



KETCHUM URBAN RENEWAL AGENCY
Monday, October 16, 2023 at 2:00 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 Council 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:

1. Join us via Zoom (*please mute your device until called upon*).
Join the Webinar: <https://ketchumidaho-org.zoom.us/j/83428170202>
Webinar ID: 834 2817 0202
2. Join us at City Hall.
3. 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:

ROLL CALL:

COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS:

CONSENT CALENDAR: (ALL ACTION ITEMS)

1. ACTION ITEM: Approval of September 18, 2023 Minutes
2. ACTION ITEM: Approval of Bills

DISCUSSION ITEMS:

3. Update on First and Washington Project
4. Presentation and Discussion of Sun Valley Economic Development 3rd Quarter Report

ACTION ITEMS:

5. ACTION ITEM: Recommendation to Approve Resolution 23-URA07 Approving Agreement 50088 Between the KURA and Sun Valley Economic Development for FY24.



6. ACTION ITEM: Motion to Schedule Special KURA Meeting on November 13, 2023 at 2:00 PM and Special Joint Meeting of KURA and the City Council on November 13, 2023 at 4:00 PM and Cancel the Regular Meeting of the KURA on November 20, 2023 at 2:00 PM.

ADJOURNMENT:

Meeting Minutes

Monday September 18, 2023,

2:00pm

Ketchum City Hall

CALL TO ORDER:

Vice-Chair Casey Dove called the meeting to order at 2:00pm. *(00:00:16 in video)*

ROLL CALL:

Present:

Vice-Chair Casey Dove
Board Member Gary Lipton
Board Member Jim Slanetz
Board Member Amanda Breen
Board Member Tyler Davis-Jeffers
Board Member Casey Burke

Absent:

Board Chair Susan Scovell

Other attendees:

Suzanne Frick, KURA Executive Director
Jade Riley, City Administrator
Abbey Germain, KURA Counsel *(via teleconference)*

COMMUNICATION FROM THE BOARD MEMBERS:

Gary Lipton commented on the IME article mentioning the 1st and Washington article referring to the project as having “affordable” housing. He would like it to be corrected to “income restricted housing”. *(00:0:41 in video)*

CONSENT CALENDAR: ALL ACTION ITEMS *(00:01:34 in video)*

Casey Dove asked a question on the timing of payments for undergrounding, and other payments. *(00:01:42 in video)*

Tyler Davis-Jeffers asked to see the invoice from Idaho Power. *(00:03:03 in video)*

1. Motion to move approve the bills. *(00:03:43 in video)*

Motion made by Gary Lipton; seconded by Casey Burke

Ayes: Gary Lipton, Casey Dove, Jim Slanetz, Amanda Breen, Tyler Davis-Jeffers,
Casey Burke

Nays: None



2. Motion to move approve August 21, 2023, KURA Minutes. (00:04:04 in video)

Motion made by Amanda Breen; seconded by Jim Slanetz

Ayes: Gary Lipton, Casey Dove, Jim Slanetz, Amanda Breen, Tyler Davis-Jeffers
Casey Burke

Nays: None

3. Motion to move approve joint Minutes KURA and City Council August 21, 2023.

(00:04:26 in video)

Motion made by Gary Lipton; seconded by Jim Slanetz

Ayes: Gary Lipton, Casey Dove, Jim Slanetz, Amanda Breen, Tyler Davis-Jeffers,
Casey Burke

Nays: None

ACTION ITEMS:

4. Approval of Resolution 23-URA05 approving the Second Amendment Agreement to Negotiate #50082 for the First and Washington Project.

Presented by: Suzanne Frick *(00:04:56 in video)*

Joined by: Abbey Germain *(00:06:36 in video)*

Comments, questions, and discussion by Board Members (00:06:45 in video)

Motion to approve Action Item #4, resolution 23-URA05 approving the Second Amendment to Negotiate #50082, The First and Washington Project.

(00:21:32 in video)

Motion made by Casey Dove; seconded by Tyler Davis-Jeffers

Ayes: Gary Lipton, Casey Dove, Jim Slanetz, Tyler Davis-Jeffers, Casey Burke

Recused: Amanda Breen

5. Recommendation to approve Resolution 23-URA06 Authorizing the Chair to sign Reimbursement Agreement # 50087 between the KURA and the City of Ketchum.

Presented by: Suzanne Frick *(00:22:07 in video)*

Joined by Abbey Germaine *(00:24:41 in video)*

Comments, questions, and discussion by Board Members (00:24:41 in video)



Motion to move approve Resolution 23-URA06 Authorizing the Chair to Sign Reimbursement Agreement # 50087 between the KURA and the City of Ketchum.

(00:35:38 in video)

Motion made by Gary Lipton; seconded by Tyler Davis-Jeffers

Ayes: Gary Lipton, Casey Dove, Jim Slanetz, Amanda Breen, Casey Burke

Tyler Davis-Jeffers

Nays: None

Suzanne Frick asked about a joint meeting with the City Council to discuss Town Square for October 16, 2023. *(00:36:05 in video)*

ADJOURNMENT:

Motion to adjourn 2:38 pm. *(00:36:55 in video)*

Motion made by Casey Dove; seconded by Jim Slanetz

Ayes: Gary Lipton, Jim Slanetz, Casey Dove, Casey Burke, Tyler Davis-Jeffers

Amanda Breen

Nays: None

Casey Dove, Vice-Chair

ATTEST:

Trent Donat, KURA Secretary

Report Criteria:

Invoices with totals above \$0 included.
 Paid and unpaid invoices included.
 [Report].GL Account Number = "961000000"- "9848009999"

Vendor Name	Invoice Number	Description	Net Invoice Amount
URBAN RENEWAL AGENCY			
URBAN RENEWAL EXPENDITURES			
98-4410-4200 PROFESSIONAL SERVICES			
CITY OF KETCHUM	7227	GGLO REIMBURSE #0000002	10,457.65
CITY OF KETCHUM	7228	GGLO REIMBURSE #0000001	6,256.25
KETCHUM COMPUTERS, INC.	19942	Monthl Workstation Maintenance	43.50
ELAM & BURKE	204638	General Representation	1,275.30
ELAM & BURKE	204639	1st & Washington Profession Fees	6,533.90
98-4410-4600 LIABILITY INSURANCE			
ICRMP	18023-2024-1	KURA 100123-93024 POLICY ANNUAL PREMIUM	1,707.00
98-4410-7100 INFRASTRUCTURE PROJECTS			
EXPRESS PUBLISHING, INC.	10002196 0831	LEGAL-URA PROPOSED BUDGET	216.09
98-4410-8801 REIMBURSE CITY GENERAL FUND			
CITY OF KETCHUM	7233	SALARIES & BENEFITS 8-26 to 9-29-2023	10,379.86
Total URBAN RENEWAL EXPENDITURES:			36,869.55
Total URBAN RENEWAL AGENCY:			36,869.55
Grand Totals:			36,869.55

98-4410-4200



CITY OF KETCHUM

P.O. Box 2315
Ketchum ID 83340
Phone: (208) 726-3841
Fax: (208) 727-5070

INVOICE

Date	Number	Page
09/25/2023	7228	1

Bill To: KETCHUM URBAN RENEWAL AGENCY
BOX 2315
KETCHUM ID 83340

Customer No. 410

Project:

Terms: Due Upon Receipt

Invoice Due Date: 09/25/2023

Quantity	Description	Unit Price	Net Amount
1	GGLO REIMBURSE #0000001	6,256.25	6,256.25

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

Amount 6,256.25

Balance Due 6,256.25



INVOICE

1301 FIFTH AVENUE SUITE 2200 SEATTLE, WA 98101
P +1 206.467.5828 E accounting-team@gglo.com

Aly Swindley
City of Ketchum
191 Fifth Street W
Ketchum, ID 83340

August 24, 2023
Project No: 2023040.01
Invoice No: 0000001

Project 2023040.01 City of Ketchum (COKTM): Ketchum Town Square

Professional Services from July 01, 2023 to July 31, 2023

Task 00100 Phase 1 Discovery

Professional Personnel

	Hours	Rate	Amount
Decker, Phillip	1.00	195.00	195.00
Sindell, Mark	6.50	310.00	2,015.00
Watkins, Lyndsay	28.00	155.00	4,340.00
White, Benjamin	22.50	265.00	5,962.50
Totals	58.00		12,512.50
Total Labor			12,512.50

Billing Limits

	Current	Prior	To-Date
Total Billings	12,512.50	0.00	12,512.50
Limit			18,500.00
Remaining			5,987.50

Total this Task \$12,512.50

Total this Invoice \$12,512.50

Payment is due upon receipt. A monthly interest charge may accrue on unpaid invoices after 30 days. For proper allocation of your payment, please reference project and invoice numbers on your check.

Authorized By: DocuSigned by: Mark Sindell Date: 30-Aug-2023 | 3:25:28 PM PDT
123A8D3466B14A0...

Mark Sindell

PO# 23118

03-4193-7115



CITY OF KETCHUM

P.O. Box 2315
 Ketchum ID 83340
 Phone: (208) 726-3841
 Fax: (208) 727-5070

INVOICE

Date	Number	Page
09/25/2023	7227	1

Bill To: KETCHUM URBAN RENEWAL AGENCY
 BOX 2315
 KETCHUM ID 83340

Customer No. 410
Project:
Terms: Due Upon Receipt
Invoice Due Date: 09/25/2023

Quantity	Description	Unit Price	Net Amount
1	GGLO REIMBURSEMENT #0000002	10,457.65	10,457.65

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

Amount	10,457.65
Balance Due	<u>10,457.65</u>



INVOICE

1301 FIFTH AVENUE SUITE 2200 SEATTLE, WA 98101
P +1 206.467.5828 E accounting-team@gglo.com

Aly Swindley
City of Ketchum
191 Fifth Street W
Ketchum, ID 83340

September 14, 2023
Project No: 2023040.01
Invoice No: 0000002

Project 2023040.01 City of Ketchum (COKTM): Ketchum Town Square

Professional Services from August 01, 2023 to August 31, 2023

Task	00000	Reimbursable Expenses		
Reimbursable Expenses				
	Parking/Mileage/Travel		220.00	
	Consultant Expenses		219.90	
	Total Reimbursables		439.90	439.90
Billing Limits				
		Current	Prior	To-Date
	Total Billings	439.90	0.00	439.90
	Limit			2,000.00
	Remaining			1,560.10
			Total this Task	\$439.90

Task	00100	Phase 1 Discovery		
Professional Personnel				
		Hours	Rate	Amount
	Sindell, Mark	3.00	310.00	930.00
	White, Benjamin	2.00	265.00	530.00
	Totals	5.00		1,460.00
	Total Labor			1,460.00
Consultants				
	Consultant: Structural			1,237.50
	Total Consultants			1,237.50
Reimbursable Expenses				
	Lodging			305.40
	Total Reimbursables			305.40
Billing Limits				
		Current	Prior	To-Date
	Labor	1,460.00	12,512.50	13,972.50
	Limit			14,000.00
	Remaining			27.50
	Consultants	1,237.50	0.00	1,237.50
	Limit			4,500.00
	Remaining			3,262.50
			Total this Task	\$3,002.90

Task 00110 Phase 1: Public Involvement

Professional Personnel

	Hours	Rate	Amount
Decker, Phillip	1.00	195.00	195.00
Sindell, Mark	4.50	310.00	1,395.00
Watkins, Lyndsay	8.00	155.00	1,240.00
White, Benjamin	17.50	265.00	4,637.50
Totals	31.00		7,467.50
Total Labor			7,467.50

Billing Limits

	Current	Prior	To-Date
Labor	7,467.50	0.00	7,467.50
Limit			7,500.00
Remaining			32.50
Total this Task			\$7,467.50

Task 00120 Phase 1: Programming Alts

Professional Personnel

	Hours	Rate	Amount
Sindell, Mark	9.00	310.00	2,790.00
Watkins, Lyndsay	38.00	155.00	5,890.00
White, Benjamin	5.00	265.00	1,325.00
Totals	52.00		10,005.00
Total Labor			10,005.00

Billing Limits

	Current	Prior	To-Date
Labor	10,005.00	0.00	10,005.00
Limit			13,500.00
Remaining			3,495.00
Consultants	0.00	0.00	0.00
Limit			8,000.00
Remaining			8,000.00
Total this Task			\$10,005.00

Total this Invoice **\$20,915.30**

Outstanding Invoices

Number	Date	Balance
0000001	8/24/2023	12,512.50
Total		12,512.50

PO# 23118
03-4193-7115
Total Now Due \$33,427.80

Payment is due upon receipt. A monthly interest charge may accrue on unpaid invoices after 30 days. For proper allocation of your payment, please reference project and invoice numbers on your check.

Authorized By: _____

Mark Sindell

Date: _____



Please review your reservation information carefully and give us a ring if we can be of any further assistance. Yay for vacay!

Confirmation Details

Confirmation	5759
Guest Name	Ben White
Arrival Date	Monday, August 21, 2023
Departure Date	Tuesday, August 22, 2023
Room Type	Ketchum King
Rate Description	Idaho Resident Rate
Average Daily Rate	\$237.30
Total Taxes	\$26.10
Resort Fee	\$14.24
Total Stay Amount	\$277.64

+ 10% = \$305.40 on GGLO invoice

The above rate(s) may not reflect all possible fees, additional charges or taxes associated with this reservation. For clarification regarding these charges, please contact our reservations department.

Add To Calendar

Hotel Ketchum offers limited housekeeping services, provided once every third day of your stay. If you would like to opt out of our third day housekeeping services, please let the front desk know when you arrive.

Learn More

Our Policies

Policies	Hotel Ketchum is a destination resort and all policies are non-negotiable. Travel insurance is recommended.
Cancellation Policy	Payment is taken upon booking and is 100% non-refundable. No changes or modification to reservations will be allowed.
Deposit Policy	Full Payment upon booking that is non-refundable
Pet Policy	Pets are welcome at Hotel Ketchum! There is a \$25 per pet/per night fee, with a maximum of two pets per room. Pets are never to be left in the



Attention: accounting-team@gglo.com
GGLO ARCHITECTS
1301 FIRST AVE
SUITE 301
SEATTLE, WA 98101

Project Name : Ketchum Town Square Master Plan
Project Fee:

INVOICE

Invoice Date: 8/22/2023
Invoice #: 485733
KPFF Project #: 10212300067
KPFF PM: Ashley Thompson
KPFF PIC: Judsen Williams
KPFF Tax ID: 91-0755897

For Professional Services Rendered Through 7/31/2023

	Fee	% Complete	Invoice		
			To Date	Previous	Current
Phase 1: Discovery (Building & Systems Assessment)	2,500.00	45.00	1,125.00	0.00	1,125.00
Total:	2,500.00	45.00	1,125.00	0.00	1,125.00

Expenses	Invoice		
	To Date	Previous	Current
	199.91	0.00	199.91

Amount Due This Invoice	1,324.91
--------------------------------	-----------------

Project Summary	Project Budget	Previously Invoiced	Current Invoice	Budget Remaining
		0.00	1,324.91	-1,324.91

A/R Summary	Previously Invoiced	Current Invoice	Total Paid to Date	Amount Outstanding
	0.00	1,324.91	0.00	1,324.91

+ 10%

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

98-4410-4200 BA



September 30, 2023

Ketchum Urban Renewal Agency
Attn: Suzanne Frick
Executive Director
PO Box 2315
Ketchum, ID 83340

Invoice No. 204638
Client No. 8962
Matter No. 1
Billing Attorney: MSC

INVOICE SUMMARY

For Professional Services Rendered from September 11, 2023 through September 30, 2023.

RE: General Representation

Total Professional Services	\$ 1,260.00
Total Costs Advanced	<u>\$ 15.30</u>
TOTAL THIS INVOICE	\$ 1,275.30

ELAM & BURKE

September 30, 2023
Invoice No. 204638
Client No. 8962
Matter No. 1
Billing Attorney: MSC

PROFESSIONAL SERVICES

Date	Atty	Description	Hours
9/11/23	RPA	(NO CHARGE) Review information on agreement with City of Ketchum for undergrounding of the power lines and status of the Town Square Master Plan.	.20
9/12/23	RPA	Review draft of City-Agency agreement for the undergrounding project and Town Square project.	.40
9/13/23	ARG	Draft revisions to reimbursement agreement for Main Street undergrounding and Town Square Master Plan. Draft resolution approving same. Provide both documents to Suzanne Frick.	1.80
9/13/23	RPA	Provide comments on the draft City-Agency agreement for funding of the undergrounding project of electrical facilities and Town Square project. Review revised agreement. Attend work session with Suzanne Frick and Abbey Germaine on the status of the agreement and approval process.	1.50
9/14/23	ARG	Revise and provide resolution for approval of reimbursement agreement to Suzanne Frick.	.20
9/14/23	RPA	(NO CHARGE) Review resolution and agreement between City-Agency for power project and Town Square project.	.20
9/15/23	ARG	Review Board packet for Board meeting on 9/18. Send email correspondence to Suzanne Frick regarding same.	.20
9/15/23	RPA	(NO CHARGE) Review and provide comment on the KURA agenda packet. Review minutes and provide comment.	1.00
9/18/23	ARG	Prepare for KURA Board meeting. Attend KURA Board meeting via Zoom, and advise on issues related to reimbursement agreement and 1st and Washington.	1.10
9/21/23	RPA	Review emails re the retention/destruction of records and compliance with applicable statutes.	.20
9/22/23	RPA	Respond to emails concerning electronic storage of certain records. Review email on special meeting with City Council.	.20

TOTAL PROFESSIONAL SERVICES

\$ 1,260.00

ELAM & BURKE

September 30, 2023
Invoice No. 204638
Client No. 8962
Matter No. 1
Billing Attorney: MSC

SUMMARY OF PROFESSIONAL SERVICES

Name	Staff Level	Rate	Billed Hours	Billed Amount	Non-Chargeable Hours	Non-Chargeable Amount
Armbruster, Ryan P.	Of Counsel	.00	.00	.00	.20	45.00
Germaine, Abbey R.	Of Counsel	225.00	3.30	742.50	.00	.00
Armbruster, Ryan P.	Of Counsel	225.00	2.30	517.50	1.20	270.00
Total			5.60	\$ 1,260.00	1.40	\$ 315.00

COSTS ADVANCED

Description	Amount
Copies	11.40
Color Copies	3.90

TOTAL COSTS ADVANCED \$ 15.30

TOTAL THIS INVOICE \$ 1,275.30

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



September 30, 2023

Ketchum Urban Renewal Agency
Attn: Suzanne Frick
Executive Director
PO Box 2315
Ketchum, ID 83340

Invoice No. 204638
Client No. 8962
Matter No. 1
Billing Attorney: MSC

REMITTANCE

RE: General Representation

BALANCE DUE THIS INVOICE

\$ 1,275.30

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 3% 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

WIRE/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: 122105155
SWIFT Code: RKEBKUS12345

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 204638, 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

98-4410.4200
BA



September 30, 2023

Ketchum Urban Renewal Agency
Attn: Suzanne Frick
Executive Director
PO Box 2315
Ketchum, ID 83340

Invoice No. 204639
Client No. 8962
Matter No. 3
Billing Attorney: MSC

INVOICE SUMMARY

For Professional Services Rendered from September 1, 2023 through September 30, 2023.

RE: 1st and Washington Project

Total Professional Services	\$ 6,485.00
Total Costs Advanced	<u>\$ 48.90</u>
TOTAL THIS INVOICE	\$ 6,533.90

ELAM & BURKE

September 30, 2023

Invoice No. 204639

Client No. 8962

Matter No. 3

Billing Attorney: MSC

PROFESSIONAL SERVICES

Date	Atty	Description	Hours
9/01/23	ARG	Revise DDA before sending to Suzanne Frick for her review and comment. Send same to Suzanne Frick.	.30
9/01/23	RPA	Review and respond to emails re content of DDA and distribution to Agency.	.30
9/05/23	RPA	Review emails concerning status of the DDA, revisions to the DDA and issues concerning the ground lease.	.20
9/06/23	ARG	Prepare for meeting with Suzanne Frick regarding 1st and Washington. Review changes to DDA provided by Suzanne Frick. Attend Teams meeting with Suzanne Frick to discuss same. Outline revisions to DDA based on discussion.	1.80
9/06/23	RPA	Telephone conference with Board member re housing development issues and relationship to economic factors of interest rates, construction costs, etc. Telephone conference with Suzanne Frick and Abbey Germaine re outstanding issues with the development. Review the DDA and outline remaining issues.	2.00
9/07/23	ARG	Revise DDA based on discussion with Suzanne Frick. Review procedure for project drawing approval by Agency.	1.90
9/07/23	RPA	Review emails re revisions/comments to the DDA and ground lease. Forward narrative on schematic, design review, design development drawings for possible inclusion in the DDA.	.60
9/08/23	RPA	Review comments to DDA and ground lease. Outline next steps.	1.00
9/11/23	ARG	Review and revise ground lease. Review DDA for purposes of consistency with ground lease.	3.20
9/11/23	RPA	Follow up on comments for the draft DDA. Outline comments for the draft ground lease.	1.00
9/12/23	ARG	Review ground lease and provide revisions to same. Draft amendment to ANE. Draft resolution approving amendment to ANE. Review ANE for purposes of drafting same.	2.30
9/12/23	RPA	Follow up on comments for the DDA and ground lease and extension of the agreement to negotiate exclusively.	.80
9/13/23	ARG	Attend meeting with Suzanne Frick to discuss status of DDA and developer updates. Continue drafting revisions to ground lease. Send ANE amendment and resolution to Suzanne Frick.	1.60

ELAM & BURKE

September 30, 2023
 Invoice No. 204639
 Client No. 8962
 Matter No. 3
 Billing Attorney: MSC

9/13/23	RPA	Review and comment on the amendment to the ANE and approving resolution. Review and comment on the draft City-Agency agreement and approval process. Attend work session with Abbey Germaine and Suzanne Frick on 1st and Washington issues.	1.50
9/18/23	ARG	Begin drafting form capital reimbursement agreement for inclusion as attachment to DDA. Continue revising DDA and ground lease.	1.40
9/19/23	ARG	Continue drafting revisions to ground lease based on specifics of 1st and Washington project. Send same to Suzanne Frick and outline items for discussion.	1.40
9/19/23	RPA	Review emails re status and issues related to the DDA and the ground lease.	.20
9/20/23	ARG	Attend meeting with Suzanne Frick to discuss revisions to DDA and ground lease. Review documents related to ground lease including insurance provisions.	1.00
9/20/23	RPA	Review and note comments on the draft DDA and ground lease. Attend work session via Teams with Suzanne Frick and Abbey Germaine.	1.00
9/21/23	RPA	Retrieve insurance provisions and forward for inclusion in the DDA and/or the ground lease.	.80
9/23/23	ARG	Further revise DDA and ground lease with certain necessary insurance provisions. Update DDA and ground lease based on further conversation with Suzanne Frick.	1.00
9/25/23	ARG	Finalize draft DDA and ground lease to send to development team. Draft email correspondence to Frank Lee and team regarding items for consideration in DDA and ground lease.	.60
9/25/23	RPA	Review emails re ground lease and DDA revisions. Outline next steps.	.50
9/26/23	RPA	(NO CHARGE) Review status of revised DDA and ground lease, schedule for response by the development team, and next steps.	.50
9/28/23	RPA	Consider whether AHA-type payments to incentivize housing project can work for non-profit developer.	.20

TOTAL PROFESSIONAL SERVICES

\$ 6,485.00

ELAM & BURKE

September 30, 2023
Invoice No. 204639
Client No. 8962
Matter No. 3
Billing Attorney: MSC

SUMMARY OF PROFESSIONAL SERVICES

Name	Staff Level	Rate	Billed Hours	Billed Amount	Non-Chargeable Hours	Non-Chargeable Amount
Germaine, Abbey R.	Of Counsel	240.00	16.50	3,960.00	.00	.00
Armbruster, Ryan P.	Of Counsel	250.00	10.10	2,525.00	.50	125.00
Total			26.60	\$ 6,485.00	.50	\$ 125.00

COSTS ADVANCED

Description	Amount
Copies	5.25
Color Copies	43.65

TOTAL COSTS ADVANCED \$ 48.90

TOTAL THIS INVOICE \$ 6,533.90

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



September 30, 2023

Ketchum Urban Renewal Agency
Attn: Suzanne Frick
Executive Director
PO Box 2315
Ketchum, ID 83340

Invoice No. 204639
Client No. 8962
Matter No. 3
Billing Attorney: MSC

REMITTANCE

RE: 1st and Washington Project

BALANCE DUE THIS INVOICE

\$ 6,533.90

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 3% 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

WIRE/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: 122105155
SWIFT Code: RKEBKUS12345

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 204639, File # 8962 - 3 on all payments.

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

98-4410-4600

(TD) per attached email

Member Billing Contact:

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

Invoice Date: 9/1/2023
Invoice Number: 18023 - 2024 - 1
Policy Period: 10-1-23 to 9-30-24
Policy Number: 43A18023100123

Insurance Billing

DESCRIPTION
10/1/2023 - 9/30/2024 Policy Year Annual Premium: \$3,414.00 Minimum Due 10/15/2023: \$1,707.00 Balance Due 4/15/2024: \$1,707.00
For proper application, please do not combine other payments with your premium remittance.

Please Detach and Submit with Payment



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:	9/1/2023
Invoice Number:	18023 - 2024 - 1
Due Date:	10/15/2023
Minimum Due:	\$1,707.00
Amount Paid:	

Write Amount Paid Here

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

Please fill in new contact information below:

Name

Title

Address

City

State

Zip Code

Office Phone #

Email Address

Trent Donat

From: Shellie Gallagher
Sent: Tuesday, September 5, 2023 6:21 AM
To: Suzanne Frick
Cc: Trent Donat
Subject: RE: Ketchum Urban Renewal District 2023-2024 ICRMP Renewal Communication + Invoice

Yes.

From: Suzanne Frick <sfrick@ketchumidaho.org>
Sent: Monday, September 4, 2023 3:46 PM
To: Shellie Gallagher <sgallagher@ketchumidaho.org>
Cc: Trent Donat <TDonat@ketchumidaho.org>
Subject: FW: Ketchum Urban Renewal District 2023-2024 ICRMP Renewal Communication + Invoice

Thanks Trent for the information. Shellie—will you please process this payment for the Sept KURA meeting. I think we should pay the full amount.
Please charge to 98-4410-4600.

Thank you both—
Suzanne

SUZANNE FRICK | KETCHUM URBAN RENEWAL AGENCY
KURA Executive Director
P.O. Box 2315 | 191 Fifth St. W. | Ketchum, ID 83340
o: 208.727.5086 | m: 208.721.2765
sfrick@ketchumidaho.org | www.ketchumura.org

From: Trent Donat <TDonat@ketchumidaho.org>
Sent: Friday, September 1, 2023 3:56 PM
To: Suzanne Frick <sfrick@ketchumidaho.org>
Subject: Ketchum Urban Renewal District 2023-2024 ICRMP Renewal Communication + Invoice

Hi Suzanne –

I hope you are well! Following up on the email below and attaching the ICRMP KURA invoice and policy changes I received today.

Thank you, and I'll look forward to your reply!

Enjoy your holiday weekend!
Trent

TRENT DONAT | CITY OF KETCHUM
City Clerk & Business Manager
P.O. Box 2315 | 191 Fifth St. W. | Ketchum, ID 83340
o: 208.806.7010 | f: 208.726.7812
TDonat@ketchumidaho.org | www.ketchumidaho.org

From: Trent Donat
Sent: Thursday, August 24, 2023 1:25 PM
To: Suzanne Frick <sfrick@ketchumidaho.org>
Subject: FW: Ketchum Urban Renewal District 2023-2024 ICRMP Renewal Communication

Hi Suzanne –

I hope you are having a good day! I wanted to be sure you were looped in on this renewal information. Please let me know if you have any questions. I will let you know once the invoice arrives.

A few questions for you...

1. Would you like me to schedule a meeting with Mary to have her go over the documents and ensure we understand everything? I can also meet with her on my own when I speak to her about the City's renewal.
2. Did you want the JPA sent to Ryan and Abbey for their review before signing?
3. Any other items you want me to address and take care of related to this this renewal?

Thank you, Suzanne! I will look forward to your reply.

Kind regards,
Trent

TRENT DONAT | CITY OF KETCHUM

City Clerk & Business Manager

P.O. Box 2315 | 191 Fifth St. W. | Ketchum, ID 83340

o: 208.806.7010 | f: 208.726.7812

TDonat@ketchumidaho.org | www.ketchumidaho.org

From: Mary Kummer <MKummer@icrmp.org>
Sent: Thursday, August 24, 2023 11:46 AM
To: Trent Donat <TDonat@ketchumidaho.org>
Subject: Ketchum Urban Renewal District 2023-2024 ICRMP Renewal Communication

Hi Trent,

In advance of the October 1, 2023, policy renewal, I am attaching the pertinent documents to this email for your convenience and records. Please note that your invoice has already or will soon be mailed via USPS. If you don't receive your invoice in the next week, please let me know.

For your convenience, we are attaching the following renewal documents to this email for you:

- 2023-2024 Renewal Policy
- Red-lined version of the 2023-2024 Policy, so you can see the changes.
- Summary of policy changes for the 2023-2024 policy year
- Vehicle ID Cards (last page of the renewal policy document)
- ICRMP Joint Powers Agreement – the JPA has been completely re-written to make it easier to read and understand. Please review the new JPA and return a signed copy to me at your earliest convenience. By paying your member contribution, you're agreeing to the terms of the JPA in-force.

Please also note that your property deductible has been increased, and there are new deductibles for specific items like hail, wind, and others.

I offer to meet with you to go through the Summary of Policy Changes to make sure you're aware of the changes and what they mean. We can review the insured property list at that meeting too.

Please contact me if you have any questions about the attached documents or your ICRMP policy and membership in general.

Thank you for being an ICRMP member!

Mary

Mary Kummer, AINS
Marketing Representative

Direct: (208) 246-8210

www.icrmp.org



NOTICE: This email, and any files transmitted with it, is the property of the ICRMP and may contain information considered privileged or confidential and legally exempt from disclosure. If you have received this email in error, please notify the sender immediately by calling 208-336-3100 or toll free 800-336-1985

Member Billing Contact:

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

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For proper application, please do not combine other payments with your premium remittance.

Please Detach and Submit with Payment


 Ketchum Urban Renewal District
 PO Box 2315
 Ketchum, ID 83340

Make Checks Payable to:

 ICRMP
 PO Box 15116
 Boise, ID 83715

Invoice Date:	9/1/2023
Invoice Number:	18023 - 2024 - 1
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Minimum Due:	\$1,707.00
Amount Paid:	

Write Amount Paid Here

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

Please fill in new contact information below:

Name		Title		
Address		City	State	Zip Code
Office Phone #				
Email Address				

**SUMMARY OF ICRMP PUBLIC Entity POLICY CHANGES
October 1, 2023 through September 30, 2024**

A. SECTION II, GENERAL DEFINITIONS

Item 1: A. (22.) *Personal Injury* – CLARIFY

Removed duplicitous terms already contained within “bodily injury” definition, as this removes ambiguity. (Page 4)

Item 2: A. (24.) *Pollutants* – CLARIFY

Added to the definition to include “PFAS” or Perfluoroalkyl and Polyfluoroalkyl Substances are considered a pollutant. (Page 4)

Item 3: A. (30.) *Terrorism* – CLARIFY

Amended the definition to align with program reinsurers to mirror within the policy issued to ICRMP members as this removes ambiguity. (Page 5)

B. SECTION III, GENERAL CONDITIONS

Item 1: A. (4.) *Cancellation* – CLARIFY

Added language to explain the premium refund to the member in the event of a cancellation. (Page 8)

Item 2: A. (6.) *Deductibles* – CLARIFY

Amended language to include how a percentage deductible will apply to a covered loss, as well as how the deductible(s) apply to a loss. (Page 9)

C. SECTION IV, GENERAL EXCLUSIONS

Item 1: A. (2.) *Asbestos, Dioxin, Polychlorinated Biphenyls or PFAS* – REDUCTION

Added PFAS (Perfluoroalkyl and Polyfluoroalkyls Substances) to this exclusion to remove coverage for claims related to PFAS. Additionally, expanded language to match that of reinsurers (Page 15)

Item 2: A. (3.) *Bids or Estimates* – REDUCTION

Added wording “or failure to comply with bid statutes” to align with intent of exclusion (Page 15)

Item 3: A. (9.) *Course and Scope* – CLARIFY

Removed language surrounding malice and criminal intent as its own stand-alone exclusion to remove ambiguity. (Page 16)

Item 4: A. (10.) *Criminal and Malicious Acts* – REDUCTION

Added exclusion to not cover claims resulting from an act performed with malice or criminal intent. This language was previously found in the Course and Scope exclusion and is now an exclusion on its own. (Page 16)

Item 5: A. (17.) *Fungi* – REDUCTION

Expanded the exclusion to match reinsurers exclusion language to ICRMP. (Page 18)

Item 6: A. (18.) *Hostile or Warlike* – REDUCTION

Expanded the exclusion to match reinsurers exclusion language to ICRMP. (Page 18-19)

Item 7: A. (26.) *Library Materials* – REDUCTION

Added exclusion for claims stemming from allegations of materials accessed through a library, claimed to be harmful to a minor, or in violation of any section contained in Idaho Code Title 18, Chapter 15, or any other local, state or federal law or rule. Included in this exclusion are claims brought for enforcement or compliance with state law pertaining to duties. (Page 20)

Item 8: A. (31.) *Silica* – REDUCTION

Expanded the exclusion to match reinsurers exclusion language to ICRMP. (Page 22)

D. SECTION V. PROPERTY INSURANCE

Item 1: Property Insurance – CLARIFY

Updated “limit of indemnification” to “limit(s) of insurance” (Throughout)

Item 2: Property Insurance A. 1. (2) *Debris Removal* – REDUCTION

The sublimit for debris removal is now whichever is lesser, instead of greater (Page 23)

Item 3: Property Insurance A. 1. (3) *Increased Cost of Construction* – REDUCTION

The sublimit is reduced to \$2,500,000 per occurrence (Page 23-24)

Item 4: Property Insurance A. 1. (5) *Operational Disruption Expense* – REDUCTION

The sublimit is reduced to \$500,000 per occurrence (Page 24)

Item 5: Property Insurance A. 1. (6) *Property in the Course of Construction* – REDUCTION

The sublimit is reduced to \$1,000,000 per occurrence (Page 25)

Item 6: Property Insurance A. 1. (7) *Protection and Preservation of Property* – REDUCTION

Sublimited to \$250,000 per occurrence, where it was not previously sublimited (Page 25)

Item 7: Property Insurance A. 1. (8) *Valuable Papers and Records* – REDUCTION

The sublimit is reduced to \$250,000 per occurrence (Page 25-26)

Item 8: Property Insurance A. 7. *Property in Transit* – REDUCTION

The sublimit is reduced to \$250,000 per occurrence. Amended language to include coverage for insured property while being transported by others on the named insureds behalf. ICRMP will be secondary to any insurance available to those transporting the property. (Page 26)

Item 9: Property Insurance A. 9. *Inadvertently Omitted Property* – REDUCTION

Removed coverage for Inadvertently Omitted Property. (Page 26)

Item 10: Property Insurance A. 9. *Newly Acquired Property* – REDUCTION

The sublimit is reduced to \$1,000,000 per occurrence. (Page 26-27)

Item 11: Definitions 3. *Cosmetic Damage* – CLARIFY

Added a definition to match that of the reinsurer to the program. (Page 27)

- Item 12: Definition B. 4. – Coverings and Roof-Mounted Equipment - CLARIFY**
Amended definition to align with that of the reinsurer to the program. (Page 27)
- Item 13: Definition B. 10. – Lease Interest - CLARIFY**
Amended definition to apply only to buildings and structures. (Page 28)
- Item 14: Definition B. 11. – Net Lease Interest - CLARIFY**
Amended definition to apply only to buildings and structures. (Page 28)
- Item 15: Definition B. 21. – Wind - CLARIFY**
Added definition of Wind, to mean gust or sustained wind 50 mph or more. (Page 29)
- Item 16: Conditions 2. – Borrowed Vehicles from Other Public Entities - CLARIFY**
Added condition that vehicles borrowed from other entities, for less than 90 days, need not be listed on the schedule of values.. (Page 29)
- Item 17: Conditions 4. – Deductibles - REDUCTION**
Amended to better explain how deductibles are applied to the limit of insurance and not the overall loss, including percentage deductibles. (Page 29-30)
- Item 18: Property Deductibles – Flood Type 2 - REDUCTION**
The deductible for Flood Type 2 is increased to \$50,000 per covered occurrence. (Page D-2)
- Item 19: Property Deductibles – Gymnasium Flooring - REDUCTION**
A new deductible for water damage to Gymnasium Flooring is added at 20% of the loss per covered occurrence. (Page D-2)
- Item 20: Conditions 4. e. – Gymnasium Floor - REDUCTION**
Explains when Gymnasium Floor deductible is applicable. (Page 30)
- Item 21: Property Deductibles – Hail - REDUCTION**
A new deductible for Hail is added at 5% of the loss per covered occurrence. (Page D-2)
- Item 22: Conditions 4. f. – Hail - REDUCTION**
Explains when Hail deductible is applicable. (Page 30)
- Item 23: Property Deductibles –Weight of Snow - REDUCTION**
A new deductible for Weight of Snow is added at 10% of the loss per covered occurrence. (Page D-2)
- Item 24: Conditions 4. g. –Weight of Snow - REDUCTION**
Explains when Weight of Snow deductible is applicable. (Page 30)
- Item 25: Property Deductibles – Wind - REDUCTION**
A new deductible for Wind is added at 5% of the loss per covered occurrence. (Page D-2)
- Item 26: Conditions 4. g. – Wind - REDUCTION**
Explains when Wind deductible is applicable. (Page 30)
- Item 27: Property Deductibles – Earthquake - REDUCTION**
The deductible for Earthquake is increased to \$50,000 per covered occurrence. (Page D-2)

Item 28: Property Deductibles – Hail - REDUCTION

A new deductible for hail damage to insured property is added at 5% of the loss per covered occurrence. (Page D-2)

Item 29: Condition C. 5. – Earthquake - CLARIFY

Amended this condition to clarify how the overall sublimit of earthquake coverage will apply if multiple members are impacted in one Earthquake. Earthquake limit is now shared between public entities, public education and colleges. (Page 30-31)

Item 30: Condition C. 6. – Flood - CLARIFY

Amended this condition to clarify how the overall sublimit of flood coverage will apply if multiple members are impacted in one Flood. Flood limit is now shared between public entities, public education and colleges. (Page 31)

Item 31: Property Limits of Insurance – Pipes or Fittings Failure - CLARIFY

Added this sublimit for Pipes or Fittings Failure at \$100,000 per occurrence. (D-2)

Item 32: Condition C. 7. – Pipes or Fittings Failure - CLARIFY

Added this condition to explain how a sublimit for Pipes or Fittings Failure applies. (Page 31)

Item 33: Condition C. 8. – Schedule of Values - REDUCTION

Amended this condition to explain what must be listed on the schedule of values for coverage to extend, and that if an item is listed that is excluded in the language of the policy, no coverage exists. Where previously, mobile equipment items less than \$100,000 needn't be listed individually, now that threshold is \$25,000 (Page 31-32)

Item 34: Condition C. 9. a. – Valuation of Loss, Contents - REDUCTION

Added this condition to clarify that the most we shall pay for loss or damage to contents inside or associated with a building or structure is up to the value of contents per location as listed on the schedule of values you have on file with us. Also added valuations clause for most we will pay will not exceed the lessor of the options listed. (Page 32)

Item 35: Condition C. 9. b. – Valuation of Loss, Mobile Equipment, Vehicles, etc - REDUCTION

Amended item to clarify section as to when replacement cost or actual cash values will be used depending on the purchase date of the insured property. Additionally, limited the amount payable to 110% of the stated value for that insured property using actual cash valuations. (Page 32-33)

Item 36: Condition C. 9. j. – Valuation of Loss, All Other Insured Property - REDUCTION

Amended this condition to clarify that we shall not pay for loss or damage in excess of 110% of the stated value per location as listed on the schedule of values you have on file with us. This applies to every building and structure, regardless of the value placed on the location. We removed condition C. 8. k., as that is no longer applicable. (Page 34-35)

Item 37: Condition C. 11. – Wind - REDUCTION

Added this condition to explain how the sublimit for wind damage claims will be applied, and how a loss in excess of the public entity program aggregate will be divided among affected members. (Page 35)

Item 38: Exclusion D. 2. g. – *Ground Water Seepage* - REDUCTION

Amended this exclusion to not provide coverage for physical damage caused by water or other liquid under the ground surface pressing on, or flowing or seeping through. (Page 37)

Item 39: Exclusion D. 2. h. – *Cosmetic Damage* - REDUCTION

Added new exclusion to not provide coverage for physical damage to insured property coverings and roof-mounted equipment, where the damage is only cosmetic. (Page 37)

Item 40: Exclusion D. 2. i. – *Sprinkler System Cessation* - REDUCTION

Added new exclusion to not provide coverage for physical damage to insured property, where the damage is caused by fire in which the fire suppression system or sprinkler system has been out of service or otherwise intentionally caused to cease operation. (Page 37)

Item 41: Exclusion D. 4. a. – *Service Animals* - BROADEN

Increased limit for your service animals from \$25,000 to \$30,000 per occurrence. (Page 37)

Item 41: Exclusion D. 4. i. – *Canal Tunnels* - REDUCTION

Amended exclusion to clarify intent to exclude “canal tunnels”. (Page 37)

E. SECTION VI – CRIME INSURANCE

Item 1: Insuring Agreement A. 4. – *Notary Public*– CLARIFY

Amended this insuring agreement to remove “Policy in Lieu of Public Officials Surety Bond”. No change has been made to coverage; rather, we removed this language because there’s no need for an insuring agreement for the Public Officials Surety Bond, as the Crime Insurance provided is “in lieu of” the Bond. Instead, the only item remaining here is coverage for Notary Public and is the same as it was in prior year. (Page 39)

F. SECTION VIII – GENERAL LIABILITY

Item 1: Exclusion C. 1. t. – *Prescribing Medication* – REDUCTION

Added this exclusion to clarify that claims involving the prescription of medication are not covered. (Page 50)

G. SECTION IX, LAW ENFORCEMENT LIABILITY INSURANCE

Item 1: Definition B. 1. – *Personal Injury* – CLARIFY

Amended this definition to remove components that are found in the definition of Bodily Injury, as Bodily Injury is included in the definition already. (Page 51)

H. SECTION XII, EMPLOYMENT PRACTICES LIABILITY INSURANCE

Item 1: Exclusion D. 1. f. – *Bodily Injury* – BROADEN

Amended this exclusion to exclude bodily injury instead of personal injury. (Page 58)

I. SECTION XV, ENDORSEMENTS

Item 1: #1 Pollutants Amendatory Endorsement. – CLARIFY

Amended the name of the endorsement to better communicate this endorsement's coverage.
(Page 64)

Item 2: #2 Cyber Privacy or Security Event Endorsement. – REDUCTION

Placed sublimits of \$500,000 on Privacy Response Expenses, Regulatory Proceedings & Penalties and PCI-DSS Assessments, where they were previously included in the overall \$1,000,000 limit.

(Pages D-2; 65-74)



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\$1586.22 01-4150-4400
\$2059 02-4530-4400
\$216.09 98-4410-7100

\$88.32 01-4170-4400

STATEMENT

KETCHUM, CITY OF
PO Box 2315
Ketchum ID 83340

ACCT. NO. DATE:
10002196 8/31/2023

DATE	TYPE	ORDER #	PUBLICATION	AD TYPE	SIZE	DESCRIPTION	AMOUNT
07/31/23	BBF					Balance Brought Forward	9,118.52
08/04/23	INV	12666724	Idaho Mountain Express	Display	3 X 6	OPERA & STRINGS	534.90 ✓
08/09/23	INV	12666911	Idaho Mountain Express	Classified	4.50 In.	Community Engagement Manager The City c	124.50 ✓
08/09/23	INV	12666692	Idaho Mountain Express	Display	3 X 6	SUMMER SOLSTICE	534.90 ✓
08/11/23	INV	12666911	Idaho Mountain Express	Classified	4.50 In.	Community Engagement Manager The City c	112.50 ✓
08/11/23	INV	12667030	Idaho Mountain Express	Display	3 X 6	TOWN SQUARE MASTER PLANNING	451.92 ✓
08/16/23	INV	12667103	Idaho Mountain Express	Display	3 X 6	TOWN SQUARE MASTER PLANNING	534.90 ✓
08/16/23	INV	12667104	Idaho Mountain Express	Display	3 X 6	First Aid & CPR/Fire Dept.	534.90 ✓
08/16/23	INV	12666911	Idaho Mountain Express	Classified	4.50 In.	Community Engagement Manager The City c	112.50 ✓
08/16/23	INV	12667482	Idaho Mountain Express	Class Display	3 X 8	Legal-Ord. 1250	203.67 ✓
08/16/23	INV	12667483	Idaho Mountain Express	Class Display	3 X 5	Legal-URA Proposed Budget 23-24	216.09 ✓
08/18/23	INV	12666911	Idaho Mountain Express	Classified	4.50 In.	Community Engagement Manager The City c	112.50 ✓
08/23/23	INV	12666911	Idaho Mountain Express	Classified	4.50 In.	Community Engagement Manager The City c	112.50 ✓
08/23/23	INV	12667453	Idaho Mountain Express	Classified	5.75 In.	Equipment Operator and Facilities Mainten	155.75 ✓
08/23/23	INV	12667865	Idaho Mountain Express	Class Display	1 X 12	Legal-9/12 P & Z	88.32 ✓
08/25/23	INV	12666911	Idaho Mountain Express	Classified	4.50 In.	Community Engagement Manager The City c	112.50 ✓
08/25/23	INV	12667453	Idaho Mountain Express	Classified	5.75 In.	Equipment Operator and Facilities Mainten	143.75 ✓
08/30/23	INV	12667400	Idaho Mountain Express	Display	5 X 16	WAGON DAYS	2,059.00 ✓
08/30/23	INV	12668195	Idaho Mountain Express	Class Display	1 X 7	Legal-Candidate Filing Deadline	52.44 ✓
08/30/23	INV	12668196	Idaho Mountain Express	Class Display	1 X 9	Legal-9/18 City Council	66.24 ✓
08/30/23	INV	12667453	Idaho Mountain Express	Classified	5.75 In.	Equipment Operator and Facilities Mainten	143.75 ✓
08/30/23	INV	12667831	Idaho Mountain Express	Classified	4.62 In.	The Administrative Services Specialist is re	127.62 ✓

CURRENT	30 DAYS	60 DAYS	90 DAYS	AMOUNT DUE
6,535.15	4,639.63	4,478.89	0.00	15,653.67

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU

Express Publishing, Inc. P.O. Box 1013, Ketchum, ID 83340
(208) 726-8060

ACCT. NO. DATE:
10002196 8/31/2023

AMOUNT DUE: \$15,653.67

KETCHUM, CITY OF
PO Box 2315
Ketchum ID 83340

AMOUNT ENCLOSED \$ _____

PAYMENT DUE BY: 9/15/2023

Sun Valley Economic Development
August 2023

Describe any activities taken this month to advance your industry targeting objectives

(Objective A)- continued research of possible mountain operations vocational programs and building collaborative partnerships with SV Co, BC School District and Far & Wise; support for WR Early Childcare Collaborative drafting application for IWDC grant

Describe any activities taken this month to advance your business outreach objectives

(Objective B) –direct outreach to 31 local business organizations; main business concerns remain lack of local talent/workforce housing; issued YTD annual renewal invoices for membership through Aug and outstanding AR; development of 2022 Economic Profiles for each of 5 cities and the county ~90% complete; analytical review of Short Term Rental Markets nearly complete; planning for 3Q Roundtable in Hailey end October; continued business transfer with Jon’s Heating and St Joes Animal Clinic changing hand (Trac’s and Habitate Vet Hospital respectively)

Describe any activities taken this month to advance your main street and

entrepreneurship activities (Objective C) – data gathering for upcoming summer events economic impact analyses; closure of Bellevue US Bank office branch.

Describe any activities taken this month to advance your placemaking objectives (Objective

D) –advocacy for Blaine Co emergency ordinance to allow for immediate treatments for Forest Health and Wildfire Risk mitigation on private 120 acres compound proximal to ongoing Baldy Forest Health Project.

Describe any activities taken this month to advance your professional development

objectives (Objective E) – attended Hoover Institute presentation on national work from home statistics and metrics.

Describe any other activities taken this month that fall outside of your workplan objectives-

na

Meeting Summary

Any meeting with a business, government agency, or non-profit

Date	Company	Industry	Contact Name	City	Summary of Visit
4-Jul	Business Working Group	Economic Development	Harry Griffith	Blaine	Monthly meeting of local economic development organizations to discuss state of the economy, tourism, air service, real estate and events
6-Jul	Wood River Early Learning Collaborative	Not-For-Profit	Kathryn Ivers	Blaine	Meeting to decide on Letter of Intent approach to upcoming IWDC Grant program; approach to partner between future large supplier with existing smaller providers
7/6/2023	SunValley Culinary	Not-For-Profit	Rick Lefaivre	Ketchum	Exco meeting to review priorities, strategy and performance
7/7/2023	City of Ketchum	Government	Sheri	Ketchum	Review of potential street improvements at SV Culinary; restructuring proposal to improve ADA access and sidewalk configuration
7/10/2023	SunValley Culinary	Not-For-Profit	Dan Kish	Ketchum	Review of recruiting effort to date, class formation readiness and scholarship/housing needs
7/11/2023	Idaho Dept Labor	Government	na	Idaho	Apprenticeship webinar
7/11/2023	Naiha Jewelry	Retail		Sun Valley	New jewelry store taking over store front and inventory of previous local jewelry store; more upscale custom jeweler with existing operation in Oklahoma; 6-8 new employees
7/11/2023	Flare West	Retail	Justin	Sun Valley	New concept western store taking over prior space of Explore SV; focus is on western wear hats and local products
7/12/2023	SV Window Cleaning	Services	Kathy	Hailey	Long term window cleaning and home management service limited expansion due to lack of local workers with acceptable paperwork
7/13/2023	City of Ketchum	Government		Ketchum	
7/13/2023	SunValley Culinary	Not-For-Profit	Karl Uri	Ketchum	Board meeting to review priorities, strategy and performance; planning for summer fundraiser, board nominations and staffing
7/17/2023	Mountain Express	Media	Karl Harden	Ketchum	Interview for 3-part article on early childcare education situation in Blaine Co
7/17/2023	Idaho First Bank	Financial	Bob Buersmeyer	Ketchum	Review of banking markets , lending practices and potential for changing SVCI banking relationship
7/17/2023	City of Ketchum	Government	Neil Bradshaw	Ketchum	FY24 budget review
7/19/2023	Wood River Consulting	Consulting	Steve Sundberg	Hailey	Meeting to discuss some new defense/military start up businesses currently operating in TX; connecting with other in-Idaho defense contractors to share experiences
7/19/2023	h Valley Economic Developm	Economic Development	Guy Cherp	Blaine	Board meeting to review priorities, strategy and performance
7/25/2023	Windemere Real Estate	Real Estate	Zach	Blaine	Presentation to 20 realtors on state of the economy;
7/26/2023	Technical Advisory WG	Government	Morgan Lander	Ketchum	Review of proposed ordinance that seek to limit loss of residential units in downtown core and encourage new commercial; feedback frm community membership has resulted in some improvements on original but economic viability of new mixed use projects is questionable
7/26/2023	Sun Valley Insurance	Financial	Mark Lovien	Ketchum	Discussion of local fire insurance situation; underwriters are dropping cover for homes \$1.5m and demanding Firewise adherence to write; 11 of 15 carriers now out of the market
7/26/2023	Keller William	Real Estate	Reid Sanborn	Ketchum	new commercial building 100% leased by 4 coinvestors for office use; other projects on pause until market and zoning situation stabilize
7/26/2023	Doty Architecture	Construction & Trades	Mike Doty	Ketchum	update on Dudinakis building plans; acceleration for next spring groundbreaking
7/27/2023	Ketchum Automotive	Services	Jason	Ketchum	business constrained by lack of workers; now booking 10 days in advance; 8 current employees but could use 10 more to grow business; no source of talent with automotive training
7/31/2023	Blaine Co Commissioners	Government	Steven McDougal Graham	Blaine	Review and presentation of ED Pro MOU award for authorization
7/31/2023	Stellar Adventure Travel	Recreation	Reggie Crist	Ketchum	discussion of expansion into local heliski operation; potential expansion would add 5-8 new seasonal positions
7/5/2023	Open Room	Retail	Rebecca Olsen	Ketchum	solid summer so far with strong demand frm new homeowners
7/6/2023	Sun Valley Co	Hospitality	Tim Silva	Sun Valley	discussion of support letter for MOD categorical exclusion textg amendment; SVCO very supportive of concept
7/6/2023	Alpine Tree Service	Construction & Trades	Carl Hjelm	Ketchum	Discussion of MOD Categorical Exclusion text amendment and securing support for approval
7/7/2023	US Forest Service	Government	Zach Poff	Faifield	Discussion of MOD Categorical Exclusion text amendment and securing support for approval
7/7/2023	SV Institute	Not-For-Profit	Amy Mathias	Hailey	Noview of business YTD; also discussion of potential intenet-ed party transaction
7/11/2023	Warfield Distillery	Restaurant	Alex Buck	Ketchum	Review of business YTD; also discussion of potential interested party transaction
7/14/2023	Hotel Ketchum	Hospitality	Jeff Bay	Ketchum	Discussion of possible investment in public/private golf course
7/18/2023	Lighthouse Hotel	Hospitality	Dani Cote	Ketchum	Discussion of possible investment in public/private golf course
7/18/2023	Waypoint Venture	Development	Jack Barileau	Ketchum	Deview of business YTD; also discussion of potential intedeved party transaction
7/25/2023	Fly SV Alliance	Not-For-Profit	Carol Waller	Blaine	Discussion of MOD Categorical Exclusion text amendment and securing support for approval
8/1/2023	Business Working Group	Economic Development	Harry Griffith	Blaine	
8/2/2023	Technical Advisory WG	Government	Morgan Lander	Ketchum	More detailed discussion of Ord 1234 commercial build assumptions
8/3/2023	Sun Valley Culinary	Not-For-Profit	Rick Lefaivre	Ketchum	Exco review of priorities and issues
8/7/2023	Workforce Development Co	Government	Matt Thomson	Blaine	Discussion of potential funding for SVCI vocational media for IPTV
8/7/2023	City of Ketchum	Government	NeilBradshaw	Ketchum	Presentation on FY24 budget proposal to secure funding commitment
8/8/2023	City of Ketchum	Government	Neil Morrow	Ketchum	Discussion of Ord 1234 revised for TAG and other inputs
8/9/2023	Light Bio	Technology	Grant Woods	Hailey	Meeting between Commerce and founder to explore support/go to market strategies; connection set up for USDA, ID education initiatives
8/9/2023	Wood River Consulting	Technology	Steve Sundberg	Ketchum	Meeting between Commerce and consultant on commercializing DOD supplier concept
8/9/2023	SVED	Economic Development	Guy Cherp		Exco review of priorities and issues
8/10/2023	Visit SunValley	Tourism	Scott Fortner		Board meeting to review priorities, strategy and performance
8/15/2023	Time News Media	Media		Twin Falls	Meeting to discuss potential quarterly column on the economic of Blaine Co. they are soliciting periodict writer like Shawn Berenger, Jeff McCurdy and Jan Rogers to share in a monthly column on regional economics; SVED agreed to periodically participate
8/21/2023	KURA	Government	Suzanne Frick	Ketchum	Quarterly meeting to report on programs; represented 2Q Roundtable data on Labor and NFP economics
8/22/2023	R Early Childcare Collaborat	Education	Kathryn Ivers	Hailey	Planning meeting to prepare for upcoming IWDC grant in Sept
8/23/2023	Hoover Institute	Education	Jack Bunce	Sun Valley	Presentation by Steve Davis, Sr Follow on work from home metrics; generally positive toward GDP and well received by employees, split opinion from employers
8/24/2023	Wood River Roofing	Construction & Trades	Conner	Hailey	Discussion of project backlog and inability to secure sufficient reliable , legal workers
8/1/2023	Wood River Insurance	Financial	Rose Nelson	Hailey	Discussion of fire insurance; increasingly more difficult to secure for both residential and commercial properties; more so in the north valley than south, and inpaeticular for homes worth >\$1.5m; risk books are full , and many are dropping from the market
8/1/2023	BC School District	Education	Jim Foudy	Blaine	Discussion of childcare grant application
8/2/2023	Far & Wise Foundation	Not-For-Profit	Laura Rose Lewis	Ketchum	Discussion of new Mtn Ops boot camp for winter 24
8/2/2023	Slette Robinson	Professional Services	Gary Slettes	Twin Falls	Discussion of BC emergency forest health remediation project and proposed text amendment for categorical exclusions in relation to forest health projects
8/3/2023	SV Insurance	Financial	Mark Lovien	Ketchum	Discussion of fire insurance; see above
8/3/2023	Hollis Rumpeltes	Construction & Trades	Daniel Hollis	Ketchum	Discussion of forward project book and SV P&Z issues
8/4/2023	RIVDA	Financial	Rob Atkins	Twin Falls	Proposal to visit some BC businesses next trip
8/8/2023	City of Sun Valley	Government	Tan Robrahn	Sun Valley	Discussion of fire insurance; see above
8/9/2023	il Naso	Restaurant	David Cruz	Ketchum	Review of staffing experience and menu restructuring, tourism levels for summer and challenges
8/9/2023	S.un Valley Co	Tourism	Mike Fitzpatrick	Sun Valley	Discussion of SVC interest in Mtn Ops boot camps
8/9/2023	IWDC	Government	Matt Thomson	Boise	Discussion of potential funding for IPTV commercial on culinary vocational program
8/17/2023	The Sage School	Education	Harry Weeks	Hailey	Discussion of school year applications, new families and 3Q RT venue
8/18/2023	Custom Cabinets	Construction & Trades	Dave Woodham	Ketchum	Discussion of STR registration experience
8/23/2023	City of Bellevue	Government	Doug Brown	Bellevue	Discussion about Mayor's resignation/ transition and likely candidates
8/24/2023	Jon's Heating	Construction & Trades	Jon Hoops	Carey	Discussion of new partner who secure 1/3 of business and provided financing for another 1/3 to key employees; Seattle aggregator who seeks well runs, bricks and mortar businesses with former military ties
8/29/2023	SV Adaptive Sports	Recreation	Mark Mast	Ketchum	Seeking support for his nomination to SV Ski Hall of Fame

Opportunities Report

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

Date	Project/ Company Name	City	Industry	Opportunity Type	Number Existing Jobs	Potential Job Creation	Potential Capital Investment	Incentives Applied For	Project Stage	Summary of Project
1-Jul	Carr Building	Ketchum	Commercial	Community Development	0	2	\$16,200,000	None	Closed Won	New mixed use building completed with ground floor commercial, offices/institute on 2nd and luxury residence 3rd floor; ground floor hosts Community Library museum, and 3 relocated existing businesses
1-Jul	Sanborne Building	Ketchum	Commercial	Community Development	0	0	\$6,000,000	None	In Progress	New mixed use building under construction; fully leased to existing local businesses for office expansion; Decked is one of the co-investors
8/1/2023	Vintage Building	Ketchum		Community Development	0	15	\$12,000,000	None	In Progress	New mixed use building under construction; planned restaurant on ground floor and luxury owner unit on 2nd; seeking talented chef for concept and operations
8/1/2023	Quigley Canyon Subdivision	Hailey	Residential	Community Development	0	0	\$48,000,000	None	In Progress	Subdivision process for next stage build out at Quigley with 24+ residential higher end homes on individual parcels

Statistical Profile of City of Ketchum, Idaho

1-Pager Source	2-Pager Figure	Main Category	Secondary Category	Data																																																																																																																																																
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3.1	Housing Stock	Housing Stock Utilization (# units)	# Owner Occ. # Renter Occupied # Seasonal			# Total
'70						2,139
'80						3,459
'90			879	703	1,338	2,920
'00			879	703	1,338	2,920
'10			792	718	1,982	3,392
'12			869	746	2,005	3,620
'13						
'14						
'15			954	615	2,258	3,827
'16			937	583	2,257	3,777
'17			734	522	2,363	3,649
'18			786	428	2,413	3,626
'19			729	381	2,546	3,655
'20			863	330	2,368	3,557
'21			1109	458	2,268	3,835
'22						

3.2	Housing Stock	SFM + Condo Sales (\$000)	Median Price		# Units	\$ Volume
'70						
'80			\$	123		
'90			\$	235		
'00			\$	503		
'10						
'11						
'12			\$	454	20	
'13			\$	446	46	
'14			\$	475	58	
'15			\$	688	92	
'16			\$	688	113	
'17			\$	290	140	
'18			\$	430	140	
'19			\$	500	124	
'20			\$	550	131	
'21			\$	523	158	
'22			\$	673	198	\$ 216,600
'70			\$	660	181	\$ 182,660
'80			\$	700	187	\$ 188,211
'90			\$	638	238	\$ 330,108
'00			\$	1,057	192	\$ 287,930
'10			\$	1,150	111	\$ 200,540

3.3 & 3.7	Housing Stock	Total Assessed Tax Values (\$m)	\$ Millions	
			Residential	Commercial
'05				
'06				
'07		3,717		
'08		3,797		
'09		3,599		
'10		3,175	2,683	492
'11		2,912	2,481	431
'12		2,586	2,218	368
'13		2,459	2,136	323
'14		2,739	2,278	361
'15		2,945		2,945
'16		3,081		
'17		3,186		
'18		3,342		
'19		3,310		
'20				
'21				
'22				

3.5	Housing Stock	Average Household Size	# Per HH # Per HH/Renter Occupied	
'00			1.90	
'10			1.88	
'12			1.68	
'15			1.72	
'16			1.81	
'18			2.1	2.59
'19				
'20				
'21				
'22				

3.6	Housing Stock	Median 3-Bedroom Rent	Smooth % change prior yr	
2000		\$ 499		
2001		\$ 494		
2002		\$ 794		
2003				
2004				
2005				
2006				
2007				
2008				
2009				
2010				
2011		\$ 1,567	11%	7.5%
2012		\$ 1,746		
2013		\$ 2,069	18%	
2014		\$ 2,213	7%	
2015		\$ 2,369	8%	
2016				
2017				
2018		\$ 2,500		
2019				
2020				
2021				
2022				

4.0	Business Activity	Reported Sales (in Millions of USD)	Unadjusted 2022 Dollars		Adjustment Factor - Bureau of L Series ID: CUSPR0000000000 (Seasonal)
'01					
'02					
'03					
'04					
'05					
'06					
'07					
'08					
'09		\$ 267.68	\$ 356	33.15%	
'10		\$ 295.93	\$ 384	29.79%	
'11		\$ 278.00	\$ 365	27.67%	
'12		\$ 288.00	\$ 367	24.04%	
'13		\$ 297.41	\$ 363	22.09%	
'14		\$ 331.35	\$ 398	20.19%	
'15		\$ 324.40	\$ 391	20.30%	
'16		\$ 345.10	\$ 410	18.7%	
'17		\$ 381.12	\$ 441	15.8%	
'18		\$ 378.66	\$ 430	13.4%	
'19		\$ 411.00	\$ 469	11.7%	
'20		\$ 386.20	\$ 432	9.0%	
'21		\$ 481.80	\$ 517	7.5%	
'22		\$ 519.00	\$ 519	0.0%	

4.1	Business Activity	Local Options Tax (\$m)	Unadjusted 2022 Dollars		Adjust Factors
FY09		\$ 1.5	\$ 2.0	33.15%	
FY10		\$ 1.5	\$ 1.9	29.79%	
FY11		\$ 1.6	\$ 2.1	27.67%	
FY12		\$ 1.8	\$ 2.2	24.04%	
FY13		\$ 1.8	\$ 2.2	22.09%	
FY14		\$ 1.9	\$ 2.3	20.19%	
FY15		\$ 2.0	\$ 2.4	20.30%	
FY16		\$ 2.1	\$ 2.5	18.7%	
FY17		\$ 2.3	\$ 2.7	15.8%	
FY18		\$ 2.5	\$ 2.8	13.4%	
FY19		\$ 5.0	\$ 5.6	11.7%	
FY20		\$ 4.8	\$ 5.2	9.0%	
FY21		\$ 6.2	\$ 6.7	7.5%	
FY22		\$ 6.9	\$ 6.9	0.0%	

xx	Business Activity	Reported Wages (\$m)	Unadjusted 2022 Dollars		Adjust Factors
'01					
'02					
'03					
'04					
'05					
'06					
'07					
'08					
'09		\$ 166.7	\$ 222.0	33.15%	
'10		\$ 158.4	\$ 205.5	29.79%	
'11		\$ 153.2	\$ 195.6	27.67%	

'12	194.3	\$	241.0	24.04%
'13	203.6	\$	247.4	22.09%
'14	218.5	\$	263.8	20.19%
'15	211.1	\$	254.0	20.30%
'16	215.7	\$	256.0	18.7%
'17	233.7	\$	270.6	15.8%
'18	244.4	\$	277.2	13.4%
'19	260.7	\$	291.2	11.7%
'20	275.3	\$	300.0	9.0%
'21	345.0	\$	370.8	7.5%
'22	345.0	\$	345.0	0.0%

4.3	Business Activity	Business License Changes (#/ann)	Opened	Closed	Other	Net OC	
			'07	7	-7	0	0
			'08	35	-69	0	-24
			'09	37	-43	0	-26
			'10	57	-34	1	23
			'11	53	-36	1	17
			'12	27	-43	5	-16
			'13	42	-38	3	4
			'14	33	-28	0	5
			'15				
			'16				
			'17				
			'18				
'19							
'20							
'21							
'22							

5.1	Residential Activities	Residential Building Permits (\$000)	Single Family	Multi-Family	Remods/Other	# Permits	
			'07	\$ 12,752	\$ 10,371	\$ 8,215	98
			'08	\$ 3,746	\$ 15,900	\$ 15,028	86
			'09	\$ 5,539	\$ 4,890	\$ 6,037	58
			'10	\$ 5,760	\$ -	\$ 4,386	40
			'11	\$ 12,840	\$ -	\$ 2,507	74
			'12	\$ 9,865	\$ -	\$ 3,578	53
			'13	\$ 12,488	\$ 602	\$ 10,458	68
			'14	\$ 23,143	\$ -	\$ 7,567	72
			'15	\$ 13,373	\$ -	\$ 6,618	72
			'16	\$ 12,735	\$ 7,959	\$ 5,123	88
			'17	\$ 10,324	\$ 1,430	\$ 10,899	95
			'18	\$ 7,590	\$ 1,500	\$ 6,751	75
'19	\$ 21,602	\$ 14,660	\$ 13,316	103			
'20	\$ 15,300	\$ 2,481	\$ 28,910	136			
'21	\$ 61,713	\$ -	\$ 18,037	103			
'22	\$ 53,700	\$ 19,700	\$ 15,500	95			

5.2	Residential Activities	Residential Sales Transactions (\$000)	\$ Market	# Lots	
			'07	\$ 186,743	118
			'08	\$ 75,510	72
			'09	\$ 58,607	58
			'10	\$ 83,258	62
			'11	\$ 75,412	113
			'12	\$ 80,885	140
			'13	\$ 84,059	140
			'14	\$ 101,209	124
			'15	\$ 98,705	131
			'16	\$ 130,363	158
			'17	\$ 216,600	185
			'18	\$ 182,560	185
'19	\$ 188,211	187			
'20	\$ 330,108	236			
'21	\$ 287,800	192			
'22	\$ 200,940	111			

6.1	Commercial Activities	Commercial Building Permits (\$000)	New Const	Remods/Other	# Permits	# New	
			'07	\$ 5,200	\$ 1,095	20	1
			'08	\$ 1,407	\$ 3,150	27	2
			'09	\$ -	\$ 1,855	20	1
			'10	\$ -	\$ 360	18	0
			'11	\$ -	\$ 1,180	26	0
			'12	\$ -	\$ 1,819	24	0
			'13	\$ 1,305	\$ 1,478	23	1
			'14	\$ -	\$ 3,635	20	0
			'15	\$ 31,760	\$ 2,235	32	1
			'16	\$ 31,600	\$ 4,834	21	2
			'17	\$ 6,927	\$ 717	24	15
			'18	\$ 15,121	\$ 11,171	24	6
'19	\$ 5,990	\$ 5,579	23	3			
'20	\$ 22,278	\$ 305	14	5			
'21	\$ 14,183	\$ 1,785	16	6			
'22	\$ 18,500	\$ 4,600	7	3			

6.2	Commercial Activities	Commercial Sales Transactions (\$000)	\$ Market	# Lots	Square Feet	\$ per Ft2	
			'07				
			'08				
			'09	\$ 2,475	3		
			'10	\$ 953	3		
			'11	\$ 6,826	6		
			'12	\$ 3,508	11		
			'13	\$ 8,510	21		
			'14	\$ 11,900	11		
			'15	\$ 12,854	13		
			'16	\$ 4,798	7		
			'17	\$ 20,007	15		
			'18	\$ 14,586	14		
'19	\$ 22,187	23					
'20	\$ 22,103	23					
'21	\$ 19,175	18					
'22	\$ 11,800	12					

7.0	Tourism & Recreation	Airport Visits (000)	Seats Availab	Enplanements	
			'10	95	54
			'11	81	53
			'12	69	51
			'13	77	53
			'14	95	68
			'15	91	70
			'16	108	81
			'17	120	89
			'18	117	94
			'19	124	91
			'20	98	48
			'21	150	95
'22	130	102			

Tourism & Recreation	Skier Days	Apline Skier Days	
		'00-'00	376
		'01-'01	366
		'02-'02	406
		'03-'03	365
		'04-'04	385
		'05-'05	387
		'06-'06	421
		'07-'07	362
		'08-'08	411
		'09-'09	331
		'10-'10	400
		'11-'11	408
'12-'12	382		
'13-'13	387		
'14-'14	348		
'15-'15	369		
'16-'16	419		
'17-'17	401		
'18-'18	390		
'19-'19	427		
'20-'20	360		



Ketchum Urban Renewal Agency

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

October 16, 2023

Chairman and Commissioners
Ketchum Urban Renewal Agency
Ketchum, Idaho

Chair and URA Commissioners:

Approval of Resolution 23-URA07 and Agreement 50088 for Services with Sun Valley Economic Development

Background

Sun Valley Economic Development (SVED) is requesting KURA enter into a contract for services in the amount of \$10,000. This amount is the same as last year. Funds are available in the FY24 Budget.

Current Report

The proposed Agreement is identical to previous Agreements, the dates have been changed to reflect the new fiscal year and a new scope of work is attached.

Financial Requirement/Impact

There will be sufficient funds in the FY 24 budget to support this Agreement.

Recommendation

Staff recommends the board approve Resolution 23-URA07 and Agreement 50088 and adopt the following motion:

"I move to approve Resolution 23-URA07 and Agreement 50088 with Sun Valley Economic Development and authorize the Chair to sign the Agreement."

Attachments:

Resolution 23-URA07
Agreement 50088

RESOLUTION NO. 23-URA07

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

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF KETCHUM, IDAHO, APPROVING THE CONTRACT FOR SERVICES BETWEEN THE KETCHUM URBAN RENEWAL AGENCY AND SUN VALLEY ECONOMIC DEVELOPMENT CORP., AUTHORIZING THE EXECUTION OF THE CONTRACT FOR SERVICES BY THE CHAIR OR VICE-CHAIR AND SECRETARY; AUTHORIZING ANY TECHNICAL CHANGES TO THE CONTRACT FOR SERVICES; AUTHORIZING THE ADMINISTRATOR/EXECUTIVE DIRECTOR TO TAKE ALL NECESSARY ACTION REQUIRED TO IMPLEMENT THE CONTRACT FOR SERVICES; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of Ketchum, Idaho, also known as the Ketchum Urban Renewal Agency, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (hereinafter the “Law”) and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (hereinafter the “Act”), a duly created and functioning urban renewal agency for Ketchum, Idaho, hereinafter referred to as the “Agency.”

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

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

WHEREAS, through implementing the Amended Plan, Agency seeks to further the following stated goal: The strengthening of the tax base by encouraging private development, thus increasing the assessed valuation of properties within the Revenue Allocation Area and benefitting the various taxing districts in which the Revenue Allocation Area is located. Additionally, the Amended Plan seeks to further its goal of strengthening the economic base of the Revenue Allocation Area by installing needed site improvements and public facilities to stimulate new commercial expansion, employment and economic growth. These goals are consistent with the findings and purpose of the Act set forth in Idaho Code § 50-2902;

WHEREAS, in furtherance of these goals, Agency seeks to support programs that stimulate job creation, expanded employment opportunities and economic development opportunities within the Revenue Allocation Area;

WHEREAS, Sun Valley Economic Development Corp. (“SVED”) provides projects and services with the goals of attracting new businesses and jobs, promoting business growth and success, educating and advocating on critical business issues, enhancing the economic impact of existing assets, attracting visitors and events and increasing overall economic activity;

WHEREAS, SVED’s stated mission is “to create a thriving, diversified, year-round economy for the Sun Valley Region”;

WHEREAS, supporting promotion of the Revenue Allocation Area by attracting new businesses through targeted, economic development efforts constitutes a valid public purpose and is consistent with the goals of the Amended Plan, the Law and the Act;

WHEREAS, Agency desires to contract with SVED for professional services to provide economic development support through business and land development efforts within the Revenue Allocation Area. Through increased business attraction and expansion, infrastructure improvements and project development within the Revenue Allocation Area, the number of businesses hiring permanent, full-time jobs within the Revenue Allocation Area is expected to increase. Agency believes these services to promote business development will positively affect development and land use decisions within Agency’s Revenue Allocation Area. Agency further believes such efforts will strengthen the Revenue Allocation Area, as well as prevent the spread of deteriorating conditions.

WHEREAS, the parties specifically acknowledge and agree that all funds paid to SVED under this Agreement shall be used solely to provide services for Agency for business attraction and expansion, support of infrastructure improvements, advice and support on housing improvement projects and identification and support of community partnerships within the Revenue Allocation Area. The proposed services lead to direct quantifiable and measurable results of investing public funds for a public purpose.

WHEREAS, Agency staff has prepared a Contract for Services, a copy of which is attached hereto as Exhibit A and incorporated herein by reference, setting forth the details concerning the scope of work SVED shall perform and the compensation to be paid by the Agency for the same;

WHEREAS, Agency staff recommends approval of the Contract for Services by the Agency Board;

WHEREAS, the Board of Commissioners finds it in the best public interest to approve the Contract for Services.

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

Section 1: That the above statements are true and correct.

Section 2: That the Contract for Services, a copy of which is attached hereto as Exhibit A and incorporated herein by reference, be and the same hereby is approved.

Section 3: That the Chair, Vice-Chair, and Secretary are hereby authorized to sign and enter into the Contract for Services and, further, are hereby authorized to execute all necessary documents required to implement the actions contemplated by the Contract for Services subject to representations by Agency staff and Agency's legal counsel that all conditions precedent to actions contemplated in the Contract for Services, and any necessary technical changes to the Contract for Services, or other documents, are acceptable upon advice from Agency's legal counsel that said changes are consistent with the provisions of the Contract for Services and the comments and discussions received at the October 16, 2023, Agency Board meeting; the Administrator/Executive Director is further authorized to appropriate any and all funds contemplated by the Contract for Services and to perform any and all other duties required pursuant to said Contract for Services.

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

PASSED by the Urban Renewal Agency of Ketchum, Idaho, on October 16, 2023. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on October 16, 2023.

URBAN RENEWAL AGENCY OF KETCHUM

By _____
Susan Scovell, Chair

ATTEST:

By _____
Trent Donat, Secretary

CONTRACT FOR SERVICES 50088

THIS CONTRACT FOR SERVICES (“Agreement”) by and between the KETCHUM URBAN RENEWAL AGENCY, an independent public body corporate and politic, authorized and existing under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the “Law”), and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the “Act”) (hereinafter referred to as “KURA”) and the Sun Valley Economic Development Corp., an Idaho non-profit corporation (hereinafter referred to as “SVED”). Collectively, KURA and SVED may be referred to as the “Parties.”

RECITALS

A. The City Council of the City of Ketchum (the “City Council”) by adoption of Ordinance No. 992 on November 15, 2006, duly adopted the Ketchum Urban Renewal Plan (the “Plan”) to be administered by KURA. Subsequently, the Plan was amended upon the approval of Ordinance No. 1077 adopted by the City Council on November 15, 2010 and deemed effective on November 24, 2010 (the “Amended Plan”).

B. Through implementing the Amended Plan, KURA seeks to further the following stated goal: The strengthening of the tax base by encouraging private development, thus increasing the assessed valuation of properties within the Revenue Allocation Area and benefitting the various taxing districts in which the Revenue Allocation Area is located. Additionally, the Amended Plan seeks to further its goal of strengthening the economic base of the Revenue Allocation Area by installing needed site improvements and public facilities to stimulate new commercial expansion, employment and economic growth. These goals are consistent with the findings and purpose of the Act set forth in Idaho Code § 50-2902.

C. In furtherance of these goals, KURA seeks to support programs that stimulate job creation, expanded employment opportunities and economic development opportunities within the Revenue Allocation Area.

D. SVED provides projects and services with the goals of attracting new businesses and jobs, promoting business growth and success, educating and advocating on critical business issues, enhancing the economic impact of existing assets, attracting visitors and events and increasing overall economic activity.

E. SVED’s stated mission is “to create a thriving, diversified, year-round economy for the Sun Valley Region.”

F. Supporting promotion of the Revenue Allocation Area by attracting new businesses through targeted, economic development efforts constitutes a valid public purpose and is consistent with the goals of the Amended Plan, the Law and the Act.

G. KURA desires to contract with SVED for professional services to provide

economic development support through business and land development efforts within the Revenue Allocation Area. Through increased business attraction and expansion, infrastructure improvements and project development within the Revenue Allocation Area, the number of businesses hiring permanent, full-time jobs within the Revenue Allocation Area is expected to increase. KURA believes these services to promote business development will positively affect development and land use decisions within KURA's Revenue Allocation Area. KURA further believes such efforts will strengthen the Revenue Allocation Area, as well as prevent the spread of deteriorating conditions.

H. The parties specifically acknowledge and agree that all funds paid to SVED under this Agreement shall be used solely to provide services for KURA for business attraction and expansion, support of infrastructure improvements, advice and support on housing improvement projects and identification and support of community partnerships within the Revenue Allocation Area. The proposed services lead to direct quantifiable and measurable results of investing public funds for a public purpose.

I. Subject to the terms and conditions of this Agreement, the parties wish to enter into this Agreement to provide the services described herein.

AGREEMENT

NOW THEREFORE, KURA and SVED, for and in consideration of the preceding recitals, mutual promises and covenants hereinafter set forth, do hereby agree as follows:

1. Consideration. In consideration for providing the services provided herein, KURA agrees to pay SVED an amount not to exceed ten thousand dollars (\$10,000.00) for the term set forth in Section 2. Payments shall be made as set forth in Section 5.
2. Term. Unless terminated pursuant to Section 7(b) of this Agreement, and notwithstanding the date of execution hereof, this Agreement shall be in effect from October 1, 2023, until September 30, 2024.
3. Scope of Services. The Parties hereby agree that SVED shall provide certain services to KURA as set forth in the Scope of Services attached hereto as Exhibit A.
4. Reports, Budget, IRS Filings, Annual Work Plan, Monthly Record Keeping and Availability of Records.
 - a. Quarterly Report of Activities. SVED shall report to the KURA Board of Commissioners each quarter during the following months: January, April, July and September (the "Quarterly Report"). The Quarterly Report shall contain updates for the KURA Board on the services provided in Section 3 of this Agreement.

- b. Budget. Within thirty (30) days after the execution of this Agreement, SVED shall submit its 2023 Year-to-Date P&L and Balance Sheet to KURA, in a form which is satisfactory to KURA, showing income, expenses and particular fund balances. SVED shall submit its 2024 Operating Budget to KURA when such budget has been approved by the SVED Board. This operating budget shall contain sufficient information and detail to permit meaningful review by the public.
 - c. IRS Filings. Within fifteen days (15) days after execution of this Agreement, SVED shall submit to KURA IRS Form 990 and all associated documents for the previous two (2) years of operation.
 - d. Financial Accounting and Reporting Requirements. SVED shall submit to KURA a year-end financial statement within ninety (90) days of SVED's fiscal year-end, which shall be prepared in a format that details the expenditure of KURA funds paid to SVED under the terms of this Agreement. KURA may request additional financial information it deems necessary or appropriate to assist KURA in verifying the accuracy of SVED's financial records. Any duly authorized agents of the KURA shall be entitled to inspect and audit all books and records of SVED only for compliance with the terms of this Agreement. In the event the financial report indicates that funds were used for purposes not permitted by this Agreement, SVED shall remit the disallowed amount to KURA within thirty (30) days of notification by KURA of such improper expenditures.
 - e. General Requests. Upon request, and within a reasonable time period, SVED shall submit any other information or reports relating to its activities under this Agreement to KURA in such form and at such time as KURA may reasonably require.
 - f. Retention of Records. SVED agrees to retain all financial records, supporting documents, statistical reports, client or membership records and contracts, property records, minutes, correspondence, and all other accounting records or written materials pertaining to this Agreement for three (3) years following the expiration or termination of this Agreement. KURA, at its own expense, may review or audit the financial transactions undertaken by SVED under this Agreement to ensure compliance with the terms and conditions herein with reasonable prior notice and during the normal business hours of SVED.
5. Payments. To receive payments for the services described in Section 3 of this Agreement, SVED shall submit the Quarterly Reports described in paragraph 4(a) of this Agreement. Upon acceptance of the Quarterly Reports by the KURA Board, payment shall be made within thirty (30) days. The amount of each

quarterly payment to be paid to SVED shall be two thousand five hundred (\$2,500).

6. Record of Funds. In order to insure proper financial accountability, SVED shall maintain accurate records and accounts of all funds received from KURA, keeping such accounts and records separate and identifiable from all other accounts, and making such accounts and records available to KURA during normal business hours, on request of the KURA Board, or its staff. Compliance with this provision does not require a separate bank account for the funds. The funds paid to SVED by KURA shall be expended solely for services rendered in conformance with this Agreement. Further, no such funds shall be transferred, spent, loaned or encumbered for other SVED activities or purposes other than for operations and activities in conformance with this Agreement.

7. Miscellaneous Provisions.

- a. Notices. All notices to be served pursuant to this Agreement or which are served with regard to this Agreement shall be sent by certified mail, return receipt, to the parties at the following addresses:

Ketchum Urban Renewal Agency
PO Box 2315
Ketchum, Idaho 83340

Sun Valley Economic Development Corp.
PO Box 3893
Ketchum, ID 83340

All notices of changes of addresses shall be sent in the same manner.

- b. Termination.
 - i. The Parties hereto covenant and agree that in the event KURA, in its sole and absolute discretion, lacks sufficient funds to continue paying for SVED's services under this Agreement, KURA may terminate this Agreement without penalty upon thirty (30) days written notice. Upon receipt of such notice neither party shall have any further obligation to the other. In the event of early termination of this Agreement, SVED shall submit to KURA a report of expenditures authorized by this Agreement as of the effective date of termination. Any KURA funds not encumbered for authorized expenditures at the date of termination shall be refunded to KURA within twenty (20) days.
 - ii. If SVED shall fail to fulfill its obligations in compliance with the

Scope of Services as set forth in Section 3, or if SVED shall violate any of the covenants, agreements, or stipulations of this Agreement, KURA shall thereupon have the right to terminate this Agreement effective immediately. If this Agreement is terminated for cause, SVED shall be paid a pro-rata amount of the quarterly payment earned in accordance with this Agreement through the cancellation date.

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

- c. Independent Contractor. KURA and SVED hereby agree that the SVED shall perform the services set forth in Section 3 of this Agreement exclusively as an independent contractor and not as employee or agent of KURA. The Parties do not intend to create through this Agreement any partnership, corporation, employer/employee relationship, joint venture or other business entity or relationship other than that of independent contractor. SVED, its agents and employees shall not receive nor be entitled to any employment-related benefits from KURA including without limitation, workers compensation insurance, unemployment insurance, health insurance, retirement benefits or any benefit that KURA offers to its employees. SVED shall be solely responsible for the payment of all payroll and withholding taxes for amounts paid to SVED under this Agreement and for SVED's payments for work performed in performance of this Agreement by SVED, its agents and employees; and SVED hereby releases, holds harmless and agrees to indemnify KURA from and against any and all claims or penalties, including without limitation the 100% penalty, which in any manner relate to or arise from any failure to pay such payroll or withholding taxes.

KURA shall determine the work to be done by SVED, but SVED shall determine the legal means by which it accomplishes the work specified by KURA. KURA agrees that it will have no right to control or direct the method, manner, or means by which SVED accomplishes the results of the services performed hereunder. SVED has no obligation to work any particular hours or days or any particular number of hours or days. SVED agrees, however, that his or her other contracts and/or services shall not interfere with the performance of his or her services under this Agreement. KURA agrees to coordinate project schedules and respective

commencements and deadlines with SVED.

SVED shall supply, at SVED's sole expense, all equipment, tools, materials, and/or supplies to accomplish the services to be provided herein.

- d. Compliance with Laws/Public Records. SVED acknowledges that KURA is an independent public body corporate and politic subject to the Public Records Act, Chapter 1, Title 74, Idaho Code, as amended. SVED will communicate with and cooperate with KURA upon request by KURA so as to identify, address, potentially disclose, and evaluate exemptions as necessary for records that may be subject to the Public Records Act. SVED further agrees to comply with all federal, state, city, and local laws, rules and regulations.
- e. Non-assignment. This Agreement may not be assigned by or transferred by SVED, in whole or in part, without the prior written consent of KURA.
- f. Hold Harmless Agreement. SVED shall indemnify, defend and save and hold harmless KURA, its officers, agents, and employees, from and against any and all claims, loss, damages, injury or liability, including but not limited to, the misapplication of KURA funds, state or federal anti-trust violations, personal injury or death, damages to property, liability arising out of the use of materials, concepts, or processes protected by intellectual property, rights and liens of workmen and materialmen, howsoever caused, resulting directly or indirectly from the performance of the Agreement by SVED.
- g. Entire Contract. This Agreement contains the entire contract between the Parties and shall not be modified or changed in any manner, except by prior written contract executed by both Parties.
- h. Succession. This Agreement shall be binding upon all successors in interest of either party hereto.
- i. No Third Party Beneficiaries. This Agreement shall not create any rights or interest in any third parties.
- j. Law of Idaho. This Agreement shall be construed in accordance with the laws of the State of Idaho.
- k. Severability. If any clause, sentence, or paragraph of this Agreement is held by a court of competent jurisdiction to be invalid for any reason, such decision shall not affect the remaining portions, and the parties do now declare their intention that each such clause, sentence, or paragraph of this Agreement is a separate part hereof.

- l. Preparation of Contract. No presumption shall exist in favor of or against any party to this Agreement as a result of the drafting and preparation of the document.

- m. No Waiver. No waiver of any breach by either party of the terms of this Agreement shall be deemed a waiver of any subsequent breach of the Agreement.

- n. Attorney's Fees. In the event either party hereto is required to retain counsel to enforce a provision of this Agreement, to recover damages resulting from a breach hereof or if either party defaults in the performance of this Agreement, the prevailing party shall be entitled to recover from the other party all reasonable attorney's fees incurred herein or on appeal.

- o. Conflict of Interest. No officer or director of SVED, who has decision-making authority or immediate family member of such individual, shall have a direct pecuniary interest in any contract or subcontract for work to be performed in connection with this Agreement. SVED shall incorporate or cause to be incorporated in all such contracts, a provision prohibiting such interest pursuant to this provision.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed on the day and year first written below.

Ketchum Urban Renewal Agency

Sun Valley Economic Development Corp.

Chair

Harry Griffith, Executive Director

Date _____

Date _____

ATTEST: _____
Trent Donat, Agency Secretary

ANNUAL PERFORMANCE CRITERIA (DRAFT)

Performance Objective Number	Action Plan Category	Performance Criteria/Assessment	Target Date for Delivery	Weight (1=lo, 3=hi)	%
1	Business Attraction, Retention & Expansion	Attract & recruit businesses for relocation based on targeted criteria such as industry, scale, local impacts & doability; support with provision of timely advise/ data	30-Dec-23	3	13%
2		Advocate for and/or support five (5) local businesses with economic development objectives and/or with government incentive programs.	30-Dec-23	3	13%
3		Develop/support workforce housing project implementation	30-Dec-23	3	13%
4		Participate in five (5) tourism/hospitality-related expansion activites/programs	30-Dec-23	2	8%
5		Support expansion of professional & other programs at Sun Valley Culinary Institute	30-Dec-23	2	8%
6	Place Making	Provide strategic and/or analytical support to three (3) community events, organizations and/or networks	30-Dec-23	1	4%
7		Deliver at least three (3) community educational events	30-Nov-23	2	8%
8		Conduct a minimum of six (6) annual conversations with each local government/representative	30-Dec-23	2	8%
9	Training	Participate in eight (8) community economic development seminars, conferences, networking, webinar and/or other events	30-Dec-23	1	4%
10	Other	Outreach to eight (8) local businesses/organizations per month	30-Dec-23	3	13%
11		Secure seven (7) new or lapsed members, and maintain YE membership of 75	30-Dec-23	2	8%
12		Maintain three (3) year ROI of at least \$5 delivered for each \$1 invested by community	30-Dec-23	3	13%
13		Deliver positive YE net operating income	30-Dec-23	3	13%