



KETCHUM URBAN RENEWAL AGENCY
Monday, October 21, 2024 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/85904443139>
Webinar ID: 859 0444 3139
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 KURA Bills
2. ACTION ITEM: Approval of September 16, 2024 Minutes

DISCUSSION ITEMS:

3. Update on First + Washington Project

ADJOURNMENT:

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	8573	REIMBURSE CITY FOR PAID SVED INV 1519	2,250.00
KETCHUM COMPUTERS, INC.	20612	MONTHLY WORKSTATION MAINTENANCE	49.50
KETCHUM COMPUTERS, INC.	20662	Monthly Workstation Maintenance	49.50
SKINNER FAWCETT	48047	FINANCIAL LEGAL ANALYSIS 2024	2,382.00
98-4410-4400 ADVERTISING & LEGAL PUBLICATIO			
EXPRESS PUBLISHING, INC.	10002859 0731	JULY PUBLICATIONS	740.00
EXPRESS PUBLISHING, INC.	10002859 0831	AUGUST PUBLICATIONS	210.24
WORTH PRINTING	4886	PRINTED SINTRA FOAM BOARDS	235.26
98-4410-4600 LIABILITY INSURANCE			
ICRMP	18023-2025-1	2024-2025 INSURANCE PREMIUMS	4,097.00
98-4410-4800 DUES, SUBSCRIPTIONS, & MEMBERS			
REDEVELOPMENT ASSOCIATIO	M16014 10012	LEGISLATIVE CONTRIBUTION & MEMBERSHIP DUES	4,600.00
98-4410-7100 INFRASTRUCTURE PROJECTS			
DESMAN, INC	D24029	CONCEPT DESIGN FOR PARKING GARAGE	11,400.00
PIVOT NORTH	5805	DESIGN SERVICES FOR 1ST AND WASHINGTON	15,887.86
DECHASE DEVELOPMENT SERV	KURA-05	DESIGN SERVICES FOR 1ST AND WASHINGTON PROJECT	7,500.00
98-4410-8801 REIMBURSE CITY GENERAL FUND			
CITY OF KETCHUM	8568	SALARIES & BENEFITS 8-24 TO 9-20-24	7,812.97
Total URBAN RENEWAL EXPENDITURES:			57,214.33
URA DEBT SERVICE EXPENDITURES			
98-4800-8400 DEBT SERVICE ACCT PRIN-2021			
ZIONS BANK CC	1010000638245	1010000638245 LOAN PAYMENT	481,013.59
98-4800-8450 DEBT SRVC ACCT INTRST-2021			
ZIONS BANK CC	1010000638245	1010000638245 LOAN PAYMENT	30,596.25
Total URA DEBT SERVICE EXPENDITURES:			511,609.84
Total URBAN RENEWAL AGENCY:			568,824.17
Grand Totals:			568,824.17

22-33 - 1st and Washington Development LLC
This Period Transactions Report
Job: 22-33-K - 1st & Washington Application #: 3
Date: October 1, 2024

Date	Vendor Name	Reference	Description	Amount
GENERAL CONDITIONS				
20-1000 - A&E				
8/31/2024	Pivot North Architecture	5808	Pivot North Architecture-Inv#5808	\$15,527.50
20-1100 - A&E (Reimbursable Expenses)				
8/31/2024	Pivot North Architecture	5808	Pivot North Architecture-Inv#5808	\$360.36
40-1000 - Development Fee				
9/30/2024	deChase Development Services, LLC	KURA-05	Dev fee '24 , deChase Development Services, LLC-Inv#KURA-05	\$7,500.00
GENERAL CONDITIONS TOTAL				\$23,387.86
Job Total				\$23,387.86

Generated By: Sammy Newell @ October 1, 2024 3:16:15 PM



CITY OF KETCHUM
CHECK REQUEST

✓ ENTERED

Date: 10/14/2024

Vendor: deChase Development Services

Vendor Mailing Address: PO Box 733

Boise, Idaho, 83701

Service Provided:

Design Services for 1st and WA Project

Invoice # KURA-05

Dollar Amount Requested: \$7,500.00

Person Requesting:

Suzanne Frick

Approved by:

Suzanne Frick

GL Code: 98-4410-7100

A completed W-9 will need to be received by Accounts Payable prior to releasing a check over \$600



deChase Development Services, LLC

PO Box 733
Boise, ID 83701
EIN: 27-5253797

AR Contact: Sammy Newell
208-570-0025
Sammy@deChase.com

Invoice

Invoice Number: KURA-05
Invoice Date: Sep 30, 2024
Due Date: Oct 30, 2024

Bill To:

Ketchum Urban Renewal Agency, KURA

PO Box 2315
Ketchum, ID 83340

Billing Details:

<i>Description</i>	<i>Amount</i>
Development Fees, September	7,500.00
Subtotal	7,500.00
Retainage	0.00
Tax	0.00
Total	\$7,500.00

We accept check and ACH payments. You can call our controller at 208-570-0025 for ACH information.
Thank you for your business,

DRAW SUBMISSION

1st and Washington Development LLC

PO Box 733
Boise, ID 83701

APPLICATION #: 3

DATE: Sep 4, 2024

Construction Manager:

Development Manager: Matthew Neilson

matt@dechase.com

PROJECT

PROJECT #: 22-33-K
NAME: 1st & Washington
TYPE: WFHOUSE
ADDRESS: PO Box 2315
Ketchum, ID 83340

SUMMARY OF DRAW

AMOUNT

Current Job Costs	23,387.86
Current Retainage Amount	0.00
Current Draw Amount Due	23,387.86

Budget to Actual

Item No	Description of Work	Original Budget	Budget Adjustment	Current Budget	Remaining Budget	Cost To Date	Previously Billed	Current Bill	This App Retainage Held	% Complete
10-1700	Predevelopment - Geotechnical	0.00	0.00	0.00	(4,000.00)	4,000.00	4,000.00	0.00	0.00	100.00
10-1800	Predevelopment - Boundary Survey/ALTA	0.00	0.00	0.00	(6,800.00)	6,800.00	6,800.00	0.00	0.00	100.00
20-1000	A&E	0.00	0.00	0.00	(64,822.52)	64,822.52	49,295.02	15,527.50	0.00	100.00
20-1100	A&E (Reimbursable Expenses)	0.00	0.00	0.00	(2,525.79)	2,525.79	2,165.43	360.36	0.00	100.00
20-1200	Civil	0.00	0.00	0.00	(787.50)	787.50	787.50	0.00	0.00	100.00
20-1400	Lanscaping	0.00	0.00	0.00	(918.75)	918.75	918.75	0.00	0.00	100.00
40-1000	Development Fee	0.00	0.00	0.00	(37,500.00)	37,500.00	30,000.00	7,500.00	0.00	100.00
Totals		0.00	0.00	0.00	(117,354.56)	117,354.56	93,966.70	23,387.86	0.00	100.00

Current Bill – Retainage Held

Cost to Date – Retainage to Date

Previously Billed – Previous Retainage

22-33 - 1st and Washington Development LLC

Billing Breakdown

Job: 22-33-K - 1st & Washington Application #: 3

Date: October 1, 2024

Item No.	Description Of Work	Previously Billed	Current Bill	Cost To Date
GENERAL CONDITIONS				
10 - Site and Due Diligence				
10-1700	Predevelopmet - Geotechnical	\$4,000.00	\$0.00	\$4,000.00
10-1800	Predevelopmet - Boundary Survey/ALTA	\$6,800.00	\$0.00	\$6,800.00
10 - Site and Due Diligence Subtotal		\$10,800.00	\$0.00	\$10,800.00
20 - Other Soft Costs				
20-1000	A&E	\$49,295.02	\$15,527.50	\$64,822.52
20-1100	A&E (Reimbursable Expenses)	\$2,165.43	\$360.36	\$2,525.79
20-1200	Civil	\$787.50	\$0.00	\$787.50
20-1400	Lanscaping	\$918.75	\$0.00	\$918.75
20 - Other Soft Costs Subtotal		\$53,166.70	\$15,887.86	\$69,054.56
40 - Professional Fees				
40-1000	Development Fee	\$30,000.00	\$7,500.00	\$37,500.00
40 - Professional Fees Subtotal		\$30,000.00	\$7,500.00	\$37,500.00
Job Total		\$93,966.70	\$23,387.86	\$117,354.56

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Ketchum Computers
TECHNOLOGY SIMPLIFIED
 P.O. Box 5186
 Ketchum, ID 83340

✓ ENTERED

Invoice

Date	Invoice #
10/1/2024	20662
Terms	Due Date
Net 30	10/31/2024

Bill To
Ketchum Urban Renewal Agency finance@ketchumidaho.org

Federal Tax ID: 26-1671669

billing@ketchumcomputers.com

Date	Employee	Description	Quantity	Rate	Amount
10/3/2024	Mandeville	Monthly Workstation Maintenance: KURA laptop 98-4410-4200	1	49.50	49.50

Total	\$49.50
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CITY OF KETCHUM
CHECK REQUEST

ENTERED

Date: 10/14/2024

Vendor: Pivot North

Vendor Mailing Address: PO Box 45503

Boise ID, 83711

Service Provided:

Design Services for 1st and WA Project

Invoice # 5805

Dollar Amount Requested: \$15,887.86

Person Requesting:

Suzanne Frick

Approved by:

Suzanne Frick

GL Code: 98-4410-7100

A completed W-9 will need to be received by Accounts Payable prior to releasing a check over \$600



Pivot North Architecture
 PO Box 45503
 Boise, ID 83711
 (208) 690-3108

De Chase Miksis
 DeChase Miksis
 P.O. Box 733
 Boise, ID 83701
 Sammy Newell

Invoice number 5808
 Date 08/31/2024
 Project **22-059 1st & Washington**

For Professional Services Through August 31, 2024

A1-02. Design Review/Concept Design
 Professional Fees

	Date	Hours	Multiplier	Rate	Billed Amount
Concept Design					
Project Manager Lead					
	08/05/2024	0.50		160.00	80.00
<i>Coordinate pre-app zoning envelope studies</i>	08/06/2024	1.00		160.00	160.00
<i>Pre-app presentation diagrams, update pre-app presentation,</i>	08/08/2024	2.00		160.00	320.00
<i>Weekly meeting, update pre-app presentation</i>	08/09/2024	0.50		160.00	80.00
<i>Review P&Z staff report</i>	08/13/2024	4.50		160.00	720.00
<i>Travel to Ketchum (one way), DR pre-application meeting</i>	08/15/2024	2.00		160.00	320.00
<i>Pre-app comments debrief, weekly meeting</i>	08/20/2024	1.50		160.00	240.00
<i>Review site geotech design letter, zoning code research, reach out to planning</i>	08/22/2024	1.00		160.00	160.00
<i>Weekly meeting</i>	08/29/2024	1.50		160.00	240.00
<i>Weekly team meeting, project coordination</i>					
Principal					
	08/13/2024	1.50		185.00	277.50
<i>Hearing in Ketchum</i>	08/29/2024	1.00		185.00	185.00
<i>Team call w Ownership, deChase, Pivot, parking options</i>					
Project Designer 2					
	08/05/2024	2.00		115.00	230.00

A1-02. Design Review/Concept Design

Professional Fees

	Date	Hours	Multiplier	Rate	Billed Amount
Concept Design					
Project Designer 2					
<i>Topo Study</i>	08/06/2024	4.00		115.00	460.00
<i>Building Height Diagram</i>					
Design Studio Lead					
<i>OAC meeting and pre-app meeting recap next steps</i>	08/15/2024	1.00		160.00	160.00
<i>Revised concept development</i>	08/19/2024	5.50		160.00	880.00
<i>Revised layout options</i>	08/20/2024	6.00		160.00	960.00
<i>Re-design development</i>	08/21/2024	2.00		160.00	320.00
	Subtotal	37.50			5,792.50
	Phase subtotal				5,792.50

AS-01. Parking Studies

Professional Fees

	Date	Hours	Multiplier	Rate	Billed Amount
Concept Design					
Project Manager Lead					
<i>Alt parking studies - meeting to discuss parking studies, review options</i>	08/05/2024	1.50		165.00	247.50
<i>Coordination on parking studies</i>	08/06/2024	0.50		165.00	82.50
<i>Coordinate studies</i>	08/12/2024	0.50		165.00	82.50
<i>Review/coordinate studies</i>	08/13/2024	0.50		165.00	82.50
<i>Parking option coordination</i>	08/15/2024	0.50		165.00	82.50
<i>Parking option coordination</i>	08/16/2024	0.50		165.00	82.50
<i>Meeting with team to discuss parking constraints, notes and plans to team</i>	08/20/2024	1.50		165.00	247.50
<i>Review draft parking option, coordinate with consultant</i>	08/21/2024	0.50		165.00	82.50
<i>Parking coordination</i>	08/22/2024	0.50		165.00	82.50
<i>Parking coordination, call with Conrad</i>	08/23/2024	1.50		165.00	247.50
<i>Parking study coordination</i>	08/26/2024	0.50		165.00	82.50
	08/28/2024	3.00		165.00	495.00

AS-01. Parking Studies

Professional Fees

	Date	Hours	Multiplier	Rate	Billed Amount
Concept Design					
Project Manager Lead					
<i>Parking study coordination - review options and markup, coordinate with consultant</i>					
	08/29/2024	1.50		165.00	247.50
<i>Parking study coordination-markup plans</i>					
Design Studio Lead					
	08/05/2024	6.00		165.00	990.00
<i>Meeting to review alt parking concepts, develop parking studies</i>					
	08/06/2024	8.00		165.00	1,320.00
<i>Parking studies</i>					
	08/07/2024	4.00		165.00	660.00
<i>Parking studies</i>					
	08/08/2024	7.50		165.00	1,237.50
<i>OAC meeting, Parking studies, revised rendering</i>					
	08/12/2024	5.00		165.00	825.00
<i>Parking studies</i>					
	08/13/2024	2.00		165.00	330.00
<i>Parking studies package</i>					
	08/15/2024	1.00		165.00	165.00
<i>Parking studies discussion with ownership and PNa team meeting</i>					
	08/20/2024	1.50		165.00	247.50
<i>Parking Meeting and options discussion</i>					
	08/21/2024	5.00		165.00	825.00
<i>Parking studies and vertical circulation</i>					
	08/22/2024	1.00		165.00	165.00
<i>Parking study example to Parking consultant</i>					
	08/23/2024	1.50		165.00	247.50
<i>Meeting with Parking consultant, meeting with Paul C.</i>					
	08/27/2024	1.00		165.00	165.00
<i>Review consultants options</i>					
	08/28/2024	1.50		165.00	247.50
<i>Review and markup parking concepts with Ian</i>					
	08/29/2024	1.00		165.00	165.00
<i>OAC meeting and Parking study review</i>					
	Subtotal	59.00			9,735.00
	Phase subtotal				9,735.00

Reimbursable Expenses

Reimbursables

	Units	Cost Amount	Multiplier	Rate	Billed Amount
08/06/2024					
Project Reimbursable		327.60	1.10		360.36
<i>Reimbursable; Hotel Ketchum</i>					

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Remaining Percent	Current Billed
A3-01. Schematic Design	91,218.00	0.00	0.00	0.00	91,218.00	100.00	0.00
A3-02. Design Development	225,960.00	0.00	0.00	0.00	225,960.00	100.00	0.00
A3-03. Construction Documents	261,450.00	0.00	0.00	0.00	261,450.00	100.00	0.00
A3-04. Permitting	40,242.00	0.00	0.00	0.00	40,242.00	100.00	0.00
A3-05. Construction Administration	194,460.00	0.00	0.00	0.00	194,460.00	100.00	0.00
Total	813,330.00	0.00	0.00	0.00	813,330.00	100.00	0.00

Invoice total **15,887.86**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
5615	04/30/2024	1,200.00					1,200.00
5726	07/31/2024	12,066.16		12,066.16			
5808	08/31/2024	15,887.86	15,887.86				
Total		29,154.02	15,887.86	12,066.16	0.00	0.00	1,200.00

Thank you! We appreciate your business



Room 1 Confirm #78210SE048643

Ketchum Double Queen Room **\$280.00**
Flexible Cancellation Rate 1 Night v

Dates **Guests**
Tue, Aug 13, 2024 1 Adult
Wed, Aug 14, 2024 (1 Night)

[Edit](#) | [Remove](#)


Guest Information

Ian McLaughlin
ian@pivotnorthdesign.com
9135156667

Additional Details and Preferences

Room 1 - Ian McLaughlin Room 2 - John King

Payment Method

 Card ending in 5837

[Edit](#)

Taxes and Fees: \$47.60 v
Reservation Total: \$327.60



Room 2 Confirm #78210SE048644

Ketchum Double Queen Room **\$280.00**
Flexible Cancellation Rate 1 Night v


Dates **Guests**
Tue, Aug 13, 2024 1 Adult
Wed, Aug 14, 2024 (1 Night)

[Edit](#) | [Remove](#)

Guest Information

Ian McLaughlin
ian@pivotnorthdesign.com
9135156667

Payment Method

 Card ending in 5837

[Edit](#)

Taxes and Fees: \$47.60 v
Reservation Total: \$327.60

Itinerary Total: \$655.20

Invoice

Redevelopment Association of Idaho. Inc.
776 E Riverside Drive, Suite 240
Eagle, Idaho 83616

Date	Invoice #
10/1/2024	M16014

ENTERED

Bill To
Ketchum Urban Renewal Agency Attn: Lisa Enourato PO Box 2315 Ketchum, ID 83340

Item	Qty	Description	Rate	Amount
	1	Membership Dues - fiscal year 2025 /		\$ 1,200.00
	1	Legislative Contribution - FY 2025 / 98-4410-4800		\$ 3,400.00
Total Due				\$ 4,600.00

ENTERED

Member Billing Contact:

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

Invoice Date: 9/1/2024
Invoice Number: 18023 - 2025 - 1
Policy Period: 10-1-24 to 9-30-25
Policy Number: 44A18023100124

Insurance Billing

98-4410-4600

DESCRIPTION
10/1/2024 - 9/30/2025 Policy Year Annual Premium: \$4,097.00
Minimum Due 10/15/2024: \$2,048.50
Balance Due 4/15/2025: \$2,048.50
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:	9/1/2024
Invoice Number:	18023 - 2025 - 1
Due Date:	10/15/2024
Minimum Due:	\$2,048.50
Amount Paid:	

Write Amount Paid Here

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

1757 74 11 30

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, 2024 through September 30, 2025**

Please note that not every change may apply to you. Please refer to your own policy for specific changes.

Key

CLARIFY – When definitions or terms in the policy are altered or changed to further clarify intent or define terms.

BROADEN – When the change adds or expands coverage or adds or increases limits of insurance.

REDUCTION – When the change removes or lowers coverage or removes or lowers limits of insurance.

A. SECTION II, GENERAL DEFINITIONS

Item 1: A. (22.) *Pollutants* – CLARIFY

Added to the definition to include unhealthy or hazardous building materials, including asbestos and lead products. (Page 4)

B. SECTION III, GENERAL CONDITIONS

Item 1: A. (6.) *Deductibles* – CLARIFY

Amended language to explain loss payments will be paid after the applicable deductible amount is exceeded, and then up to the limit of insurance. Also further explained that when two or more deductibles apply to a loss, the higher of the applicable deductibles will be the deductible applied. (Page 9)

Item 2: A. (8. f.) *Duties* – CLARIFY

Added language to include a reporting deadline for first party property damage or loss, within one year of the date of loss. (Page 10)

C. SECTION IV, GENERAL EXCLUSIONS

Item 1: A. (25.) *Library Materials* – BROADEN

Leaving current exclusion; however, the exclusion will NOT apply to claims where members have complied with ALL provisions of Idaho Code 18-1517B. (Page 21)

D. SECTION V, PROPERTY INSURANCE

Item 1: *Vehicles & Mobile Equipment* - REDUCTION

New sublimit placed on vehicles and equipment, at \$1,500,000 when traveling over the road, and no more than \$10,000,000 for multiple items per occurrence while not in use or stationary. (D-2, 27)

Item 2: *Property Deductible* – CLARIFY

Updated the overall property deductible to vary for Automobile Physical Damage or Mobile Equipment damage (\$1,500), and damage to buildings, structures, contents or property in the open (\$10,000). (D-2)

Item 3: *Hail, and Pipes & Fittings Failure Deductibles* – REDUCTION

Increased to 10% of the loss. (D-2)

Item 4: Wind Deductible – BROADEN

Removed the 10% deductible for this peril. (D-2)

Item 5: Property Insurance - REDUCTION

Removed Terrorism as a covered peril throughout the property insurance. (Throughout)

Item 6: Property Insurance A. 1. (2) Debris Removal – REDUCTION

The sublimit for debris removal is now \$1,000,000 or 25% of the loss, whichever is lesser. (Page 24)

Item 7: Property Insurance A. 1. (3) Ordinance or Law – REDUCTION

Changed name of coverage to Ordinance or Law. The sublimit is also reduced to \$1,000,000 per occurrence. (Page 24-25)

Item 8: Property Insurance A. 1. (5) Operational Disruption Expense – REDUCTION

The overall sublimit is reduced to \$2,500,000 per occurrence, and each sublimit included within is lowered to \$250,000, except a new sublimit of \$500,000 for income loss. (Page 25-26)

Item 9: Property Insurance A. 1. (6) Property in the Course of Construction – REDUCTION

Amended language to only apply to new buildings or additions, as well as outlined when this coverage ends and when we will charge additional premium. Limit increased to \$2,500,000 (Page 27)

Item 10: Property Insurance A. 2. – Asbestos Cleanup and Removal - REDUCTION

Added coverage for extracting asbestos if resulting from a covered claim. Sublimit is \$100,000 for all covered expenses arising out of the loss. (Page 27-28)

Item 11: Property Insurance A. 9. Newly Acquired Property – BROADEN

The overall sublimit is increased to \$2,500,000 per occurrence. Also outlined when we will charge additional premium mid-term. (Page 28)

Item 12: Condition C. 4. – Deductibles - CLARIFY

Amended language to explain that when two or more deductibles apply to a loss, the higher of the applicable deductibles will be the deductible applied. (Page 31)

Item 13: Condition C. 4. g. – Pipes or Fittings Failure - REDUCTION

Added condition to explain how a deductible for Pipes or Fittings Failure applies. Deductible is 10% of the loss. Removed sublimit for this item. (Page 31 & D-2)

Item 14: Condition C. 5. a. – Earthquake- REDUCTION

Aggregate limit reduced to \$50,000,000 for all ICRMP Public Entity members combined. (Page 32 & D-2)

Item 15: Condition C. 6. a. – Flood- REDUCTION

Flood Type 2 Aggregate limit reduced to \$50,000,000 for all ICRMP Public Entity members combined. (Page 33 & D-2)

Item 16: Condition C. 8. e. – Valuation of Loss, Roofs or sections of roofs - REDUCTION

Added this condition to clarify that roofs or sections of roofs more than 20 years old are valued on an actual cash value basis. Included formula for calculating actual cash value. (Page 35)

Item 17: Condition C. 11. – Wind - BROADEN

Removed sublimit for the peril of wind. (Page 38 & D-2)

E. SECTION VI – CRIME INSURANCE

Item 1: Limit of Insurance. – CLARIFY

Changed limit of indemnification to limit of insurance. Also removed \$500,000 per occurrence from declarations page, as the limit varies by member. (Page D-4)

F. SECTION XV, ENDORSEMENTS

Item 1: #1 Pollutants Amendatory Endorsement. – REDUCTION

Expanded exclusion C. 1. to include any claim related to asbestos remediation or removal (Page 66)

Item 3: #2 Cyber Privacy or Security Event Endorsement. – CLARIFY

This endorsement has been wholly replaced, as we are partnering with a new cyber liability reinsurer. Limits and coverages remain generally the same, but wording has been changed to match with new reinsurer's form. (Pages 67-84)

Item 4: #5 Asbestos Remediation Amendatory Endorsement. – REDUCTION

Removed this endorsement altogether; however, asbestos cleanup and removal is now covered in the Property Insurance with a \$100,000 sublimit. (Page 87)

Item 5: #6 Equipment Breakdown Endorsement. – BROADEN

\$100,000,000 sublimit now applies to all Public Entity members collectively instead of all ICRMP program members. (Page 87-91 & D-6)

Express

PUBLISHING, INC.

IDAHO MOUNTAIN EXPRESS • SUN VALLEY GUIDE • REAL ESTATE GUIDE
P.O. BOX 1013 • KETCHUM, IDAHO 83340-1013 • 208.726.8060

STATEMENT

KETCHUM KURA
Attn: SUZANNE FRICK
PO BOX 2315
KETCHUM ID 83340

ACCT. NO. DATE:
10002859 7/31/2024

DATE	TYPE	ORDER #	PUBLICATION	AD TYPE	SIZE	DESCRIPTION	AMOUNT
07/10/24	INV	12679510	Idaho Mountain Express	Display	3 X 8	WORKFORCE HOUSING PROJECT	721.60
07/17/24	INV	12679861	Idaho Mountain Express	Class Display	1 X 3	Legal-7/24 Open House	18.40

98-4410-4400

CC

CURRENT	30 DAYS	60 DAYS	90 DAYS	AMOUNT DUE
740.00	0.00	0.00	0.00	740.00

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

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

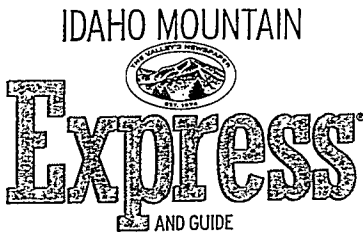
ACCT. NO. DATE:
10002859 7/31/2024

AMOUNT DUE: \$740.00

KETCHUM KURA
Attn: SUZANNE FRICK
PO BOX 2315
KETCHUM ID 83340

AMOUNT ENCLOSED \$ _____

PAYMENT DUE BY: 8/15/2024



AFFIDAVIT of PUBLICATION

COPY OF NOTICE

Legal Notice
TITLE OF NOTICE
KURA

BILL TO

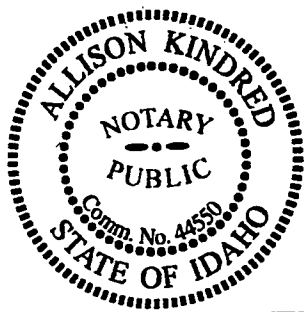
State of Idaho
County of Blaine

Pam Morris, being first duly sworn, deposes and says that she is the publisher of the Idaho Mountain Express, a newspaper published every week in Ketchum, County of Blaine, State of Idaho; that said newspaper has been continuously and uninterruptedly published for a period of more than seventy-eight consecutive weeks prior to the first publication of the annexed notice, and is a newspaper qualified to publish legal notices as provided by the laws of the State of Idaho, and that the annexed advertisement was published once each week for 1 consecutive issues in said newspaper proper and not in a supplement; that the date of the first publication of said advertisement was on the 17 day of July, 2024, and the date of the last publication was on the 17 day of July, 2024, and, in addition thereto, the annexed advertisement was published beginning on the 15 day of July, 2024, digitally on the website "idnewspaper.idahopublicnotices.com" as provided by Idaho Code 60-160A.

Pam Morris
PUBLISHER

Subscribed and sworn to before me this 17 day of July, 2024.

AK
NOTARY PUBLIC
Residing at Hailey, Idaho.
My commission expires on 5/26/29



KETCHUM URBAN RENEWAL AGENCY PUBLIC NOTICE OF A QUORUM

The Ketchum Urban Renewal Agency will be hosting a public open house on Wednesday, July 24, 2024, from 5:30-7:00 PM at the Limelight Hotel. The purpose of the open house is to present and gather public feedback on the proposed workforce housing project located at First Street and Washington Boulevard in Ketchum. A quorum of the Urban Renewal Agency will be present. No action will be taken at this meeting.

PUBLISH
IDAHO MOUNTAIN EXPRESS
JULY 17, 2024

COST OF PUBLICATION

Number of Picas per Line 11.5
Number of Lines in Notice 20
Number of Insertions 1

20 Lines tabular at _____ 9.0 cents/pica
20 Lines straight at 18.40 8.0 cents/pica
Subsequent lines at _____ 7.0 cents/pica

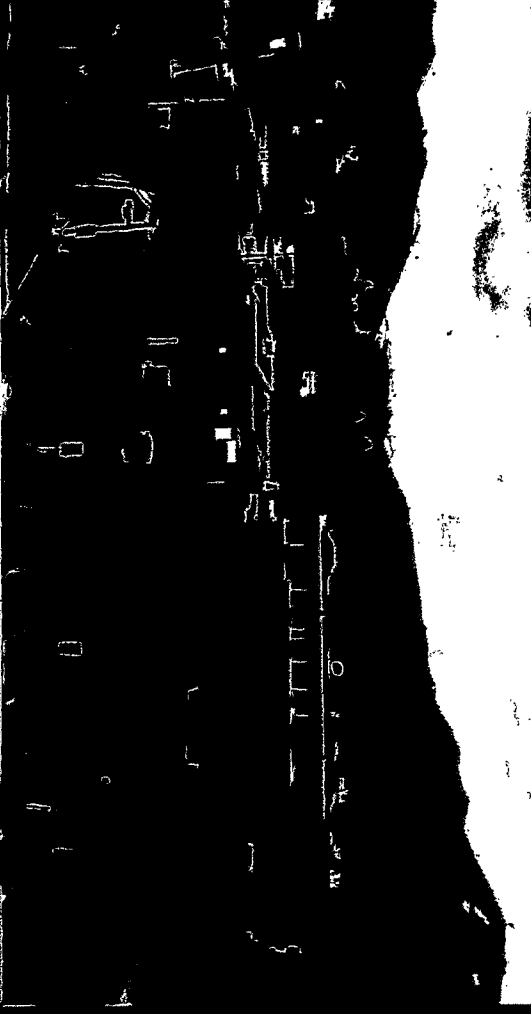
\$18.40

TOTAL COST



First + Washington Workforce Housing Project

(Between First and Second Streets on Washington Avenue)



Join the Ketchum Urban Renewal Agency at an Open House on the Proposed Project

July 24, 2024

5:30-7:00 at the Limelight Hotel

Refreshments will be Served



Photo courtesy of Nick Brandt
British photographer Nick Brandt visited Fiji for his latest photo series, and photographed people living lives underwater to learn about rising sea levels.

If the oceans were to rise, what would sink?

British environmental justice photographer to

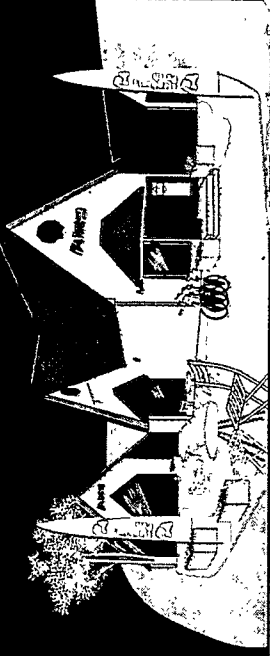
Elephant's Perch Mountain Specialists
SALES • SERVICE • RENTALS

YOUR LOCAL OUTDOOR BASECAMP

- + BIKE RENTALS
- + NEW ARRIVALS
From Top Brands like Vuori, Hoka, Rapha, Norda, Salomon, Rab, Patagonia + more!
- + PRICE MATCH
Adventure at the best price with our price match guarantee

bike • hike • run • climb • hydrate • relax • repeat

280 East Avenue
Ketchum, ID 83340
208-726-3497
elephantsperch.com



I love this film!
It's a warm and wonderful tribute to my dear friend.
Gene
Don't miss it!
M. B. K.

REMEMBERING GENE WILDER

Photo courtesy of the Sun Valley Jewish Film Festival
"Remembering Gene Wilder," a documentary, will screen in The Community Library's lecture hall at 6 p.m. on Wednesday, July 10, as part of the Sun Valley Jewish Film Festival.

Film festival to honor Jewish stars and stories

The Community Library will host screenings of 3 documentaries, plus performances by Joe Cannon

Suzanne F.

Express

PUBLISHING, INC.

IDAHO MOUNTAIN EXPRESS • SUN VALLEY GUIDE • REAL ESTATE GUIDE
P.O. BOX 1013 • KETCHUM, IDAHO 83340-1013 • 208.726.8060

STATEMENT

KETCHUM KURA
Attn: SUZANNE FRICK
PO BOX 2315
KETCHUM ID 83340

ACCT. NO. DATE:
10002859 8/31/2024

DATE	TYPE	ORDER #	PUBLICATION	AD TYPE	SIZE	DESCRIPTION	AMOUNT
07/31/24	BBF					Balance Brought Forward	740.00
08/14/24	INV	12681104	Idaho Mountain Express	Class Display	3 X 5	URA Proposed Budget 24-25	210.24

Check balance forward

*98-4410 - 4400
B/D*

\$ 210.24

CURRENT	30 DAYS	60 DAYS	90 DAYS	AMOUNT DUE
210.24	740.00	0.00	0.00	950.24

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:
10002859 8/31/2024

AMOUNT DUE: \$950.24

KETCHUM KURA
Attn: SUZANNE FRICK
PO BOX 2315
KETCHUM ID 83340

AMOUNT ENCLOSED \$ _____

PAYMENT DUE BY: 9/15/2024



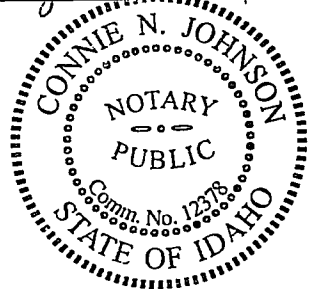
AFFIDAVIT of PUBLICATION

State of Idaho
County of Blaine

Pam Morris, being first duly sworn, deposes and says that she is the publisher of the Idaho Mountain Express, a newspaper published every week in Ketchum, County of Blaine, State of Idaho; that said newspaper has been continuously and uninterruptedly published for a period of more than seventy-eight consecutive weeks prior to the first publication of the annexed notice, and is a newspaper qualified to publish legal notices as provided by the laws of the State of Idaho, and that the annexed advertisement was published once each week for 2 consecutive issues in said newspaper proper and not in a supplement; that the date of the first publication of said advertisement was on the 7 day of Aug., 2024, and the date of the last publication was on the 14 day of Aug, 2024, and, in addition thereto, the annexed advertisement was published beginning on the 5 day of Aug, 2024, digitally on the website "idnewspaper.idahopublicnotices.com" as provided by Idaho Code 60-160A.

Pam Morris
PUBLISHER

Subscribed and sworn to before me this 14 day of August, 2024.



Connie N. Johnson
NOTARY PUBLIC
Residing at Hailey, Idaho.
My commission expires on 7/10/2030

COST OF PUBLICATION

Number of Picas per Line 36.5
 Number of Lines in Notice 36
 Number of Insertions 2
36 Lines tabular at 118.26 9.0 cents/pica
 Lines straight at _____ 8.0 cents/pica
36 Subsequent lines at 91.98 7.0 cents/pica
\$210.24
TOTAL COST

COPY OF NOTICE

Legal Notice
TITLE OF NOTICE

Ketchum Urban Renewal Agency
BILL TO

NOTICE OF PUBLIC HEARING KETCHUM URBAN RENEWAL AGENCY PROPOSED BUDGET FOR FISCAL YEAR 2024-2025

Public hearing notice is hereby given that the Board of Commissioners of the Blaine County Ambulance District will meet on August 20, 2024 at the hour of 9:30 A.M. at the Old Blaine County Courthouse, 206 1ST AVE. S., Hailey, ID 83433, for the purpose of considering and fixing a final budget and making appropriations for the 2024-2025 Fiscal Year at which time any taxpayer may appear and be heard upon any part or parts of said budget; And that the following table sets forth the amount appropriated to for the 2024-2025 Fiscal Year, the current year, together with the amounts expended for "Salaries", "Benefits", and "Other Expenses" during the two previous years, to wit:

	ACTUAL EXPENDITURES	BUDGETED EXPENDITURES
FINES & FORFEITURES		
INTERGOVERNMENTAL REVENUE		452,266.00
GRANTS		0.00
MISCELLANEOUS		361.00
TOTAL ESTIMATED REVENUE		4,207,317.00

PUBLISH
IDAHO MOUNTAIN EXPRESS
AUGUST 7 & 14, 2024

Invoice




P.O. Box 5186
Ketchum, ID 83340

Date	Invoice #
9/1/2024	20612
Terms	Due Date
Net 30	10/1/2024

Bill To
Ketchum Urban Renewal Agency finance@ketchumidaho.org

Federal Tax ID: 26-1671669

billing@ketchumcomputers.com

Date	Employee	Description	Quantity	Rate	Amount
9/3/2024	Mandeville	Monthly Workstation Maintenance: KURA laptop 98-4410-4200 	1	49.50	49.50

Total	\$49.50
--------------	---------

SKINNER FAWCETT LLP
250 W. Bobwhite Court, Suite 240
P.O. Box 700
Boise, ID 83701-0700
(208) 345-2663

August 1, 2024

Ketchum Urban Renewal Agency
 Attn: Executive Director
 P.O. Box 2315
 Ketchum, ID 83340

Invoice Number: 48047

98-4410-4200
 CC

In Reference To: Financial Legal Analysis 2024

PROFESSIONAL SERVICES

			<u>Amount</u>
5/8/2024	RAS Review email on remedial action.	0.25	137.50
5/24/2024	JRM Prepare for and attend call with Ryan and Abbey re: remedial action.	0.75	262.50
	RAS Call on remedial action.	0.50	275.00
5/28/2024	RAS Review email on conversion.	0.25	137.50
5/31/2024	JRM Draft and circulate TEFRA Notice.	1.00	350.00
6/10/2024	JRM Review Tax Counsel comments to TEFRA Notice/call with Tax Counsel re: private use calculation.	0.25	87.50
	RAS Confer with tax counsel.	0.25	137.50
7/8/2024	JRM Review tax counsel's comments to TEFRA notice, revise and circulate TEFRA notice to Elam Burke for review and certain tax due diligence follow up with Elam Burke re: private use and the Ketchum Town Square.	0.50	175.00
	RAS Review emails on TEFRA, etc.	0.25	137.50
	For Professional Services Rendered	4.00	\$1,700.00
	COSTS ADVANCED		
7/3/2024	Miscellaneous		682.00
	Alison Bengé fees for June		_____
	Total costs		\$682.00
	Total Fees and Costs Advanced		\$2,382.00
	Balance due		\$2,382.00

manual OK 9/30

DESMAN

ARCHITECTS
STRUCTURAL ENGINEERS
PLANNERS
PARKING CONSULTANTS
RESTORATION ENGINEERS
GREEN PARKING CONSULTING

City of Ketchum
PO Box 2315, 191 5th Street W
Ketchum, ID 83340

INVOICE # D24049

INVOICE DATE: 8/31/2024

Trent Donat, City Clerk & Business Manager
tdonat@ketchumidaho.org

Invoices to:
tdonat@ketchumidaho.org

City of Ketchum Concept Parking Garage Plans Additional Services
Downtown Ketchum, ID
DESMAN Project Number: 60-24104.01-1
DESMAN Project Manager - Scot Martin

Locations:
1st & Washington Parking Garage &
Town Square Parking Garage

Professional Engineering Services
Invoice Billing Period through - August 31, 2024

Description	Rate Per	Total Hours	Billed	Previous	Previously	Hours Worked	Amount of
	Hour	Worked	To Date	Hours Worked	Billed	This month	This Invoice
Project Manager	\$190.00	63.0	\$11,970.00	3	\$570.00	60.0	\$11,400.00
TOTAL	60.00		\$11,970.00		\$570.00		\$11,400.00

AMOUNT DUE THIS INVOICE

\$11,400.00

98-4410-7100

Please make check payable and remit to:

DESMAN, Inc.

3 West 35th Street, 3rd Floor

New York, NY 10001

Include invoice number on all payments for proper credit

20 N. CLARK STREET, SUITE 300, CHICAGO, IL 60602

www.DESMAN.com

PHONE 312.263.8400 FAX 312.263.8406

BOSTON CHICAGO CLEVELAND DENVER FT. LAUDERDALE HARTFORD NEW YORK PITTSBURGH WASHINGTON D.C.

MANUAL CK 9/30

INVOICE

Worth Printing
312 S Main St
Hailey, ID 83333

accounting@worthprintingidaho.com
m
+1 (208) 928-4321
worthprintingidaho.com



Bill to
Suzanne Frick
KURA

Ship to
KURA
Ketchum, ID 83340 USA

98-4410-4400

Invoice details

Invoice no.: 4886
Invoice date: 07/23/2024
Due date: 08/07/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Printed Sintra Foamboard Single Sided	Kura Foam Boards	6	\$36.99	\$221.94

Subtotal \$221.94

Sales tax \$13.32

Total \$235.26

Overdue 08/07/2024

Ways to pay



Note to customer

Thank you

Pay invoice

ENTERED

Meeting Minutes

Monday, September 16, 2024,

2:00p.m.

Ketchum City Hall

CALL TO ORDER:

Tyler Davis-Jeffers called the meeting to order. *(00:00:22 in video)*

ROLL CALL:

Present:

Board Member—Gary Lipton
Board Member—Tyler Davis-Jeffers
Board Member—Courtney Hamilton
Board Member—Casey Burke
Board Member—Amanda Breen
Board Member—Mason Frederickson

Absent:

Board Chair—Susan Scovell

Other attendees:

Suzanne Frick, KURA Executive Director
Trent Donat, City Clerk and KURA Secretary
Abbey Germain, KURA Counsel *(via teleconference)*

CONSENT CALENDAR

1. Approval of the Bills.
Motion to approve the Bills. *(00:00:58 in video)*
Motion made by: Courtney Hamilton; seconded by: Mason Frederickson
Ayes: Gary Lipton, Courtney Hamilton, Casey Burke, Tyler Davis-Jeffers, Mason Frederickson, Amanda Breen
Result: Motion Passes
2. Approval of the August 19, 2024, Minutes
Motion to approve the August 19, 2024, Minutes. *(00:01:19 in video)*
Motion made by: Gary Lipton; seconded by: Courtney Hamilton
Ayes: Gary Lipton, Courtney Hamilton, Casey Burke, Tyler Davis-Jeffers, Amanda Breen, Mason Frederickson
Result: Motion Passes

COMMUNICATION FROM THE BOARD MEMBERS:

Gary Lipton *(00:01:58 in video)*

DISCUSSION ITEMS

3. Update on 1st and Washington Project.
Presented by: Suzanne Frick *(00:02:18 in video)*

Comments, questions, and discussion by Board Members. *(00:04:42 in video)*



ACTION ITEMS

- 4. Request from 5B Productions to close and use First and Washington parking lot for 5850 fest.
Presented by: Suzanne Frick (00:08:38 in video)
Joined by: Brandon Kuvara (00:10:09 in video)

Comments, questions, and discussion by Board Members with Brandon Kuvara. (00:12:09 in video)

Public Comment open: (00:19:38 in video)

Julie Johnson, NourishMe (00:19:57 in video)

Jed Gray, Ketchum Resident (00:23:12 in video)

Pat Higgins – via teleconference (00:25:10 in video)

Public Comment closed: (00:25:41 in video)

Comments, questions, and discussion by Board Members. (00:26:00 in video)

Brandon Kuvara joined the discussion (00:35:00 in video)

Public Comment re-open: (00:44:56 in video)

Tom Nickel, Sawtooth Club (00:45:06 in video)

Cathy Swink, Valley Apothecary (00:48:02 in video)

Stu Siderman (00:48:42 in video)

Pat Higgins – via teleconference (00:50:30 in video)

Public Comment closed: (00:51:55 in video)

Comments, questions, and discussion by Board Members. (00:52:00 in video)

Abbey Germain informed the Board that a motion is needed to table item #4.

(00:58:03 in video)

Motion to table action item #4, the request from 5B productions to close and use the First and Washington lot. (00:58:10 in video)

Motion made by: Amanda Breen; seconded by: Casey Burke

Ayes: Gary Lipton, Courtney Hamilton, Casey Burke, Tyler Davis-Jeffers, Amanda Breen, Mason Frederickson

Result: Motion Passes

ADJOURNMENT:

Motion to adjourn. (00:58:24 in video)

Motion made by Amanda Breen; seconded by; Mason Frederickson

Ayes: Gary Lipton, Courtney Hamilton, Casey Burke, Tyler Davis-Jeffers, Amanda Breen, Mason Frederickson

Result: Adjourned

Susan Scovell, Board Chair

ATTEST:

Trent Donat, KURA Secretary