserve Welcome Building	Warm Springs Preserve	Complete
URA	Ore Wagon Museum		50% Complete
2027 Planning & Design			
URA	Multi Use Pathway - Hwy 75	6th St to Saddle Rd	Survey Complete, design in progress with bidding scheduled mid/late winter
URA	2nd Ave Bike Path	South of Town	Survey Complete, design in progress with bidding scheduled for mid winter
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	Survey Complete, design in progress with bidding scheduled mid/late winter
CC	10th St Road Rehab - in conjunction with Hwy 75 Rebuild	North of Town	Survey Complete, design in progress with bidding scheduled mid/late winter
CC	Recreation & Visitor Center Refresh	Downtown	Initial concepts being worked on Winter 2026/27

Ketchum Urban Renewal Agency

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

October 13, 2026

Chair and Commissioners
Ketchum Urban Renewal Agency
Ketchum, Idaho

APPROVAL OF SEPTEMBER 30, 2026 REIMBURSEMENT REQUEST FROM THE CITY OF KETCHUM

Introduction/History

The Ketchum Urban Renewal Agency and the City of Ketchum entered into Reimbursement Agreement #50102 for FY2026 public infrastructure projects. The agreement establishes the projects eligible for KURA reimbursement and authorizes a total Agency funding contribution of up to $2,551,467.00. The agreement provides for reimbursement of eligible project expenditures upon submission of supporting documentation and reimbursement requests.

On July 13, 2026, the KURA Board adopted Resolution 26-URA04, approving the FY2026 Reimbursement Agreement between the City and KURA and authorizing execution of the agreement and associated documents.

The City previously submitted reimbursement documentation for eligible expenditures incurred through July 8, 2026. At that time, total eligible expenditures submitted for reimbursement were $1,100,287.99.

The City is now requesting reimbursement for $257,526.03 in eligible expenditures incurred since the last billing in July.

Analysis

The current reimbursement request is consistent with the projects and maximum funding amounts established in Reimbursement Agreement #50102.

Based on the July reimbursement and the September 30 request, the status of the overall FY2026 reimbursement authorization is as follows:

URAReimbursable Expenditures as of 9/30/26

Project	Budget	Previous Reimbursement	Current Request	Remaining Balance
Downtown Core Sidewalks	$ 900,000	$ 617,569.43	$ 170,246.72	$ 112,183.85
Parking Management Options	$ 100,000	$ 100,000.00		$ -
YMCA Parking	$ 800,000	$ 9,555.50		$ 790,444.50
Forest Service Park Renovation	$ 55,921	$ 10,110.50	$ 43,094.56	$ 2,715.94
Town Square Remodel Phase 1	$ 250,000	$ 113,052.56	$ 44,184.75	$ 92,762.69
Warm Springs Presenve Welcome Building	$ 250,000	$ 250,000.00		$ -
1st & Washington Powerline Undergrounding	$ 195,546			$ 195,546.00
TOTAL:	$ 2,551,467	$ 1,100,287.99	$ 257,526.03	$ 1,193,652.98

Financial Impact

Approval of the reimbursement request will authorize payment of $257,526.03 to the City of Ketchum for eligible expenditures incurred in FY2026.

After approval of this request, total reimbursements will equal $1,357,814.02 of the $2,551,467.00 authorized under Reimbursement Agreement #50102, leaving $1,193,652.98 available for eligible expenditures.

Recommendation and Motion

Staff recommends approval of the September 30, 2026 reimbursement request in the amount of $257,526.03 pursuant to Reimbursement Agreement #50102 and Resolution 26-URA04.

"I move to approve the City of Ketchum's September 30, 2026 reimbursement request in the amount of $257,526.03 pursuant to Reimbursement Agreement #50102 and Resolution 26-URA04"

Attachments:

1. September 30, 2026 City of Ketchum Reimbursement Invoice #9895
2. Detail Ledger Reports
3. Reimbursement Agreement #50102
4. Resolution 26-URA04

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

INVOICE

Date	Number	Page
09/30/2026	9895	1

Bill To: KETCHUM URBAN RENEWAL AGENCY
BOX 2315

KETCHUM ID 83340

Customer No. 410
Project:
Terms: Due Upon Receipt
Invoice Due Date: 09/30/2026

Quantity	Description	Unit Price	Net Amount
1	Downtown Core Sidewalks Reimbursement	170,246.72	170,246.72
1	Forest Service Park Renovation Reimbursement	43,094.56	43,094.56
1	Town Square Remodel Ph 1 Reimbursement	44,184.75	44,184.75

Please remit payment via:
ketchumidaho.gov > Pay > Accounts Receivable
OR
City of Ketchum
PO Box 2315
Ketchum, ID 83340

Amount	257,526.03
Balance Due	257,526.03

Report Criteria:
Actual amounts
All accounts
Account.Account number = "0341937110"

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

Date	Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance
03-4193-7110	**DOWNTOWN CORE SIDEWALK (P) (continued)**					
05/01/2026	AP	601	Chavez Engineering	3,600.00		
05/01/2026	AP	602	Chavez Engineering	3,735.00		
05/08/2026	AP	600	Urban Accessories	10,427.50		
05/20/2026	AP	136	Lunceford Excavation, Inc.	45,150.00		
05/25/2026	AP	378	Galena-Benchmark Engineering	3,405.00		
06/01/2026	AP	183	Chavez Engineering	300.00		
06/01/2026	AP	184	Chavez Engineering	225.00		
06/02/2026	AP	81	Enourato, Lisa	658.75		
06/02/2026	AP	484	Lunceford Excavation, Inc.	53,362.54		
06/02/2026	AP	485	Lunceford Excavation, Inc.	54,237.00		
06/03/2026	AP	486	Lunceford Excavation, Inc.	18,988.19		
06/05/2026	AP	379	Big Wood Landscape, Inc.	8,015.37		
06/05/2026	AP	487	Lunceford Excavation, Inc.	19,145.24		
			06/30/2026 (06/26) Period Totals and Balance	221,249.59 *	.00 *	617,569.43
06/15/2026	AP	234	LANDSCAPE FORMS, LLC	40,680.00		
06/16/2026	AP	132	EVANS PLUMBING INC	2,934.71		
06/16/2026	AP	235	LANDSCAPE FORMS, LLC	72,840.00		
06/19/2026	AP	313	EVANS PLUMBING INC	359.50		
06/30/2026	AP	122	Enourato, Lisa	1,827.50		
07/01/2026	AP	409	Opal Engineering, PLLC	925.00		
07/01/2026	AP	410	Opal Engineering, PLLC	43.75		
			07/31/2026 (07/26) Period Totals and Balance	119,610.46 *	.00 *	737,179.89
06/03/2026	AP	359	Lunceford Excavation, Inc.	18,988.19		
07/11/2026	AP	353	IRISH ELECTRIC	3,579.20		
07/11/2026	AP	586	IRISH ELECTRIC	2,098.00		
07/16/2026	AP	222	Big Wood Landscape, Inc.	27,395.20		
07/23/2026	AP	598	Ohio Gulch Transfer Station	635.80		
			08/31/2026 (08/26) Period Totals and Balance	52,696.39 *	.00 *	789,876.28
07/22/2026	AP	166	Ohio Gulch Transfer Station	941.12		
09/01/2026	AP	120	Enourato, Lisa	403.75		
09/28/2026	JE	28	Reclass Entries		3,405.00-	
			09/30/2026 (09/26) Period Totals and Balance	1,344.87 *	3,405.00- *	787,816.15
			09/30/2026 (13/26) Period Totals and Balance	.00 *	.00 *	787,816.15

YTD Encumbrance 423,962.17 YTD Actual 787,816.15 Total 1,211,778.32 YTD Budget 900,000.00 Unexpended 311,778.32-

	Debit	Credit	Proof
Number of transactions: 70 Number of accounts: 1			
Total GENERAL CAPITAL IMPROVEMENT FD:	791,221.15	3,405.00-	787,816.15
Number of transactions: 70 Number of accounts: 1	Debit	Credit	Proof
Grand Totals:	791,221.15	3,405.00-	787,816.15

Report Criteria:
Actual amounts
All accounts
Account.Account number = "0341937110"

Report Criteria:
Actual amounts
All accounts
Account.Account number = "0341947135"

Date	Journal	Reference Number	Payee or Description	Debit Amount		Credit Amount		Balance
03-4194-7135 FOREST SRV PARK RENOVATION								
			10/01/2025 (00/25) Balance	.00	*	.00	*	.00
10/15/2025	AP	145	Provisualization, Inc	1,000.00				
			11/30/2025 (11/25) Period Totals and Balance	1,000.00	*	.00	*	1,000.00
11/02/2025	AP	291	Provisualization, Inc	2,611.50				
12/31/2025	AP	763	Liv Jensen Engineering	1,100.00				
			01/31/2026 (01/26) Period Totals and Balance	3,711.50	*	.00	*	4,711.50
12/31/2025	AP	219	Thornton Heating	3,824.00				
02/01/2026	AP	411	Provisualization, Inc	810.00				
			02/28/2026 (02/26) Period Totals and Balance	4,634.00	*	.00	*	9,345.50
03/01/2026	AP	193	Provisualization, Inc	186.50				
03/01/2026	AP	194	Provisualization, Inc	578.50				
			03/31/2026 (03/26) Period Totals and Balance	765.00	*	.00	*	10,110.50
06/18/2026	AP	214	VIEWPOINT, INC.	21,127.28				
07/02/2026	AP	446	K&S Engineering, LLC	840.00				
07/10/2026	AP	395	VIEWPOINT, INC.	42,254.56				
			07/31/2026 (07/26) Period Totals and Balance	64,221.84	*	.00	*	74,332.34
09/29/2026	CR	3000096738	Refund for overpayment on Inv D1_101513VP - View			21,127.28-		
			09/30/2026 (09/26) Period Totals and Balance	.00	*	21,127.28-	*	53,205.06
			09/30/2026 (13/26) Period Totals and Balance	.00	*	.00	*	53,205.06

YTD Encumbrance 3,900.00 YTD Actual 53,205.06 Total 57,105.06 YTD Budget 80,921.00 Unexpended 23,815.94

	Debit	Credit	Proof
Number of transactions: 11 Number of accounts: 1			
Total GENERAL CAPITAL IMPROVEMENT FD:	74,332.34	21,127.28-	53,205.06
Number of transactions: 11 Number of accounts: 1	Debit	Credit	Proof
Grand Totals:	74,332.34	21,127.28-	53,205.06

Report Criteria:
Actual amounts
All accounts
Account.Account number = "0341947162"

Date	Journal	Reference Number	Payee or Description	Debit Amount		Credit Amount		Balance
03-4194-7162 TOWN SQUARE REMODEL PHASE I								
			10/01/2025 (00/25) Balance	.00	*	.00	*	.00
10/27/2025	AP	132	NICOLE SNYDER INTERIORS	2,060.00				
			10/31/2025 (10/25) Period Totals and Balance	2,060.00	*	.00	*	2,060.00
11/04/2025	AP	441	GGLO LLC	4,295.00				
11/05/2025	AP	364	Enourato, Lisa	127.50				
			11/30/2025 (11/25) Period Totals and Balance	4,422.50	*	.00	*	6,482.50
10/29/2025	AP	18	Big Wood Landscape, Inc.	34,726.12				
12/04/2025	AP	324	GGLO LLC	1,055.00				
			12/31/2025 (12/25) Period Totals and Balance	35,781.12	*	.00	*	42,263.62
01/03/2026	AP	380	Enourato, Lisa	255.00				
01/08/2026	AP	569	GGLO LLC	2,220.00				
			01/31/2026 (01/26) Period Totals and Balance	2,475.00	*	.00	*	44,738.62
02/03/2026	AP	107	Enourato, Lisa	85.00				
			02/28/2026 (02/26) Period Totals and Balance	85.00	*	.00	*	44,823.62
02/26/2026	AP	183	LANDSCAPE FORMS, LLC	.01				
02/26/2026	AP	184	LANDSCAPE FORMS, LLC	4,947.95				
03/03/2026	AP	60	Enourato, Lisa	255.00				
03/03/2026	AP	348	GGLO LLC	1,632.50				
			03/31/2026 (03/26) Period Totals and Balance	6,835.46	*	.00	*	51,659.08
03/31/2026	AP	59	Enourato, Lisa	233.75				
04/08/2026	AP	284	GGLO LLC	9,440.00				
			04/30/2026 (04/26) Period Totals and Balance	9,673.75	*	.00	*	61,332.83
03/31/2026	AP	304	Pacific Plants	8,700.00				
04/27/2026	AP	184	Lunceford Excavation, Inc.	3,998.38				
05/05/2026	AP	136	Enourato, Lisa	786.25				
05/05/2026	AP	471	GGLO LLC	12,690.00				
05/13/2026	AP	346	Big Wood Landscape, Inc.	13,353.85				
			05/31/2026 (05/26) Period Totals and Balance	39,528.48	*	.00	*	100,861.31
04/14/2026	AP	505	Open Room	12,000.00				
06/02/2026	AP	78	Enourato, Lisa	191.25				
			06/30/2026 (06/26) Period Totals and Balance	12,191.25	*	.00	*	113,052.56
06/30/2026	AP	126	Enourato, Lisa	255.00				
			07/31/2026 (07/26) Period Totals and Balance	255.00	*	.00	*	113,307.56
07/16/2026	AP	226	Big Wood Landscape, Inc.	983.75				
08/09/2026	AP	538	Enourato, Lisa	382.50				
08/21/2026	JE	8	Reclass Open Room Town Square Expenses	42,181.00				
			08/31/2026 (08/26) Period Totals and Balance	43,547.25	*	.00	*	156,854.81
09/01/2026	AP	124	Enourato, Lisa	382.50				
			09/30/2026 (09/26) Period Totals and Balance	382.50	*	.00	*	157,237.31
			09/30/2026 (13/26) Period Totals and Balance	.00	*	.00	*	157,237.31

YTD Encumbrance 117,564.05 YTD Actual 157,237.31 Total 274,801.36 YTD Budget 250,000.00 Unexpended 24,801.36-

	Number of transactions: 26 Number of accounts: 1	Debit	Credit	Proof
Total GENERAL CAPITAL IMPROVEMENT FD:		157,237.31	.00	157,237.31
	Number of transactions: 26 Number of accounts: 1	Debit	Credit	Proof
Grand Totals:		157,237.31	.00	157,237.31

Date	Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance

03-4194-7162 TOWN SQUARE REMODEL PHASE I (continued)

Report Criteria:
Actual amounts
All accounts
Account.Account number = "0341947162"

KURA AGREEMENT #50102
REIMBURSEMENT AGREEMENT FOR CITY PROJECTS
(FY 2027)

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

RECITALS

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

WHEREAS, the City Council, of the city of Ketchum (the "City"), by adoption of Ordinance No. 992 on November 15, 2006, duly adopted the Ketchum Urban Renewal Plan (the "2006 Plan") to be administered by the Agency;

WHEREAS, upon the approval of Ordinance No. 1077 adopted by the City Council on November 15, 2010, and deemed effective on November 24, 2010, the Agency began implementation of the Ketchum Urban Renewal Plan 2010 (the "2010 Plan");

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

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

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

WHEREAS, the City requested funding participation from the Agency for FY27 related to pedestrian and transit improvements, including sidewalks, public parking, forest service park renovation, town square design, and utility undergrounding ("Rehabilitation Project");

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

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

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

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

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

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

AGREEMENT

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

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

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

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

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

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

Rehabilitation Project shall mean the public infrastructure projects conducted by the City for FY27 and for which the Agency has agreed to reimburse a portion of the cost for same.

2. Recitals and Purpose.

a. The Parties agree that the foregoing recitals are not mere recitations but are covenants of the Parties, binding upon them as may be appropriate and a portion of the consideration for the agreements contained herein.

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

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

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

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

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

a. Provide administration of the Rehabilitation Project in compliance with generally accepted standards recognizing that the Rehabilitation Project is a partially Agency funded project with the City providing project management. City shall comply with all applicable statutory provisions including, but not limited to, chapter 28, title 67, Idaho Code;

b. Provide necessary project management and oversight to assure Contractor's timely progress and process all invoices and payment requests and verify Contractor's entitlement to all progress payments or other payments requested by Contractor;

c. Recommend necessary or desirable changes to the Agency and, if accepted, prepare and sign necessary change orders;

d. Inspect the work and advise the Agency whenever work fails to conform with the Contract documents;

e. Receive and hold all certificates of insurance required by the Contract;

f. Provide progress reports to Agency either in writing or by presentation to Agency at Agency's Board meetings;

g. Assist in the interpretation of the drawings and specifications among the City, Agency, and the Contractor;

h. Maintain all necessary records, documents, drawings, and other related documents normally maintained for a public works project; and

i. Determine when the Rehabilitation Project or a designated portion thereof is substantially complete, issue Certificates of Substantial Completion (if necessary), and determine when the work is ready for final inspection and final payment to the Contractor.

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

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

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

6. Amount and Method of Reimbursement.

a. Total FY27 Rehabilitation Costs. As consideration for the public improvement and value of the Rehabilitation Project set forth above, the Agency shall pay the City a total funding contribution, not to exceed Two Million, Five Hundred Fifty-One Thousand, Four Hundred Sixty-Seven and 00/100 ($2,551,467.00). All project costs related to areas outside of the Project Area were borne by the City. The total funding contribution will be broken out into the following infrastructure improvements:

i. Downtown Core Sidewalk Infrastructure. The Agency's funding contribution to the City shall not exceed Nine Hundred Thousand Dollars and 00/100 ($900,000.00).

ii. Parking Management/Options. The Agency's funding contribution to the City shall not exceed One Hundred Thousand Dollars and 00/100 ($100,000.00).

iii. Public Parking (YMCA). The Agency's funding contribution to the City shall not exceed Eight Hundred Thousand Dollars and 00/100 ($800,000.00)

iv. Forest Service Park Renovation. The Agency's funding contribution to the City shall not exceed Fifty-Five Thousand, Nine Hundred Twenty-One Dollars and 00/100 ($55,921.00).

v. Town Square Design Remodel Phase 1. The Agency's funding contribution to the City shall not exceed Two Hundred Fifty Thousand Dollars and 00/100 ($250,000.00).

vi. Warm Springs Preserve Welcome Building. The Agency's funding contribution to the City shall not exceed Two Hundred Fifty Thousand Dollars and 00/100 ($250,000.00).

vii. 1st & Washington Powerline Undergrounding. The Agency's funding contribution to the City shall not exceed One Hundred Ninety-Five Thousand, Five Hundred Forty-Six Dollars and 00/100 ($195,546.00).

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

a. requests for payment for billing invoices received for work related to the Project with sufficient documentation to ensure accuracy;

b. certification by the City that the costs incurred for construction services are consistent with the scope of the Rehabilitation Project; and

c. monthly reports on the Rehabilitation Project's status as described above.

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

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

8. Insurance.

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

b. The City shall also purchase and maintain for the benefit of the City and Agency property damage insurance for any property damage to the Rehabilitation Project, or other property owned by the City.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CITY OF KETCHUM

By _____
Pete Prekeges, Mayor

ATTEST:

_____
City Clerk

KETCHUM URBAN RENEWAL AGENCY

By _____
Tyler Davis-Jeffers, Chair

ATTEST:

_____
Secretary

Ketchum Urban Renewal Agency

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

October 13, 2026

Chair and Commissioners
Ketchum Urban Renewal Agency
Ketchum, Idaho

Request for Board direction regarding reimbursement request for public infrastructure improvements at 140 West 2nd Street

Introduction/History

The attached application for funding assistance was received on September 7, 2026, associated with a public infrastructure (sidewalk) at 140 West 2nd Street. The development project consists of a 9,363-gross-square-foot building in the Mixed-Use Subdistrict of the Community Core (CC-2 Zone). The building includes an art gallery and showroom on the ground floor, two multifamily dwelling units on the second floor, and a residential penthouse on the third floor. Four on-site parking spaces are accessed from the Block 59 alley.

Staff request policy direction from the Board regarding the requests as the agency in the last several years has not supported private reimbursements outside specific Board priorities such as community housing or very targeted economic development projects.

Should the Board support the reimbursement request, staff would recommend a condensed reimbursement period due to the agency expiring in 2030. The applicant has been informed this matter would be considered during the October board meeting.

Financial Requirement/Impact

Applicant is seeking a not-to-exceed amount for the reimbursement of $52.400.

Recommendation/Motion

Staff is seeking policy direction from the Board.

Attachments

1. Cover letter and application for funding
2. Site plan and rendering

September 15, 2026

To: URA

From: Bill and Michelle Griffin

RE: URA application

Dear Tyler Davis-Jeffers,

Please find attached my submittal application for proposed public infrastructure reimbursement associated with my project, currently under construction on our property at 140 West 2nd St., Ketchum.

I believe we have correctly identified and included the applicable work scope and costs within Attachment A as prescribed within the application form. However, if I am missing anything, I'm happy to provide needed clarification as appropriate.

Thank you and the Board for your consideration of the attached submittal.

Sincerely,

Bill and Michelle Griffin

September 7, 2026

Chair and Commissioners
Ketchum Urban Renewal Agency
Ketchum, Idaho

REIMBURSEMENT APPLICATION FOR PUBLIC IMPROVEMENTS

140 WEST 2ND STREET, KETCHUM, IDAHO

Summary

This reimbursement application is submitted for eligible public improvements in connection with the private development project located at **140 West 2nd Street, Ketchum, Idaho**. The total reimbursement requested from the Ketchum Urban Renewal Agency (KURA) is **$52,400**.

The project received Final Design Review approval from the Planning and Zoning Commission on **April 8, 2025 (File No. P24-092)**. The Ketchum City Council subsequently approved **FAR Exceedance Agreement #25963** on **May 5, 2025**, and the project's building permit was issued on **October 15, 2025**.

Total eligible public improvement expenditures are estimated at **$131,000.00**, as detailed in Attachment A. Applying KURA's standard **40% public improvement cost-reimbursement factor** results in a total reimbursement request of **$52,400**.

Reimbursement Calculation & Tax Increment Analysis

The Tax Increment Financing (TIF) baseline for the property is based on the certified **2025 frozen base taxable valuation of $1,235,267**. Upon completion of the project, the property's taxable valuation is projected to increase to approximately **$7,000,000**, representing an estimated increase in taxable value of **$5,764,733**.

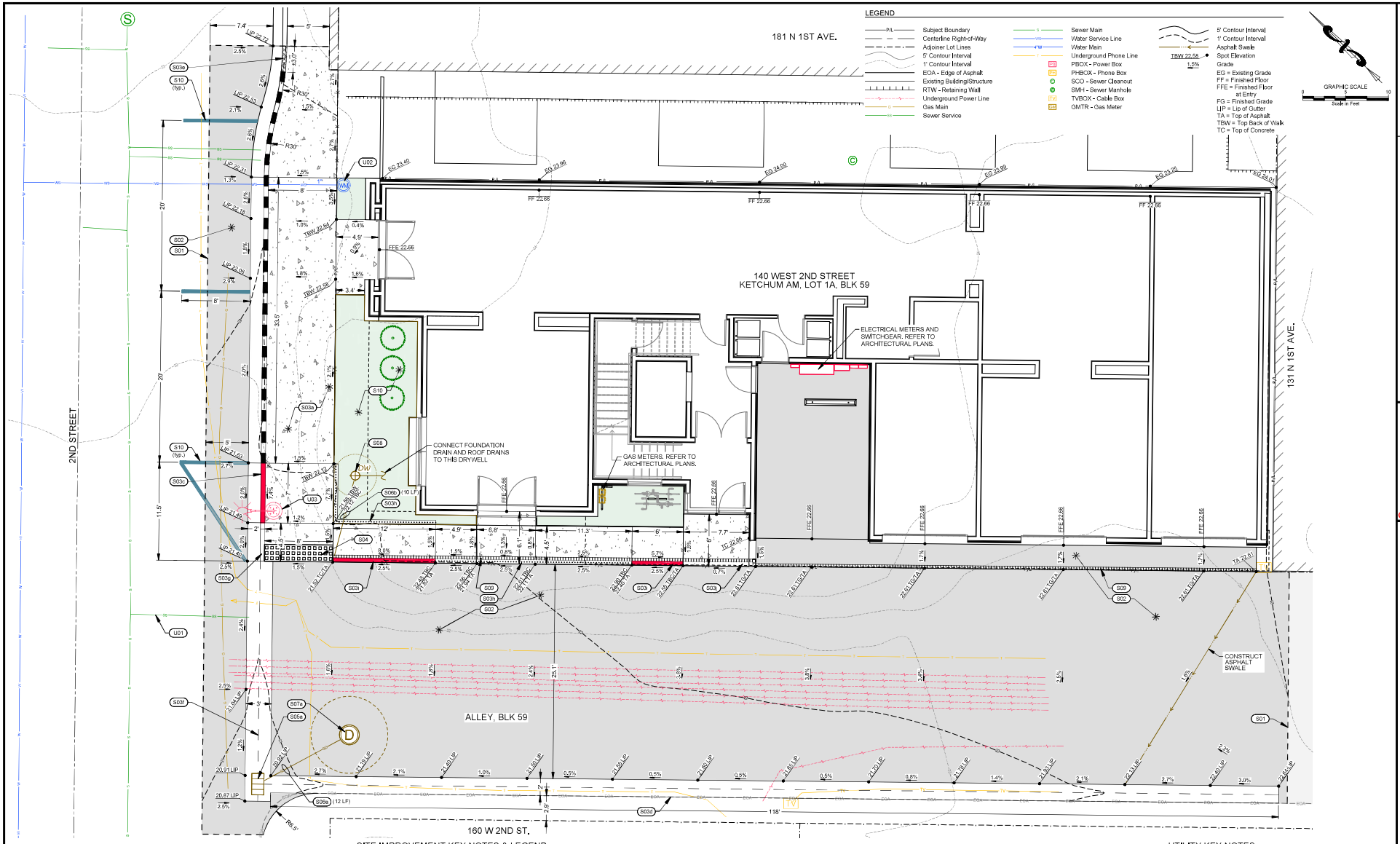
Applying the 2025 local urban levy rate of **0.00325 (0.325%)** to the projected completed value results in an estimated gross annual tax assessment of **$22,750.00**. Of this amount, approximately **$4,224.16** represents the tax attributable to the frozen base valuation and continues to be allocated to Blaine County.

The remaining **$18,525.84** represents the estimated annual tax increment generated by the project and available to KURA's redevelopment fund.

Attachment A: Itemized Public Infrastructure Estimates

Property Location: 140 West 2nd Street, Ketchum, Idaho 83340

Eligible Infrastructure Scope / Line Item	**Estimated Cost**
Traffic Control	$1,400.00
Sidewalk Prep – Lunceford	$7,750.00
Curb and Gutter Prep – Lunceford	$17,250.00
City Drywell, Including Piping – Lunceford	$7,600.00
Asphalt Demolition and Prep – Lunceford	$21,631.00
Asphalt Installation	$23,871.00
Civil Concrete Work – Gibbs	$42,998.00
Streetlight (Inovus Solar)	$8,500.00
Total Public Improvement Expenditures	**$131,000.00**
KURA Cost-Reimbursement Factor	**40%**
Total Requested KURA Reimbursement	**$52,400.00**



GENERAL NOTE:

1. REFER TO KETCHUM STANDARD DRAWING #16 FOR RIGHT-OF-WAY TESTING REQUIREMENTS.

SITE IMPROVEMENT KEY NOTES & LEGEND

- S01 SAWCUT LINE. REFER TO ITEM D01. SHEET C0.90.
- S02 CONSTRUCT ASPHALT ROADWAY / ASPHALT REPAIR. REFER TO KETCHUM STANDARD DRAWING #3 FOR TYPICAL STREET ASPHALT SECTION & TYPICAL ALLEY ASPHALT SECTION; AND KETCHUM STANDARD DRAWING #16 FOR RIGHT-OF-WAY TESTING REQUIREMENTS.
- S03 CONSTRUCT CONCRETE SECTION.
  - a. CONCRETE SIDEWALK. REFER TO DETAIL 2 / C1.00.
  - b. 6" ROLLED CURB AND GUTTER. REFER TO DETAIL 3 / C1.00.
  - c. CURB TRANSITION (6" ROLLED C&G TO ZERO REVEAL). REFER TO DETAIL 4 / C1.00.
- S03 CONTINUED: CONSTRUCT CONCRETE SECTION.
  - d. 2' WIDE CONCRETE VALLEY GUTTER. REFER TO DETAIL 5 / C1.00.
  - e. CURB TRANSITION (6" VERTICAL C&G TO 6" ROLLED C&G).
  - f. 3' WIDE CONCRETE VALLEY GUTTER. REFER TO KETCHUM STANDARD DETAIL #5.
  - g. ZERO REVEAL ROLLED CURB AND GUTTER. REFER TO DETAIL 4 / C1.00.
  - h. VERTICAL CURB. REFER TO DETAIL 11 / C1.00.
- S03 CONTINUED: CONSTRUCT CONCRETE SECTION.
  - i. VERTICAL CURB TRANSITION. REFER TO DETAIL 11 / C1.00.
  - j. VERTICAL CURB ZERO REVEAL. REFER TO DETAIL 11 / C1.00.
- S04 INSTALL CITY OF KETCHUM APPROVED CAST IRON TRUNCATED DOME DETECTABLE WARNING INSERT. REFER TO DETAIL 6 / C1.00.
- S05 INSTALL CATCH BASIN. SEE DETAIL 9 / C1.00.
  - a. RIM = 5820.60
  - I.E. (OUT) = 5817.60
- S06 INSTALL ADS N-12 OR D3034 PVC STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%. REFER TO DETAIL 7 / C1.00 FOR TRENCHING.
  - a. 12" Ø
  - b. 6" Ø
- S07 INSTALL DRYWELL. REFER TO DETAIL 8 / C1.00.
  - a. RIM = 5821.23
  - I.E.(IN - S05a) = 5817.30
- S08 INSTALL LANDSCAPE DRYWELL. CONNECT ROOF, FOUNDATION, AND SLOT DRAINS TO THIS STRUCTURE. REFER TO DETAIL 10 / C1.00.
  - a. RIM = 5822.00
- S09 INSTALL 4" WIDE NDS TRENCH DRAIN OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- S10 INSTALL 4" WIDE PARKING STRIPES. MATCH CITY COLORS AND PATTERNS.
- S10 INSTALL LANDSCAPE AREA. REFER TO ARCHITECTURAL PLANS FOR DETAILS.

UTILITY KEY NOTES

- U01 UTILIZE EXISTING SEWER SERVICE.
- U02 UTILIZE EXISTING WATER SERVICE. CONTRACTOR TO CONFIRM PIPE DIAMETER IS A MINIMUM OF 1" AND IS MADE OF ACCEPTABLE MATERIAL.
- U03 INSTALL CITY OF KETCHUM APPROVED STREET LIGHT, SEE ILLUMINATION PLAN FOR FINAL LOCATION. KETCHUM STANDARD DETAIL #14 FOR POLE FOOTING AND LIGHT TYPE. AND ELECTRICAL PLAN FOR POWER SUPPLY.

opal
OPAL ENGINEERING, PLLC
P.O. BOX 2333, KETCHUM, ID 83340
WWW.OPAL-ENGINEERING.COM

PURPOSE: ISSUE FOR DESIGN REVIEW (11/20/2024)

REVISION NO.	DATE	DESCRIPTION
1	11/2024	REVISIONS PER CITY COMMENTS
2	01/31/25	REVISIONS PER CITY COMMENTS

PROFESSIONAL ENGINEER LICENSED 17618 01/31/2025 STATE OF IDAHO MARTINA STAHLE WETZEL

PRELIMINARY NOT FOR CONSTRUCTION

SITE IMPROVEMENT PLAN

140 W 2ND STREET KETCHUM, ID

PREPARED FOR: BILL GRIFFIN

24022
PROJECT NUMBER

C1.10

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any Project or extensions of the Project except by agreement in writing with Opal Engineering, PLLC.