



**KETCHUM URBAN RENEWAL AGENCY**

**Monday, May 15, 2023 at 2:00 PM  
191 5th Street West, Ketchum, Idaho 83340**

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**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/85684304002>  
Webinar ID: 856 8430 4002
2. Join us at City Hall.
3. Submit your comments in writing at [info@ketchumura.org](mailto:info@ketchumura.org) (*by noon the day of the meeting*).

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

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**CALL TO ORDER:**

**ROLL CALL:**

**COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS:**

**CONSENT CALENDAR: (ALL ACTION ITEMS)**

1. ACTION ITEM: Approval of April 17, 2023 Minutes
2. ACTION ITEM: Approval of April 24, 2023 Minutes

**DISCUSSION ITEMS:**

3. Quarterly Update from Sun Valley Economic Development (SVED)

**ACTION ITEMS:**

4. ACTION ITEM: Review and action on 1st Amendment to Agreement to Negotiate Exclusively 50082 between the Ketchum Urban Renewal Agency and Wood River Community Housing Trust, Inc and DeChase Development Services LLC



- [5.](#) ACTION ITEM: Discussion and action to fund 4th Street paver replacement
- [6.](#) ACTION ITEM: Review and ranking of KURA budget priorities for FY 23-24
- [7.](#) ACTION ITEM: Review, discussion and direction to staff on City of Ketchum Capital Improvement Projects

**ADJOURNMENT:**



## Meeting Minutes

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**Monday April 17, 2023,**

**2:00pm**

**Ketchum City Hall**

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### **CALL TO ORDER:**

Vice Chair Casey Dove called the meeting to order at 2:01 p.m. *(00:00:18 in video)*

### **ROLL CALL:**

#### **Present**

Board Chair Susan Scovell – *via teleconference*

Board Member Gary Lipton

Board Member Casey Dove

Board Member Amanda Breen

Board Member Jim Slanetz

Board Member Casey Burke

Board Member Tyler Davis Jeffers - *arrived at 2:06 p.m.*

#### **Other attendees:**

Suzanne Frick, KURA Executive Director

Jade Riley, City Administrator

Abbey Germaine, KURA Counsel—*via teleconference*

Ryan Armbruster, KURA Counsel—*via teleconference*

#### **Communication from Board Members: *(00:0:48 in video)***

Gary Lipton— expressed his concern about the parking project at First and Washington as well as shared feedback from members of the community. He also shared a desire to put monetary restrictions on future projects of the KURA . *(00:01:02 in video)*

Ryan Armbruster made a clarification that KURA is not a taxing district and explained how tax dollars are received. *(00:06:02 in video)*

#### **CONSENT CALENDAR: ALL ACTION ITEMS *(00:07:38 in video)***

#### **1. Motion to move approve March 13, 2023, and March 27, 2023, Minutes**

*(00:08:27 in video)*

***Motion restated to include both sets of minutes *(00:08:38 in video)****

Motion made by Jim Slanetz; seconded by Casey Burke



**Ayes:** Gary Lipton, Susan Scovell, Casey Dove, Jim Slanetz, Tyler Davis-Jeffers, Casey Burk, Amanda Breen

**Nays:** None

**2. Motion to approve the bills. (00:09:01 in video)**

Motion made by Amanda Breen; seconded by Casey Burke

**Ayes:** Gary Lipton, Susan Scovell, Casey Dove, Jim Slanetz, Tyler Davis-Jeffers, Casey Burk, Amanda Breen

**Nays:** None

**DISCUSSION ITEMS:**

**3. Discussion on public parking at Frist and Washington Project and topics for the April 24<sup>th</sup> KURA and City Council joint meetings.**

Presented by: Suzanne Frick (00:09:25 in video)

**Comments, questions, and discussion by Board Members (00:13:25 in video)**

**4. Legislative Update**

Presented by: Ryan Armbruster (00:38:16 in video)

**5. Discussion of the KURA budget process**

Presented by: Suzanne Frick (00:45:12 in video)

**Comments, questions, and discussion by Board Members (00:46:07 in video)**

**ACTION ITEM:**

**6. Recommendation to authorize amendment to Agreement 50085 with Desman and authorize the chair to sign. (00:51:16 in video)**

**Comments, questions, and discussion by Board Members (00:51:24 in video)**

**Motion to accept the amendment to Agreement 50085 with Desman to prepare a parking structure feasibility study at 6<sup>th</sup> and Leadville site not to exceed seven-thousand dollars. (00:59:27 in video)**

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

**Ayes:** Gary Lipton, Susan Scovell, Casey Dove, Jim Slanetz, Casey Burk, Tyler Davis-Jeffers, Amanda Breen

**Nays:** None



**ADJOURNMENT:**

**Motion to adjourn 3:01pm** *(00:59:55 in video)*

Motion made by Jim Slanetz; seconded by; Casey Burke

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

**Nays:** None

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Susan Scovell, Chair

**ATTEST:**

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Trent Donat KURA Secretary



**CITY OF KETCHUM and KURA  
SPECIAL JOINT MEETING MINUTES  
Monday, April 24, 2023**

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**CALL TO ORDER: (00:00:19 in video)**

Mayor Bradshaw called the Special joint meeting of the Ketchum City Council and KURA to order at 4:00 p.m.

**ROLL CALL—City Council**

Mayor Neil Bradshaw  
Michael David  
Amanda Breen  
Courtney Hamilton  
Jim Slanetz

**ROLL CALL—KURA**

Casey Dove  
Casey Burk  
Amanda Breen  
Tyler Davis-Jeffers  
Gary Lipton  
Jim Slanetz  
Susan Scovell - *via teleconference*

**ALSO PRESENT:**

Jade Riley, City Administrator  
Suzanne Frick, KURA Executive Director  
Trent Donat, City Clerk & Business Manager  
Lisa Enourato, Public Affairs & Administrative Services Manager  
Julie Dixon, Dixon Resources Unlimited - *via teleconference*  
Renée Strand, Holst Architecture  
Scot Martin, Desmond Consulting  
Abbey Germaine, KURA Counsel - *via teleconference*

**COMMUNICATIONS FROM MAYOR AND COUNCIL:**

None

**NEW BUSINESS:**

**Council and Ketchum Urban Renewal Agency:**

5. City Council and KURA discussion and potential direction to staff on downtown parking priorities, update on city properties and public parking location, and city and KURA funding strategies for public parking.

Jade Riley introduced the outline for the presentation.(00:01:27 in video)

Recap of 1<sup>st</sup> and Washington Project Options. *(00:03:20 in video)*

Presented by: Suzanne Frick

**Questions, comments, and discussion by Council and Board members** *(00:05:58 in video)*

Key aspects of Downtown Parking Plan. *(00:07:06 in video)*

Presented by: Jade Riley

**Questions, comments, and discussion by Council and Board members** *(00:22:32 in video)*

Overview of City Owned Properties. *(00:24:10 in video)*

Presented by: Renée Strand

**Questions, comments, and discussion by Council and Board members** *(00:29:49 in video)*

Ketchum's downtown block and garage design criteria. *(00:31:10 in video)*

Presented by: Scot Martin

City Resources available. *(00:35:34 in video)*

Presented by: Jade Riley

**Questions, comments, and discussion by Council and Board members** *(00:38:05 in video)*

**Motion to adjourn the city council 5:46 p.m.** *(01:33:13 in video)*

**MOVER:** Courtney Hamilton

**SECONDER:** Jim Slanetz

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

**RESULT: ADOPTED UNANIMOUS**

**Ketchum Urban Renewal Agency—Action Item** *(01:33:57 in video)*

6. Ketchum Urban Renewal Agency will review, discuss, and direct staff to prepare documents authorizing funding to prepare design plans for subterranean parking and 1<sup>st</sup> and Washington avenue and potential amendments to the ANE with Wood River Community Housing Trust.

Presented by: Suzanne Frick

**Questions, comments, and discussion by Board members** *(01:36:19 in video)*

**Motion to not proceed with additional drawings to pursue the bidding option and instead we will focus on the ground floor parking negotiations with the developer.** *(02:01:31 in video)*

**MOVER:** Casey Dove

**SECONDER:** Susan Scovell

**AYES:** Susan Scovell, Casey Dove, Casey Burke, Gary Lipton, Jim Slanetz, Tyler Davis-Jeffers

**RECUSED:** Amanda Breen

**RESULT: ADOPTED**

**Casey Dove noted that there were 3 public comments in the package for review.**  
*(02:02:15 in video)*

**ADJOURNMENT:**

**Motion to adjourn at 6:05pm** *(02:02:26 in video)*

**MOVER:** Casey Dove

**SECONDER:** Amanda Breen

**AYES:** Amanda Breen, Susan Scovell, Casey Dove, Casey Burke, Gary Lipton, Jim Slanetz,  
Tyler David-Jeffers

**RESULT: UNANIMOUS**

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Neil Bradshaw, Mayor

ATTEST:

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Trent Donat, City Clerk

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Susan Scovell, KURA Chair

ATTEST:

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Trent Donat KURA Secretary



Sun Valley Economic Development  
March 2023

**Describe any activities taken this month to advance your industry targeting objectives (Objective A)**- launched online survey to collect additional data for both Hospitality & Tourism and Construction & Trades TPM collaborative; started compiling needs assessment for both collaboratives; continued planning for summer vocational youth camps for construction & trades, culinary and entrepreneurship in June; all day strategic planning exercise for early youth education childcare to develop goals and actions.

**Describe any activities taken this month to advance your business outreach objectives (Objective B)** –direct outreach to 21 local business organizations; main business concerns remain lack of local talent/workforce housing; restructured membership proposition launched online and via newsletter; rebranding forums and summit educational series into 3 medium sized community roundtables; 1<sup>st</sup> Q RT scheduled for April 25 to discuss State of Blaine economy and LOT for Housing & Air; started data analysis on demographics, sales trends, occupancy stats and building permits for this RT’s.

**Describe any activities taken this month to advance your main street and entrepreneurship activities (Objective C)** – provided regional commuting analysis and other data to Ketchum as inputs for upcoming parking study; also provided input on consultant selection for commercial office market study.

**Describe any activities taken this month to advance your placemaking objectives (Objective D)** – na.

**Describe any activities taken this month to advance your professional development objectives (Objective E)** – planning for city-to-city Driggs/Victor tour to share best practices.

**Describe any other activities taken this month that fall outside of your workplan objectives-** Updated SVED website pages for accomplishments, membership and events; interviewed several intern candidates for summer

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	Revelry Group	Ketchum	Food & Beverage	Business Attraction	17	29	\$1,800,000	TRI	In Progress	Revelry relocation from Portland to Sun Valley area proceeding as planned; temporary office accommodations secured for first 17 permanent employees; 9000 sf of new build office space secured for ground floor of 1st & 4th building under construction with occupancy expected early 2023; 1st major new program was Global Food Innovation conference in July '22 which hosted 500 attendees over 4 days at SV Resort
1-Jul	Wild Rye	Ketchum	Outdoor Recreation	Business Attraction	8	30	\$0	TRI	In Progress	Wild Rye growth trajectory on track; expansion into new Ketchum office completed in March '22; actively hiring to accommodate increase in wholesale sales channels
1-Jul	Yellow Belly	Hailey	Food & Beverage	Business Retention	2	0	\$0	None	In Progress	Owner of retail ice cream store seeking to exit; local food entrepreneur evaluating brand purchase
1-Aug	Carey Grocery	Carey	Food & Beverage	Business Attraction	0	15	\$200,000	None	In Progress	Current Carey resident and owner of automotive shop in early planning stages to reopen the shuttered grocery store on main st. Retrofitting interior space personally with view to subletting parts to other new businesses; discussed providing supply chain contacts and start up capital
1-Aug	River & Spruce multifamily	Hailey	Workforce Housing	Community Development	0	1	\$15,000,000	None	In Progress	new 51 unit apartment project in new high density overlay district; priced for workforce housing
1-Aug	Root Wine Bar	Hailey	Restaurant	Business Attraction	0	20	\$400,000	None	In Progress	new wine bar being set up by new resident; hired existing Chef Chris
1-Sep	Zhou 75	Hailey	Restaurant	Business Retention	15	15	\$300,000	None	In Progress	business of 20 years closing; purchase of building for development of new Asian themed restaurant by local restaurant entrepreneur
1-Sep	Mahoneys	Bellevue	Restaurant	Business Retention	12	12	\$300,000	None	In Progress	business under contract for sale to new owner
1-Sep	Silver Dollar Saloon	Bellevue	Restaurant	Business Retention	12	12	\$300,000	None	In Progress	business under contract for sale to new owner
1-Oct	Whalen Dentistry	Hailey	Healthcare	Business Retention	7	4	\$500,000	None	In Progress	business under contract for sale to new owner; owner plans to expand footprint and add 1-2 dentists with support staff
1-Nov	The Place	Hailey	Restaurant	Business Attraction	0	10	\$250,000	None	In Progress	New noodle bar serving dinners; variable operating hours as they get staffed up
1-Nov	SUN Fixed Base Operator	Hailey	Aviation	Business Attraction	0	25	\$10,000,000	None	In Progress	Announcement that Friedman Airport Authority has received and will be soliciting indications of interest to establish a 2nd Fixed Base Operator (FBO) for General Aviation services (fueling, hangering etc) at SUN; expansion option allowed under FAA approved Master Plan; likely to be a multi year solicitation assessment process; SVED was contacted by a potential operator 2 years ago and discussed potential incentives at that time
1-Nov	YaYa	Hailey	Retail	Business Attraction	0	5	\$200,000	None	In Progress	New clothing store serving women and children
1-Jan	Tamarak Lodge	Ketchum	Lodging	Business Retention	20	0	\$500,000	None	In Progress	2-Yr remodeling project completed this month; mostly interiors and 26 guest rooms
1-Jan	Wylid Gin	Ketchum	Food & Beverage	Start Up Business	0	2	\$0	None	Closed Won	New startup using existing blend stock to produce new brand
1-Jan	Wyle Beet	Hailey	Restaurant	Start Up Business	0	2	\$50,000	None	Closed Won	New startup foodtruck focused on vegan cuisine; sub leasing space outside Sturtos in Hailey
1-Jan	Town & Park Jewelers	Sun Valley	Retail	Business Retention	4	0	\$0	None	In Progress	Going out of business; unable to sell business after trying for c18 months; liquidating inventory and surrendering lease in SV Village
1-Jan	Elkhorn Springs Modular Rentals	Sun Valley	Housing	Community Development	0	1	\$11,400,000	None	In Progress	Early planning for 19 units in SV Elkhorn; 2-3 bedroom units for rent that will be made available to local employees only
1-Jan	Davis Reed	Ketchum	Retail	Business Retention	10	0	\$0	None	In Progress	Going out of business sale with liquidation of inventory
1-Jan	Café Della	Hailey	Restaurant	Business Retention	6	0	\$0	None	In Progress	Owners moving out of town and seeking to sell business; potential purchaser negotiating
1-Feb	Lee Gilman	Ketchum	Construction	Business Retention	15	0	\$0	None	In Progress	Succession plan to turn over to several key employees in place; checking to see if RIVDA financing might help
1-Feb	Silver Dollar Saloon	Bellevue	Restaurant	Business Retention	12	0	\$300,000	None	Closed Won	Sale to local Latino family completed after 4 years on market
1-Feb	Cutthroat Club	Bellevue	Restaurant	Business Attraction	0	15	\$1,000,000	None	In Progress	Local chef leading outside investor consortium seeking to reopen old Feugo main street restaurant closed for more the 6 years; also lobbying for liquor license under new Historic Building bill pending
1-Feb	Charter School	Blaine Co	Education	Start Up Business	0	25	\$5,000,000	None	In Progress	Reported new K-12 start up charter school based on "conservative values"; not much more known at this time
1-Feb	Project Bigwood	Blaine Co	Not for Profit	Start Up Business	0	2	\$0	None	In Progress	new not for profit focused in environmental issues; received c3 approval
1-Mar	Tundra Restaurant	Hailey	Restaurant	Business Retention	5	0	\$0	None	In Progress	Business brand, equipment, inventory and customer list on market for \$395k; owner exiting after 6 years of operations; opportunity to lease additional space next door for more dining area; asking price too high for limited assets
1-Mar	Growing Garden	Bellevue	Education	Business Retention	5	0	\$0	None	In Progress	Closure of 1 of 2 facilities operated by owner; inability to retain staff made operating two locations difficult; loss of 12 slots

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

ne	Company	Industry	Contact Name	City	Activity Purpose	Interested In	Referral To	Summary of Visit
6-Jul	Growing Garden	services	Molly Green	Ketchum	Partner Meeting	Other	None	Explored potential for IWDC childcare grant; not able to apply for grant due to lack of matching funds; small program with 12 students and struggling to maintain current level of operations; SVED assessment that this grant program will be very difficult for small providers
7-Jul	CSI	education	Janet Pretti	Twin Falls	Partner Meeting	Other	None	Kickoff meeting of Region IV TPM project team; standing meeting to plan project activities on IWDC vocational improvement program
8-Jul	SV Culinary Institute	education	Karl Uri	Ketchum	Partner Meeting	None	None	committee meeting to review current student applications and establish initial scholarship levels
11-Jul	SV Culinary Institute	education	Mindy Meads	Ketchum	Partner Meeting	None	None	annual retreat to review strategic priorities, work plan for future, board composition and financials
12-Jul	Farmers Market	food & beverage		Ketchum	Partner Meeting	None	None	visit with 15 vendors at weekly farmers market; business is strong this year, supply chain working well but food inflation is causing increase at retail
12-Jul	Sun Valley Playschool	services	Smeranda Summers	Sun Valley	Partner Meeting	Other	None	Explored potential for IWDC childcare grant; will discuss options with management; one of the larger programs with 80 students, mix of staff, locals and tourist
13-Jul	Silent Water Development	development	Broderick Smith	Ketchum	Partner Meeting	None	None	Discussion about new mixed use project, the Perry, expected to start construction spring 2023; four ground floor retail, food with Type 1 hood, market rate and affordable apartments, and 2 luxury penthouse units; ready for full design review
13-Jul	Blaine Co Sustainability Commi	government	Lynn Barker	Hailey	Community Development	None	None	committee meeting of transport & land use committee to evaluate goals and vision
13-Jul	SVED Exco	not for profit	Rick Lefaire	Ketchum	Board Meeting	None	None	regular meeting to discuss priorities, financials, workplan progress
18-Jul	Wood River CFE	recreation	Lance Davison	Blaine Co	Community Development	None	None	review of draft report on Urban Tree Canopy study for Blaine Co; discussion of potential actions arising from scientific principles
19-Jul	Wood River Tourism Coalition	hospitality & tourism	Carole Waller		Community Development	None	None	discussion of plans for renewing LOT for air service; planning for schedule, ballot wording, PR program and consulting resources for potential Nov '22 election
19-Jul	SPUR	not for profit	Sally Gillespie		Partner Meeting	None	None	dinner with interested donors at Rally for Housing; round table discussion on ongoing and future project plans
20-Jul	SVED	not for profit	Rick Lefaire		Board Meeting	None	None	full board meeting
21-Jul	Reflex Poles	recreation	Ben Verge		Partner Meeting	STEP Grant	None	discussion of expansion plans for ski pole distribution and new products; next step is to build out purchase engine on web and start internet sales channel
22-Jul	Archive Finishing	construction & trades	Roberto de		Partner Meeting	None	None	extremely busy drywall, stucco and painting co; 120 employees after spin off of 40 person painting unit; active in ID and WY primarily
22-Jul	Landing Local	hospitality & tourism	Colin Furth		Community Development	None	None	review of applicability of Landing Locals short term conversion program to long term for Ketchum; sharing of market data
24-Jul	Revelry	food & beverage	Jim Crystal		Partner Meeting	None	None	participated in global food innovation conference with 500 attendees; organized tours of culinary institute and pitched industry scholarships
26-Jul	Keller Williams	real estate	James Taukas		Partner Meeting	None	None	presentation on state of Blaine economy to realtors; discussed slow down in local markets due to fears of recession, market and increasing supply
27-Jul	OtherWild Ventures	recreation	Jeff Rose		Partner Meeting	Other	None	evaluated possible joint branding and marketing program for outdoor rec lifestyle brands
28-Jul	WCMEC	not for profit	Lindsey Hailey		Other	None	None	shared ideas regarding best practices in ED with new McCall based ED; board governance and other tool kits shared
6-Jul	YMCA	not for profit	Jason Scherer		Partner Meeting	None	None	explored potential for IWDC childcare grant, not able to apply as they are not licensed
12-Jul	Conrad Bros	construction & trades	Paul Conrad		Partner Meeting	None	None	update on local construction projects and proposed meetings on Ketchum ordinance changes
13-Jul	Zenergy	services	Derek Agnew		Partner Meeting	None	None	explored potential to be a partner with BCRD for childcare grant; willing to do this as large number of his 123 employees have childcare needs
13-Jul	Carr Development	development	Mike Carr		Partner Meeting	None	None	discussed delay in mixed use development plan in Ketchum
14-Jul	Macquells House	services			Partner Meeting	Other	None	Explored potential for IWDC childcare grant; not able to apply for grant due to lack of 3 year track record
19-Jul	BSU	education	Vanessa Fry		Partner Meeting	None	None	discussion of potential speakers for SVED '22 summit; possible professor with urban planning track record
20-Jul	Walnut Ave Mall	development	Chip Fisher	Ketchum	Partner Meeting	None	None	discussion
20-Jul	Wood River Insurance	financial	Ashley Robertson	Hailey	Partner Meeting	None	None	evaluated fire insurance risks in WRV; Chubb and AIG have steeped writing policies in certain areas including Gintel nad Golden Eagle; little know issue becoming more pronounced; SVED will seek to discuss with realtors board
21-Jul	State Farm Insurance	financial	Patrick Buchanan	Hailey	Partner Meeting	None	None	discussed fire insurance risk issue with another agent to verify circumstances
26-Jul	National Forest Foundation	not for profit	Dani Southard	Boise	Partner Meeting	None	None	reviewed status of joint chef's grant on private sector lands; discussed possible text amendment to Mountain Overlay District to allow administrative review of forest health reasons
27-Jul	SV Water & Sewer	government	Pat McMahon	Sun Valley	Partner Meeting	None	None	interested in update of water consumption analysis for SV Elkhorn Association
27-Jul	I Have a Dream Foundation	not for profit	Laura Rose Lewis	Ketchum	Partner Meeting	Other	None	discussion of TPM vocational program resource needed for Hospitality & Tourism cohort
30-Jul	High Desert Sports	retail		Hailey	Business Retention	Other	None	current owners seeking exit from operations; selling building and inventory ex guns and ammo
30-Jul	Jonny G's	restaurant	John Gorham	Ketchum	Business Retention	Other	None	current owners seeking exit from operations; selling building, equipment, inventory and brand to new operator
2-Aug	Mascaroni Design	construction & trades	Tim Mascaroni	Ketchum	Partner Meeting	Other	None	update on local construction projects and proposed meetings on Ketchum ordinance changes
2-Aug	RIVDA	financial	Rob Akins	Twin Falls	Partner Meeting	Other	None	review of Blaine Co lending opportunities
2-Aug	Fly Sun Valley Alliance	transportation	Carole Waller	Ketchum	Partner Meeting	Other	None	planning for approval of LOT for Air Service
3-Aug	Blaine Co Sustainability Commi	government	Lynn Barker	Hailey	Community Development	Other	None	internal discussion about priorities and lack of focus on land use planning in subcommittee
4-Aug	CSI	education	Janet Pretti	Twin Falls	Community Development	Other	None	planning for implementation of TPM grant project; discussion of reporting, roles and financing options
5-Aug	Blaine Co School District	education	Jim Foudy	Hailey	Community Development	Other	None	discussion of BCSV vocational programs and opportunities to link with TPM project
8-Aug	Sun Valley Co.	hospitality & tourism	Pete Sontag	Sun Valley	Partner Meeting	Other	None	review of summer outcomes and winter plans; discussed childcare grants, forest health project, new lift installation, alpine racing events, wedding stats (90+ this summer)
9-Aug	Sun Valley Culinary Institute	food & beverage	donnor	Ketchum	Other	Other	None	cultivation of donor for student scholarships
9-Aug	Blaine Co Housing Authority	government	Sara Michael	Ketchum	Community Development	Other	None	review of affordable housing data available for sharing with housing advocates
9-Aug	Custom Trailers	hospitality & tourism	Rob Clayton	Deer Valley	Other	Other	None	meeting with new luxury tiny home builders who designs 400 of trailers as a housing alternative; connected them with potential partners like ARCH, Meadows Trailer Park, etc
10-Aug	SVED	not for profit	Rick Lefaire	Ketchum	Board Meeting	Other	None	Exco meeting to discuss action plan priorities, YTD financials and advocacy activities
8/11/2022	Visit Sun Valley	hospitality & tourism	Scott Fortner	Ketchum	Board Meeting	Other	None	Board meeting to discuss tourism programs, summer results, winter forecasts and LOT for Air ballot timing
8/12/2022	SVED	not for profit	Guy Cherp	Ketchum	Board Meeting	Other	None	summit subcommittee meeting to review theme, speakers, messaging, panels and logistics
8/15/2022	US Bank	financial	Chris Calvert	Ketchum	Partner Meeting	Other	None	discussion of current state of economy and banking activities
8/15/2022	KURA	not for profit	Susan Scoville	Ketchum	Partner Meeting	Other	None	quarterly report to Ketchum Urban Renewal Authority
8/16/2022	Ketchum P&Z	government	Neil Morrow	Ketchum	Community Development	Other	None	advocacy on Ordinance 1234 for development community, focus on complexity and unintended consequences
8/17/2022	Windemere Group	real estate	Stephanie Reed	Hailey	Partner Meeting	Other	None	presentation to 20 realtors on the state of the economy and discussion of latest trends in real estate market; general slowing of offers, increase in inventories
8/17/2022	CSI	education	Janet Pretti	Twin Falls	Community Development	Other	None	kickoff meeting for TPM grant project; team intros and creation of project timeline, deliverables and reporting alignment
8/18/2022	Wood River ELC	education	Martin Balbon	Boise	Community Development	Other	None	kickoff meeting for new Early Learning Collaborative project supported by Wood River Womens Foundation; explanation of project and goals
8/22/2022	Appellation Hospitality	hospitality & tourism	Chris Hunsberger	Los Angles	Community Development	Other	None	introduction to partner for the new Harriman Hotel project; discussion of culinary offering and potential help in sourcing a new Instructor Chef for SVCI
8/22/2022	The Kneadery	restaurant	Dillon Witmer	Ketchum	Partner Meeting	Other	None	discussion of summer activity; more business with Perry's closed and more difficult customers; staffing ok but burned out staff requiring time off
24-Aug	Blaine Co Sustainability Commi	government	Lynn Barker	Hailey	Community Development	Other	None	discussion of charette process and finalization of goals
26-Aug	YMCA	not for profit	Jason Shearer	Ketchum	Partner Meeting	Other	None	meeting with Y board to provide update on economic activity, statistics etc as part of annual strategy review
29-Aug	FARE Idaho	not for profit		Ketchum	Other	Other	None	introduction to their mission and activities, and discussion of collaboration with SVCI regarding food supply chain, local ag support and educational options
30-Aug	Mountain Pride	food & beverage	Stuart Siderman	Ketchum	Business Retention	Other	None	20 year owner sold to new resident; will lease building to owner and provide consulting support for short term;
30-Aug	Espinoza Flooring	construction & trades	Mr Espinoza	Ketchum	Business Retention	Other	None	took business back from son to tighten up operations; record last 24 months with residential construction activity

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

1-Aug	Magi Lantern	media	Rick Kessler	Ketchum	Business Retention	Other	None	reported sale of the cinema for \$2.9m, including land & inventory; current status unknown
1-Aug	First Lite	recreation	Ross Cooperman	Hailey	Business Expansion	Other	None	new Hailey retail outlet opened for brand
1-Aug	Idaho Cycles	recreation	Mark Carnes	Ketchum	Business Retention	Other	None	giving up on business; cant get staff, ready to retire, too much effort for reward
1-Aug	Zhou 75	development	Rob Cronin	Hailey	Business Retention	Other	None	core staff exited with no notice; unable to find replacement staff so going out of business
30-Aug	Bigwood Cinema	media	Latham Williams	Hailey	Business Retention	Other	None	unable to recover from Covid downturn and TV streaming
30-Aug	Wood River Matress		Scott Shane	Hailey	Partner Meeting	None	None	this summer strong but below record year in 2021
9-Sep	RIVDA	financial	Jeff McCurdy	Twin Falls	Partner Meeting	None	None	review of RIVDA projects in Blaine Co
12-Sep	Glass Masters	construction & trades	Sven	Ketchum	Partner Meeting	None	None	review of state of business and successin plans
15-Sep	Smokey Mountain Pizza	restaurant	Chad	Ketchum	Partner Meeting	None	None	struggling to maintain service levels with limited staff, delivery drivers are very tough to keep
14-Sep	SVED	not for profit	Rick Lefavre	Ketchum	Board Meeting	None	None	Exco review of priorities and delivery of Plan
15-Sep	Sun Valley Culinary Institute	education	Scott Fortner	Ketchum	Board Meeting	None	None	discussion of summer activity levels and Fall professional program, budget for '23 and new staff hiring
19-Sep	City of Ketchum	government	Neil Bradshaw	Ketchum	Community Development	None	None	feedback on proposed new ordinance 1234 which would impose additional restrictions on city core and tourist district developments; advocated against 2 specific provisions to limit luxury unit size and require potential overbuilding of commercial space
21-Sep	SVED	not for profit	Rick Lefavre	Ketchum	Board Meeting	None	None	Board meeting to discuss tourism programs, summer results, winter forecasts and LOT for Air ballot timing
23-Sep	OBS Solutions	financial	Toni Himmelman	Ketchum	Partner Meeting	None	None	review of SVCI treatment of tuition payments and scholarship accounting
26-Sep	Sun Valley Music Festival	not for profit		Ketchum	Partner Meeting	None	None	discussion of summer symphony session; number strong again but short of record; interested in having SVED conduct an EIA
28-Sep	ine Co Sustainability Commi	government	Lynn Barker	Hailey	Partner Meeting	None	None	Land Use a& Transportation subcommittee meeting to review goals for upcoming charette exercise
28-Sep	SEI	financial	Patsie Gove	Ketchum	Partner Meeting	None	None	private equity review of fundraising and giving strategies
29-Sep	City of Carey	government	Sara Mecham	Carey	Partner Meeting	None	None	Idaho Govt for a Day; meetings with Gov Little's team to discuss small town rural issues and problems; feedback on childcare grants just launched by IWDC
3-Oct	City of Ketchum	government	Niel Bradshaw	Ketchum	Partner Meeting	None	None	advocacy against specific provisions of ordinance 1234 based on questionable statement that more commercial is needed without market study and that limiting size of 3rd floor luxury units results in suboptimal space development
4-Oct	Micron	manufacturing		Boise	Site Visit	None	None	tour of Micron Boise facility as part of IEDA conference
5-Oct	o Economic Development A	not for profit	Sari David	Boise	Seminar	None	None	IEDA conference
6-Oct	CSI	education	Alex Wexford	Twin Falls	Seminar	None	None	discussion of current CSI workforce training options as part of TPM project
7-Oct	Mountain Express	media	Pam Morris	Ketchum	Partner Meeting	None	None	review of draft Economic Almanac prior to submit publication
10-Oct	SV Culinary Institute	education	Karl Uri	Ketchum	Partner Meeting	None	None	discussion of candidates for replacing culinary director
11-Oct	I Have a Dream Foundation	education	Jack Bunce	Ketchum	Partner Meeting	None	None	discussion of TPM vocational program organizational structure
11-Oct	Fly Sun Valley Alliance	not for profit	Carol Waller	Hailey	Partner Meeting	None	None	review of LOT Air
12-Oct	WR Urban Landscape	not for profit	Lance Davidson	Boise	Partner Meeting	None	None	review of 1st draft of local forest canopy study for Blaine Co; feedback given
12-Oct	SVED	not for profit	Rick Lefavre	Ketchum	Board Meeting	None	None	Exco meeting to discuss action plan priorities, YTD financials and advocacy activities
13-Oct	River Early Learning Collab	not for profit	Kathryn Ivers	Hailey	Community Development	None	None	kickoff meeting with new BC early education coordinator to establish priorities and accountabilities
13-Oct	Visit Sun Valley	tourism	Scott Fortner	Ketchum	Partner Meeting	None	None	regular meeting to discuss priorities, financials, workplan progress
14-Oct	Sun Valley Co.	hospitality & tourism	Pete Sonntag	Sun Valley	Partner Meeting	None	None	update on winter plans, new lift installation, forest health project, new staff appointments
17-Oct	KURA	government	Sue Scoville	Ketchum	Partner Meeting	None	None	presentation on FY23 budget request and contract for services
18-Oct	Idaho Power	utilities	Amber Larna	Ketchum	Partner Meeting	None	None	review of IP plans for Blaine Co and sponsorship opportunities for Summit
24-Oct	SV Community School	education	Trent Smithers	Sun Valley	Partner Meeting	None	None	review of economic impact study and missing data points to enable study to be completed
27-Oct	BC Sustainability Committee	government	Lynn Barker	Hailey	Partner Meeting	None	None	sustainability charette with 100 community leaders to fine tune goals and objectives for Blaine Co
28-Oct	Maxwell Structural Engineeri	construction & trades	Craig Maxwell	Ketchum	Partner Meeting	None	None	discussion about level of business activity; still jammed but new home starts and interest slowing
18-Oct	Sage School	education	Harry Weeks	Hailey	Partner Meeting	None	None	invitation to send students to summit; also review of school term to date
19-Oct	Whallen Dentistry	healthcare	Luke Whallen	Hailey	Partner Meeting	None	None	sold business to new resident from McCall; used broker to market and achieved goal to attract another professional
19-Oct	Bundy Architecture	construction & trades	Rebecca Bundy	Hailey	Partner Meeting	None	None	update on level of activity in professional services; strong demand still
19-Oct	SV Institute	not for profit	Amy Mathias	Hailey	Partner Meeting	None	None	invitation to be panelist at summit
20-Oct	Mountain Pride	food & beverage	Ben Roth	Ketchum	Partner Meeting	None	None	invitation to be panelist at summit; staff of 4 with plans to grow slowly
1-Nov	BC Business Working Group (BWG)	not for profit	Harry Griffith	Blaine Co	Networking Event	None	None	Regular meeting to coordinate economic development activities across county; representatives of VSV, the Chamber, Air Service Board, Realtors and not-for-profit platform to review new business opportunities, and issues like housing and talent attraction
2-Nov	Wood River Tourism Coalitio	not for profit	Jessica Maynard	Blaine Co	Networking Event	None	None	review of upcoming bookings and pinch points in tourism; specific discussion on extending LOT for air
2-Nov	Sun Valley Co.	hospitality & tourism	Pete Sonntag	Sun Valley	Seminar	None	None	SVC update for community on upcoming winter plans, new lift program, fire safety projects and key new staff hires
2-Nov	Sun Valley Culinary Institute	food & beverage	Karl Uri	Ketchum	Partner Meeting	None	None	Exco meeting to discuss new culinary director candidates and offer process
2-Nov	YMCA		Jason Scherer	Ketchum	Partner Meeting	None	None	Presentation to full board on local economic and discussion of implications for Y business model
3-Nov	St. Lukes Wood River		Joy Purdek	Ketchum	Seminar	None	None	State of St Lukes presentation on future health care issues and activities
8-Nov	arly Learning Advisory Committee		Kathryn Ivers	Ketchum	Partner Meeting	None	None	Meeting of ELAC on childcare need and delivery survey; review of branding, spanish translation, distribution plans
9-Nov	2022 SVED Summit		Harry Griffith	Sun Valley	Networking Event	None	None	Annual gathering to discuss Quality of Place; 1 keynote, 4 panels and 150 attendees collaborating for full day on strategic future for WRV
10-Nov	Sun Valley Culinary Institute		Karl Uri	Ketchum	Board Meeting	None	None	Regular board meeting to review strategic priorities and year end fundraising activities
14-Nov	CSI		Janet Pretti	Twin Falls	Partner Meeting	None	None	Meeting to discuss summer trade camps for WRV with CSI, I Have a Dream and TPM contractor
14-Nov	KURA		Susan Scoville	Ketchum	Partner Meeting	None	None	Review of final FY23 contract for services
16-Nov	BC Sustainability Committee		Lynn Barker	Hailey	Partner Meeting	None	None	Review of revised goals following charette
16-Nov	SVED	not for profit	Rick Lefavre	Ketchum	Board Meeting	None	None	Regular board meeting to discuss priorities, YTD financials and potential new board members; vote to change out chairman from Ric Lefavre to Guy Cherp based on tenure
16-Nov	Visit Sun Valley		Scott Fortner	Ketchum	Networking Event	None	None	Business after hours discussion
17-Nov	Sun Valley Co.	hospitality & tourism	Pete Sonntag	Sun Valley	Partner Meeting	None	None	Meeting on TPM project to identify key members of the SV Hosp team to engage
30-Nov	RIVDA	financial	Jeff McCurdy	Twin Falls	Partner Meeting	None	None	Regular board meeting
2-Nov	Benchmark Engineerig	construction & trades		Ketchum	Partner Meeting	None	None	Membership renewal solicition
4-Nov	Mascaroni Design	construction & trades	Tim Mascaroni	Ketchum	Partner Meeting	None	None	Membership renewal solicition
17-Nov	St Thomas Pet Clinic	healthcare	Karsten Foestveed	Ketchum	Partner Meeting	None	None	Discussion of takeover of Sun Valley Animal Center and impact on small vet practices
3-Dec	City of SV	Government	Peter Hendricks	Sun Valley	Partner Meeting	None	None	Discussion of city administration staff changes
6-Dec	Business Working Group (B	not for profit		Ketchum	Networking Event	None	None	Update on county economic issues
7-Dec	WR Tourism Partnership	tourism		Ketchum	Tourism	None	None	Update on level of tourism activities; Dec on par with Jan expected of be ahead
8-Dec	Cox Communications	communications	Guy Cherp	Ketchum	Partner Meeting	None	None	Discussion of interest in assumig SVED board chairman position
8-Dec	Business Plus	not for profit	Rebecca Wilder	Twin Falls	Partner Meeting	None	None	Discussion of air service and minimum revenue guarantee program
9-Dec	SV Culinary Institute	food & beverage	Karl Uri	Ketchum	Partner Meeting	None	None	Interviews for new chef instructor candidates
9-Dec	Zartico	tourism	Ray Gadd	Denver	Tourism	None	None	Webinar on new functionality for destination management software; sample data presented indicates visitor spend at \$500 per person per day over last 6 months
13-Dec	City of Ketchum	government	Neil Morrow	Ketchum	Community Development	None	None	Planning & Zoning meeting on Harriman Hotel development; SVED submitted letter of support
14-Dec	Department of Commerce	government	Karen Applegren	boise	Seminar	None	None	Review of Idaho Access Project; suggested linkage with TPM assessments underway
14-Dec	SVED Exco	not for profit	Rick Lefavre	Ketchum	Board Meeting	None	None	
14-Dec	Christensen Global Strategie	professional services	Aimee Christensen	Ketchum	Networking Event	None	None	(inaugural climate tech entrepreneurs meeting)
14-Dec	BC Sustainability Committee	government	Lynn Barker	hailey	Partner Meeting	None	None	Charette with 100 community members to fine tune goals and actions
14-Dec	CSI	education	Alex Wolford	Twin Falls	Partner Meeting	None	None	Planning meeting on construction and trades approach to Blaine Co
16-Dec	Webb Landscaping	construction & trades	Doug Webb	Bellevue	Partner Meeting	None	None	business levels still very high, staffing OK with longer term staff; no plans to develop housing inhouse on co-owned land
19-Dec	arly Learning Advisory Com	education		Hailey	Partner Meeting	None	None	Finalization of provider & user surveys and assignment of solicitation responsibilities
16-Dec	Steadfast Properties	development	Lance Emery	Bellevue	Partner Meeting	None	None	Discussion of plans for new multifamily development south of Bellevue; c 600 units planned in PUD with mix of affordable, market and commercial
2-Dec	Becker Chambers	financial	Linda Chambers	Hailey	Partner Meeting	None	None	Having to scale back on clients services due to lack of staff (just lostZ one staff mmeber)
5-Dec	Rxon Excavation	construction & trades	Carl Rxon	Hailey	Partner Meeting	None	None	Backlog from Fall still exists, but things slowing down now; lots of snow removal YTD
8-Dec	McPhearson CPA	financial	Christie McPhearson	Hailey	Partner Meeting	None	None	Cutting back on all NFP clients to have more personal time; also focusing on a newer start up c;ent it two with growth potential

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

13-Dec	Sawtooth Board of realtors	real estate	Bob Crosby	Ketchum	Partner Meeting	None	None	Discussed upcoming advocacy issues for zketchum; considering lobbying for increase in Idaho jumbo loan limitation with HUD like a decade ago
15-Dec	BSU	education	Vanessa Fry	boise	Partner Meeting	None	None	discussed BSU hospitality program and renewal of SVED membership
15-Dec	Friedman Memorial Airport	transportation	Chris Pomeroy	Hailey	Partner Meeting	None	None	Discussed potential new FBO company as allowed in Master Plan ; a number of companies have expressed interest; may use an RFP process to ferret out interest
20-Dec	Buffalo Electric	construction & trades		Hailey	Partner Meeting	None	None	Big backlog of business exceeding 45 days for non essential services
22-Dec	City of Hailey	government	Lisa Horowitz	Hailey	Partner Meeting	None	None	Review of recent changes in Hailey development scene
1-Jan	Slette Robinson	legal	Gary Slette	Twin Falls	Partner Meeting	None	None	Discussion of creating amended language for Mountain Overlay District to allow for Forest Health improvements; support potential from John Riling of Boise National Forest
3-Jan	City of Ketchum	government	Jade Riley	Ketchum	Partner Meeting	None	None	Discussion of LOT ballot proposal for air and housing
4-Jan	Kenny Bogue	real estate	Matt Bogue	Ketchum	Partner Meeting	None	None	Review of commercial real estate markets
4-Jan	US Bank	financial	Charlotte Westover	Ketchum	Partner Meeting	None	None	Review of community banking trends
5-Jan	RIVDA	financial	McCready	Weiser	Partner Meeting	None	None	Review of proposed loan for purchase of assisted living facility
9-Jan	Jons Heating	construction & trades	Clint	Carey	Partner Meeting	None	None	Staffing for qualified installers still a problem; service book full with new and old clients
9-Jan	Atkinsons Market	retail	Whit Atkinsons	Ketchum	Partner Meeting	None	None	Annual updat on community issues; staffing OK with long term ee 's and J1 access- butchers harvest positions to fill; no current plans to put in ee housing; do not provide childcare support but interested in supporting community access expansion; last year highest revenue ever but significantly impacted by inflation as well as higher demand
10-Jan	Ketchum Auto	retail	Ryan	Ketchum	Partner Meeting	None	None	Discussed potential new Ketchum roundabout and business; generally supportive provided they can get access; lots of new customers
11-Jan	SVED	not for profit	Guy Cherp	Ketchum	Board Meeting	None	None	Annual retreat with full board and 5 outside community members; reviewed performance , strategic plan and budgets for 2023
11-Jan	PEG Group	development	Kody Frank	Ketchum	Partner Meeting	None	None	Provided analytical support for visiting equity investor re: Marriott Signature hotel project
12-Jan	Sun Valley Outfitters	recreation	Eric Weiseth	Ketchum	Partner Meeting	None	None	Discussed SNRA Outfitters Guides Management Plan and concerns about license allocation methodology which does not take into account 2021 or 2022 data on hand
12-Jan	Revelry Group	food & beverage	Jim Crystal	Ketchum	Partner Meeting	None	None	Discussion on fundraising priorities for SVCi; agreed on funneling industry through Revelry Foundation and seeking expanded support associated with SV events
12-Jan	Visit Sun Valley	tourism	Scott Fortner	Ketchum	Board Meeting	None	None	regular board meeting to review programs and priorities; discussion on LOT ballot options and approach
13-Jan	RIVDA	financial	Jeff McCready	Twin Falls	Board Meeting	None	None	Loan committee meeting followup on assisted living acquisition loan
13-Jan	CSI	education	Alex Wolford	Twin Falls	Community Development	None	None	Discussion with BCSD, I Have a Dream on organization and funding for summer vocational trade camps; plans for week long camps end June for Construction/Trades, Culinary and Entrepreneurship
16-Jan	City of Ketchum	government	Morgan Lander	Ketchum	Community Development	None	None	Meeting to discuss strategic plan for Planning & Zoning department, formation of Technical Advisory Committee with SVED participation; also presented project development survey results and offered further background / presentations
16-Jan	Jivaro	services	Adrian Proctor	Ketchum	Partner Meeting	None	None	Local headhunter specializing in tech sector; have grown local office to 6, with base in CA and remote offices around country; just hired Adrian
17-Jan	SON Sports	recreation	Megan Murphy Lengyel	Hailey	Partner Meeting	Other	None	retooling business to strat new growth; focused on direct to consumer; needs seed capital, and would be interested in RIVDA programs
18-Jan	WR Tourism Partnership	tourism	Carol Waller	Ketchum	Tourism	None	None	Meeting to review LOT ballot initiative and positioning for each local government
19-Jan	SV Culinary Institute	education	Karl Uri	Ketchum	Partner Meeting	None	None	Regular board meeting to review priorities and FY23 budget
20-Jan	The History Project	tourism	Wendolyn Holland	Sun Valley	Partner Meeting	None	None	Review of Ketchum Historical Preservation Commission goals, ski history project, INL priorities; also discussed possible new liquor license for historical district buildings
23-Jan	WRV Lodging Association	tourism	Jessica Maynard	Blaine Co	Partner Meeting	None	None	Bimonthly meeting to review lodging trends; number forward up per Destimetrics; strong demand with record ARD rates
24-Jan	Blaine Co Commissioners	government	Muffy Davis	Blaine Co	Partner Meeting	None	Tourism	Presentation by SNRA on Outfitter Guide Management Plan to commissioners; SVED comments on poor process and restraint of trade for local guiding entities; encouragement to file objection letters prior to deadline of Feb 14
24-Jan	Ketchum P&Z	government	Neil Morrow	Ketchum	Community Development	None	None	Next hearing on Harriman Hotel project; reached consensus on design and was approved to move to next stage of development after 15 years of effort
25-Jan	Idaho Department of Commerce	government	Karen Applegren	Boise	Networking Event	None	None	Webinar on creative districts, grant opportunities and approaches
26-Jan	McCall & Teton ED Pros	economic development	Ian McDermott/Lindsay Har	Idaho	Networking Event	None	None	Discussion of tourism based communities to share best practice; reviewed LOT taxes, winter traffic, grant opportunities etc
31-Jan	Early Learning Advisory Com	education	Kathryn Ivers	Blaine Co	Business Retention	None	None	Collaborative committee review of needs assessment and program to distribute findings; basically demonstrated that childcare is an issue for 82% of local businesses
17-Jan	LightBio	agriculture	Keith Woods	Blaine Co	Business Expansion	IGEM	IGEM	Discuss several funding options including RIVDA, angel investors, IGEM and STEP
19-Jan	WRV Forest Collaborative	environmental	Lance Davisson	Boise	Community Development	None	None	Reviewed and commented on draft report; suggested additional goals/actions including high value forestry list, firewise insurance zone consulting
20-Jan	Idaho House	government	Ned Burns					Reviewed potential high impact Idaho House and Senate legislation proposals, especially city lease limitations, city annexation procedures, and liquor license expansion for historic buildings
21-Jan	Makey ED Pro	economic development	Martin Evans	Mackee		None	None	Discussed Kinex Cu mine expansion in Mackee and possible support for their planning and company interface efforts
24-Jan	SV Guides	recreation	Zach Crist	Ketchum	Partner Meeting	None	None	Discussed problems with Outfitters Guides Management Plan draft submitted by SNRA; proposed advocacy letter on behalf of Eklaire Co's 20 guiding corps to allow for more license days
24-Jan	Hillside Gains	food & beverage	Brett Stevenson	Bellevue	Partner Meeting	None	None	Discussed new product line of baked breads, distribution and marketing opportunities
25-Jan	US Forest Service	government	Kurt Nelson	Sun Valley	Partner Meeting	None	None	Discussed problems with Outfitters Guides Management Plan and objection process conducted by regional office in SLC
25-Jan	Engel Voekler	real estate	Reid Sanborn	Ketchum	Partner Meeting	None	None	Discussed current status of commercial projects underway; new construction on SV Rd and 1st Ave is commercial only and pre-sold to 4 local businesses
25-Jan	Walnut Ave Mall	real estate	Chip Fisher	Ketchum	Partner Meeting	None	None	Discussed move of Topnotch into Le Saisons building and backfilling former space in Walnut Ave Mall; also possible approaches on Simplot parcel
20-Feb		real estate	Broderick Smith	Ketchum	Partner Meeting	None	None	Mixed use commercial development advancing; hoping for final P&Z design approval March; delayed 3-4 months at cost of \$x00,000 for redesign, retainers, etc; layouts still the same; City process seems to be improving; no plans to apply for PTE due to need for simplicity and progress; probably breaking ground spring 2024
28-Feb	Elias Construction	construction & trades	Adam Elias	Ketchum	Partner Meeting	None	None	general level of business high, albeit off Covid peaks; customers delaying projects bc of hope pricing might come down; Weykin project on hold with proper's death, his kids are not sure when they might put up for sale, all w&s and 1 manin road installed, one spec home foundation poured but no further activity planned; he has set up a succession plan with three key employees, maybe another relative later; wages for ee's have increased; jr carpenters now \$30/hr, sr \$40, super skilled \$60, labor \$25; very interested in vocational camps
6-Feb	Idaho Economic Development A	not for profit	Sari David	Telecon	Partner Meeting	None	None	regular weekly meeting to review legislative affairs in fro of House and Senate
7-Feb	Business Working Group (B	economic development	Harry Griffith	Blaine Co	Networking Event	None	None	regular monthly meeting to discuss collaboration on economic development in county
7-Feb	SVED	economic development	Guy Cherp	Blaine Co	Board Meeting	None	None	monthly ExCo meeting to discuss priorities
9-Feb	Cox Communications	communications	Melanie Lotspeich	Las Vegas	Partner Meeting	None	None	review of membership options for 2023; commitment to highest level; welcomes opportunity to increase profile of local business leader thru forums
9-Feb	Visit Sun Valley	tourism	Scott Fortner	Ketchum	Board Meeting	None	None	monthly boardmeeting to review tourism programs; LOT for Air & Housing strategy development
10-Feb	Strayhom Properties	real estate	Jeff Pfaffle	Bellevue	Partner Meeting	None	None	discussion on phase 2 development of circa 40 parcels; prices increased from \$60 to \$100k as prior price saw a lot of buyers who flipped their purchases for 30%+ bonus
10-Feb	Wyld Gin	food & beverage	Conner Quinn	Hailey	Start Up Business	None	None	new local gin manufacturer; brand being introduced into BC and other SC Idaho markets; stock from other local manufacturers
10-Feb		tourism	Jeff Rose	Ketchum	Partner Meeting	Other	None	local entrepreneur exploring movie production opportunities in Idaho; desire to introduce film production credits in collaboration with Commerce
13-Feb	Idaho Tourism	tourism	Diana Norton	Boise	Community Development	Other	None	discussion about advocacy against current draft of Outfitter Guide Management Plan prepared for SNRA; convinced Commerce to object to report findings on grounds that capacity analysis was flawed and understates needed extra license days
14-Feb	BSU	education	Kent Nepert	boise	Other	None	None	discussion with newly appointed professor of Hospitality program; currently seeking candidates to fill 1st professor roles; interested in collaborating on TPM hospitality survey and possible future interns
15-Feb	Ketchum Housing Committee	government	Carrisa Connely	Ketchum	Community Development	None	None	feedback on proposed investment project priorities that should be pursued; top candidates include Landing Local and an Indeed restriction program
16-Feb	Gannet Rach	real estate	Lance Emery	Ketchum	Community Development	None	None	discussion with Steadfast staff over EIA structure, timing and costs; agreed to membership at top level for analysis and consulting; waiting on detailed data requested
20-Feb	The Perry	real estate	Broderick Smith	Ketchum	Community Development	None	None	project going through detailed design review at P7Z; getting pushback over unit category restriction designations with only Cat4 and 5 allowed; believe Cat 6 a missing gap to be addressed

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20-Feb	SVED	economic development	Derek Agnew	Ketchum	Other	None	None	review of SVED membership model and benefits; restructured level names, \$ threshold values and benefits for future
20-Feb	Sun Valley Resort	hospitality & tourism	Peter Sonntag	Sun Valley	Partner Meeting	None	None	annual sitdown to reconfirm membership; support for new sustainability position, upcoming US National ski event
21-Feb	City of Ketchum	government	Neil Bradshaw	Ketchum	Partner Meeting	None	None	delivered quarterly report on SVED projects and activities; provided Strategic and Action Plan, Budget for review
21-Feb	Ketchum URA	government	Susan Scoville	Ketchum	Partner Meeting	None	None	delivered quarterly report on SVED projects and activities; provided Strategic and Action Plan, Budget for review
22-Feb	Technical Action Group	government	Morgan Lander	Ketchum	Community Development	None	None	kickoff meeting of new design advisory group; plans to rewrite city code, update comp plan and weight in on new ordinances
23-Feb	Line Co Contractors Association	construction & trades	Tim Carter	Hailey	Community Development	None	None	regular meeting of 40 BC contractors to learn about changing supply chain, permitting processes and hear about TPM needs assessment being conducted by SVED
27-Feb	Coulee Coffee	food & beverage	Ted Ayliff	Ketchum	Start Up Business	STEP Grant	Business Attraction	new concept coffee maker which avoids plastic micro particle pollution; seeking 1st round \$1m with \$0.4 banked; off to US coffee expo to launch product; working with Revelry Group to help position concept and brand
27-Feb	Elias Construction	construction & trades	Adam Elias	Ketchum	Partner Meeting	None	None	annual meeting to review state of industry; he is right sized at 20 ees and has all projects he is comfortable with; still missing skilled laborers and interested in enhanced local vocational programs
6-Feb	Evans Plumbing Ltd	construction & trades	Cody	Hailey	Partner Meeting	None	None	discussion of vocational training opportunities and need for more certified plumbers
7-Feb	City of Bellevue	government	Doug Brown	Bellevue	Partner Meeting	None	None	altered city council president about new annexation law which might impact Bellevue's plans to annex the Eckles Ranch property
14-Feb	St Lukes Hospital	healthcare	Joy Purdek	Ketchum	Partner Meeting	None	None	altered SLWR about pending legislation in nursing and tax exempt status; offered support via IEDA advocacy
20-Feb	Buffalo Electric	construction & trades	Ryan Deign	Hailey	Partner Meeting	None	None	conducted TPM vocational survey
21-Feb	Orflo	med tech	Ted Ayliff	Ketchum	Partner Meeting	None	None	sold in 2019 to Gemini Bio, spun off to Broad Oak Investment Group in 2021, merged with United Bio Channel Nov 2022; local office still active with limited staff
2-Mar	IEDA	not for profit	Sari David	Idaho	Other	None	None	Educations committee meeting to map out details of upcoming semi annual conference
3-Mar	Sun Valley Culinary Institute	food & beverage	Karl Uri	Ketchum	Seminar	None	None	New multi-day event with 4 celebrity chefs for fundraising and support of professional school with 60 attendees
7-Mar	Business Working Group	economic development	Harry Griffith	Blaine Co	Networking Event	None	None	Monthly meeting of economic development professionals to discuss issues like housing, new business, tourism, etc
3/8/223	IEDA	economic development	Sari David	Idaho	Other	None	None	Weekly legislative affairs update; focus on URA, ACI and educational issues
8-Mar	SVED	economic development	Guy Cherp	Blaine Co	Board Meeting	None	None	Monthly review of project priorities and issues
9-Mar	US Bank	financial	chief economist	Ketchum	Networking Event	None	None	Presentations on state of the economy for US and Idaho by bank experts
9-Mar	Mountain Land Design	construction & trades	Mark Fisher	Ketchum	Business Expansion	None	None	Ribbon cutting on new MLD showroom after 3 years of construction; new hire in place with inventories being stocked
9-Mar	Sun Valley Culinary Institute	education	Rick Lefavre	Ketchum	Board Meeting	None	None	Quarterly board meeting to review new chef settling, professional recruitment (3 to date enrolled) and summer event/fundraising calendar
9-Mar	Visit Sun Valley	tourism	Mike Burchmore	Ketchum	Board Meeting	None	None	monthly boardmeeting to review tourism programs; LOT for Air & Housing strategy development
15-Mar	SVED	economic development	Guy Cherp	Ketchum	Board Meeting	None	None	Monthly board meeting to review project priorities, board composition, advocacy issues, progress on vocational assessment and childcare collaboration
16-Mar	WR Early Learning Advisory Committee	not for profit	Kathryn Ivers	Hailey	Business Retention	None	None	Planning session for upcoming all day strategic retreat
3/16/223	Jaquet Tours	Government	Wendy Jaquet	Ketchum	Networking Event	None	None	Pre-tour meeting for upcoming city to city tour with Driggs business and government
21-Mar	Sun Valley Resort	hospitality & tourism	Peter Stems	Sun Valley	Partner Meeting	None	None	Update on season closing and new lift installation process; hoping to be able to commission Dec 2023
22-Mar	Climate Tech SV	not for profit	Aimee Christensen	Ketchum	Seminar	None	None	Presentations by sustainability partners and review of upcoming resilience summit in June
27-Mar	Bigwood Golf	recreation	Paul Hineman	Ketchum	Business Expansion	None	None	Golf course reported for sale at \$6m; new rest operations would have continuing lease; possible private club opportunity to be explored
28-Mar	Sun Valley Culinary Institute	education	Karl Uri	Ketchum	Partner Meeting	None	None	Education committee meeting to review recruiting activitie; 4 local Idaho HS's visited with one prospect identified
29-Mar	Early Learning Advisory Com	not for profit	Kathryn Ivers	Hailey	Networking Event	None	None	Full day strategic review resulting in finalized goals and both short term and long term action plan
31-Mar	Mountain Express	communications	Pam MORris	Ketchum	Partner Meeting	None	None	Confirmation of annual inkind membership; low staffing levels but have new experienced reporter from New Orleans Picyune joining; paper succession planning in progress; increase in subscription levels but materials inflation hurting profitability
22-Mar	Kenny Boque	real estate	Matt Boque	Ketchum	Partner Meeting	None	None	Discussion of upcoming commercial demand study for Ketchum to be conducted by EPS of Denver;
30-Mar	Idaho Workforce Development	government	Matt Thomson	Boise	Other	None	None	Discussed Idaho Launch legislation passed; guidance on how to getSVCI approved as provider and there fore eligible for program



**SUN VALLEY  
ECONOMIC  
DEVELOPMENT**

# SVED Community Roundtable

1Q 2023

The Kneadery

**SUN VALLEY ECONOMIC DEVELOPMENT**

**COMMUNITY ROUNDTABLE**

**1<sup>st</sup> TQ**

**TOPICS:**  
Demographics,  
Construction Activities,  
Sales Trends & LOT

**Sun Valley Economic Development Community Roundtable**

# - THE - KNEADERY

EST. 1974



**KETCHUM, IDAHO**



**SUN VALLEY CULINARY**  
INSTITUTE



# Agenda for Today

**Welcome / Intros** : Guy Cherp, SVED Board Chair & Cox Communication

**Roundtable 1**: State of Blaine Part A Harry Griffith, moderator

**Roundtable 2**: LOT for Housing & Air, Wendy Jaquet moderator

**Speaker**: Idaho Legislative Update, Ned Burns

**Raffle**

**Networking**

# Recent SVED Focus Areas

Childcare Assessment & Grants

Vocational Education Assessment & Training

Culinary Institute expansion

Collaborative Programs:

- Baldy Forest Health
- Blaine Co. Sustainability Plan
- Outfitters Guides Management Plan
- Ketchum Housing Committee
- Ketchum Technical Advisory Group



**Check out SVED's  
2023 Strategic Plan at**

**[www.sunvalleyeconomy/  
what-we-do/](http://www.sunvalleyeconomy/what-we-do/)**

# Membership Opportunities

- Support your community's future
- Easy to join
- Tangible benefits
- Invest today



## ANNUAL MEMBER BENEFITS

\$10,000+  
**DIAMOND**  
ANALYSIS/CONSULTING **40 HOURS**  
EVENT TICKETS **12**  
NEWSLETTER **LOGO**  
WEBSITE **LOGO/LINK**

\$750+  
**BRONZE**  
ANALYSIS/CONSULTING **2 HOURS**  
EVENT TICKETS **3**  
NEWSLETTER **LISTING**  
WEBSITE **LISTING**

\$5,000+  
**PLATINUM**  
ANALYSIS/CONSULTING **20 HOURS**  
EVENT TICKETS **10**  
NEWSLETTER **LOGO**  
WEBSITE **LOGO/LINK**

\$250  
**COMMUNITY**  
NEWSLETTER **RECOGNITION**  
EVENT TICKETS **2**

\$2,500+  
**GOLD**  
ANALYSIS/CONSULTING **10 HOURS**  
EVENT TICKETS **8**  
NEWSLETTER **LISTING**  
WEBSITE **LOGO/LINK**

\$125  
**INDIVIDUAL**  
EVENT TICKETS **1**

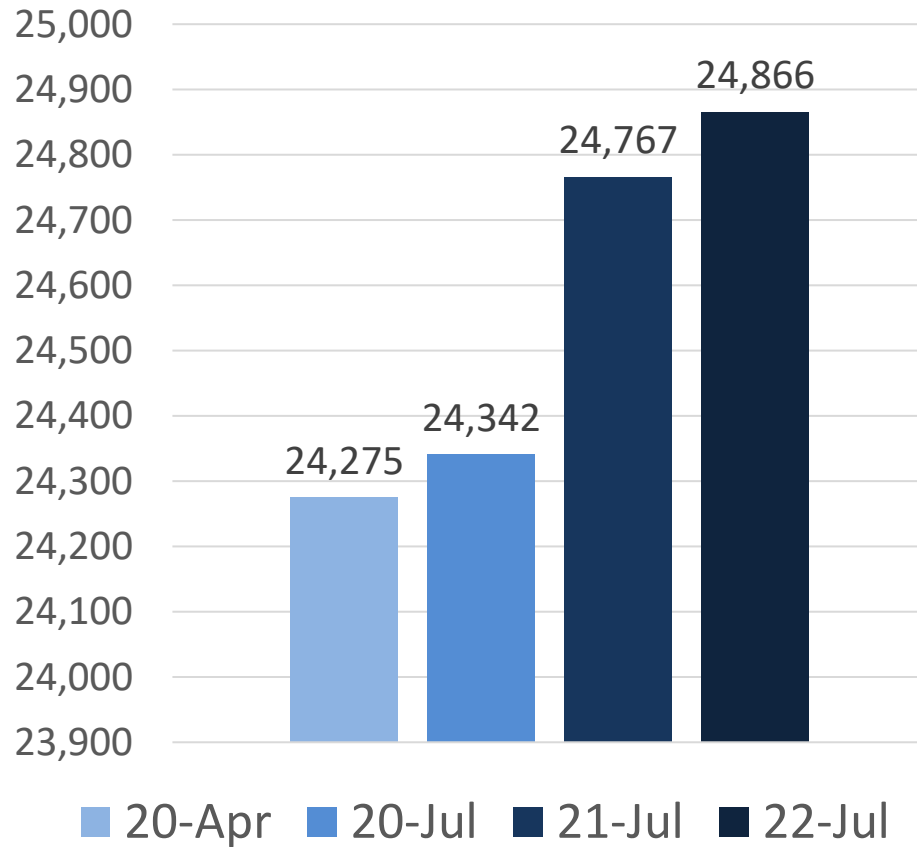
\$1,500+  
**SILVER**  
ANALYSIS/CONSULTING **5 HOURS**  
EVENT TICKETS **6**  
NEWSLETTER **LISTING**  
WEBSITE **LISTING**

**INVEST IN OUR  
COMMUNITY  
BY BECOMING A  
SVED MEMBER**  
208-721-7847  
harry@SunValleyEconomy.org  
*SPECIAL SPONSORSHIP PACKAGES  
AND IN-KIND DONATIONS WELCOME*

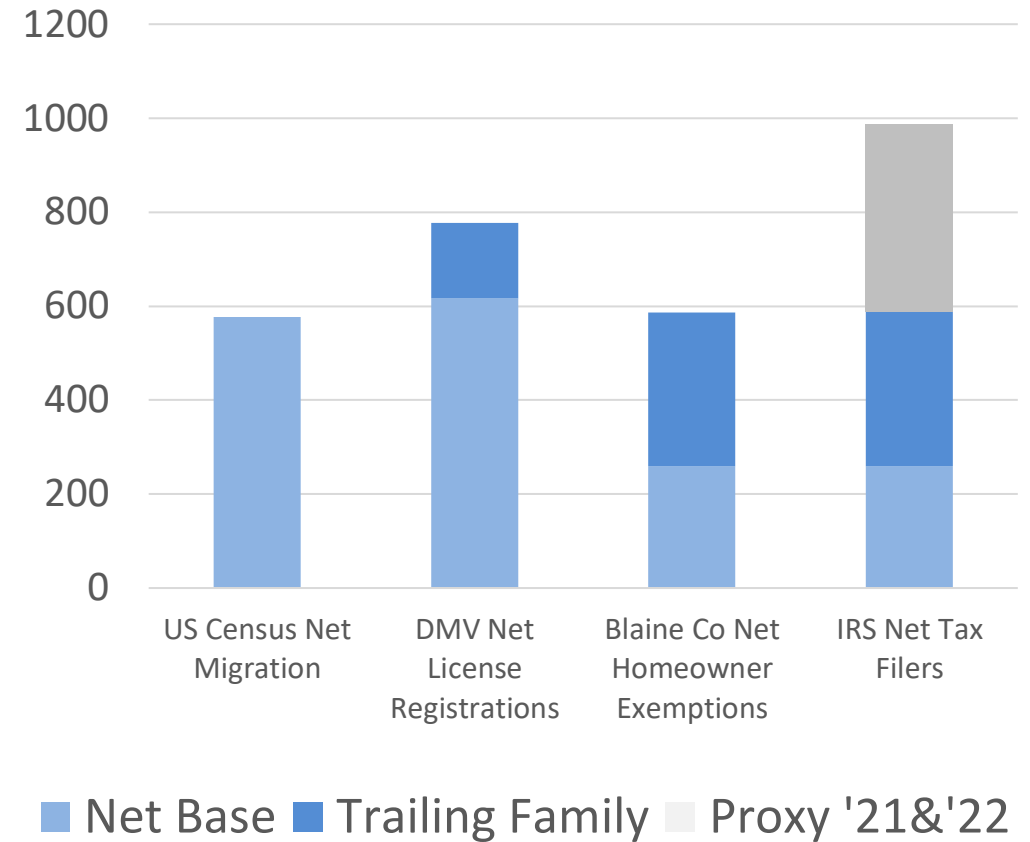


# Demographics – Under reported Population Growth

Blaine Co. Population Growth (US Census Data)

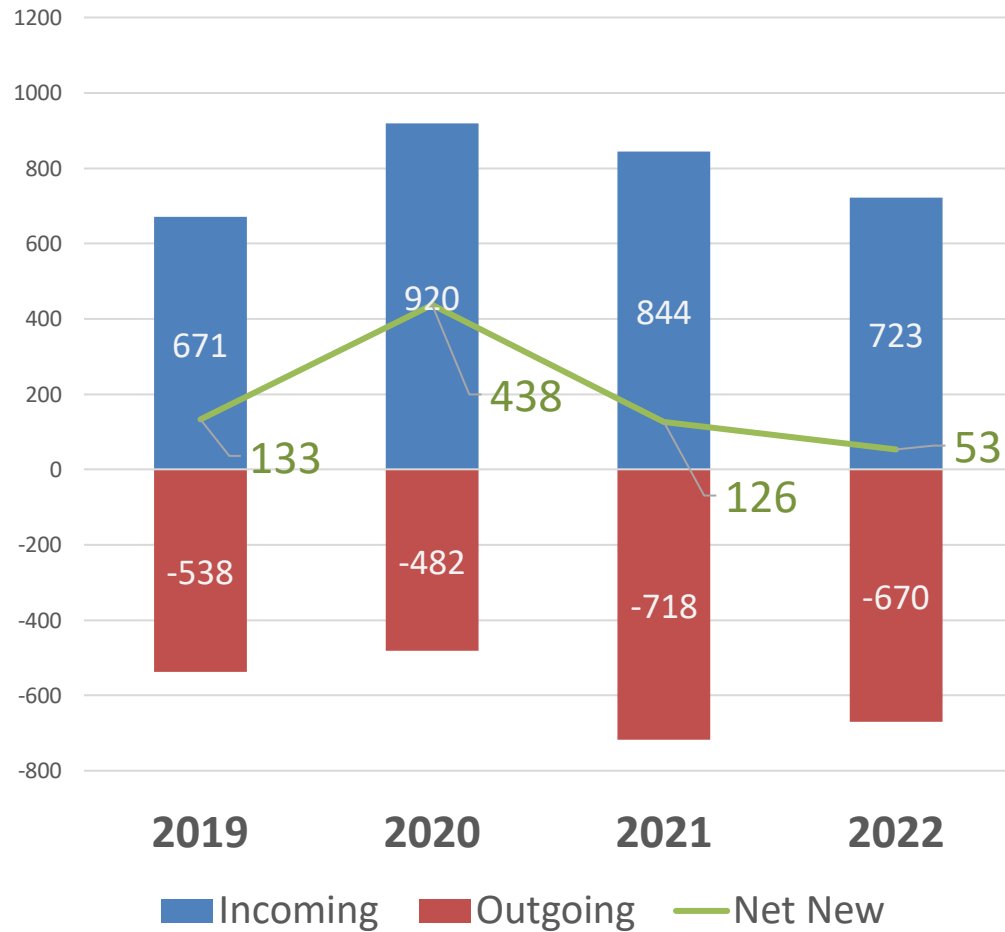


Blaine Co Net Migration Metrics - 3 Yrs Totals 2020-2022

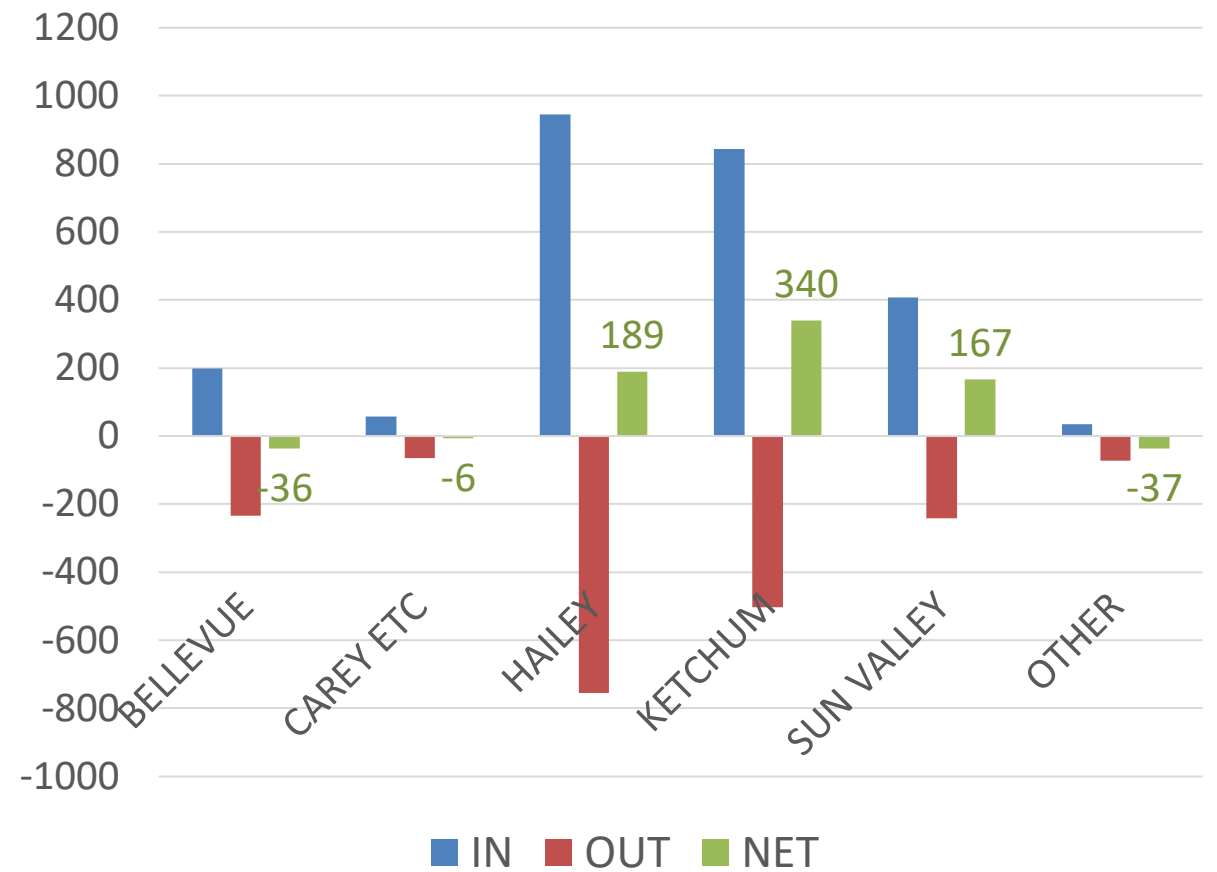


# Demographics –Recent Population Growth Slowing

Blaine Co Driver License Migration



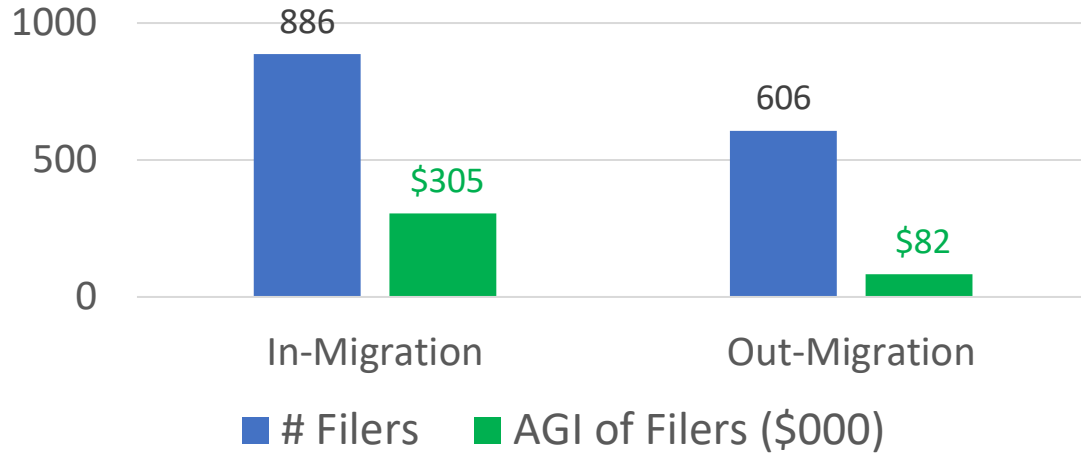
Blaine Co Drivers License Migration (3 Yrs '20-'22)



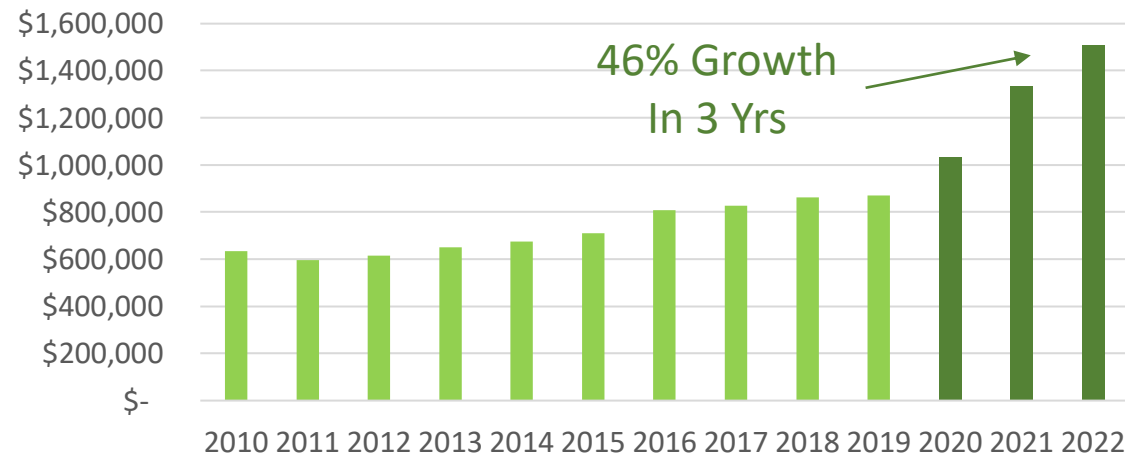
# Demographics – Increasing Gaps

## Wealthier

IRS 2020 Tax Filing Migration

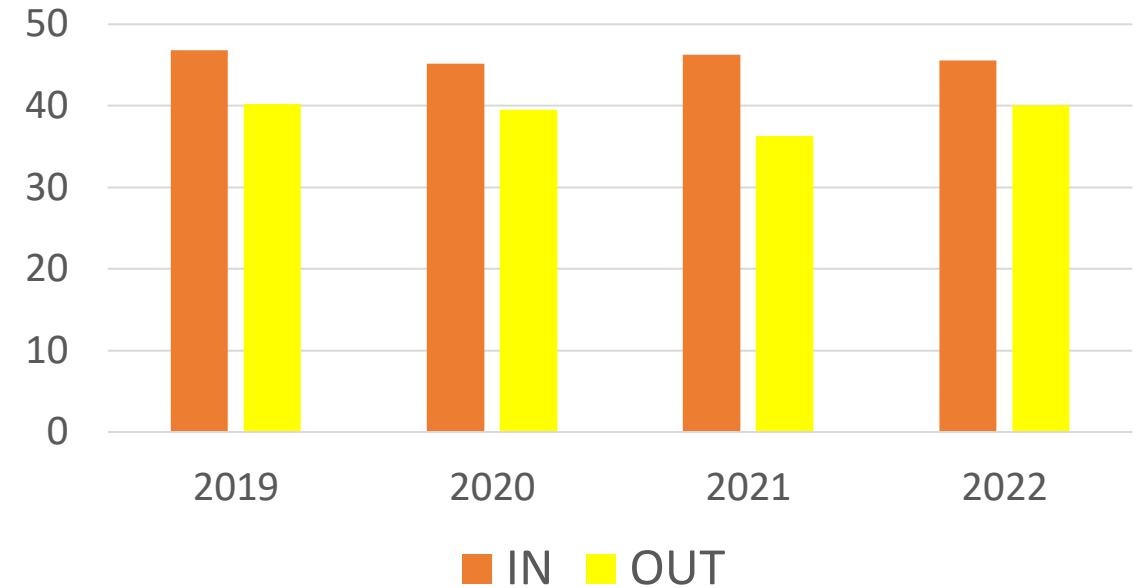


FDIC Insured Banking Deposits Held in Blaine Co (\$000)



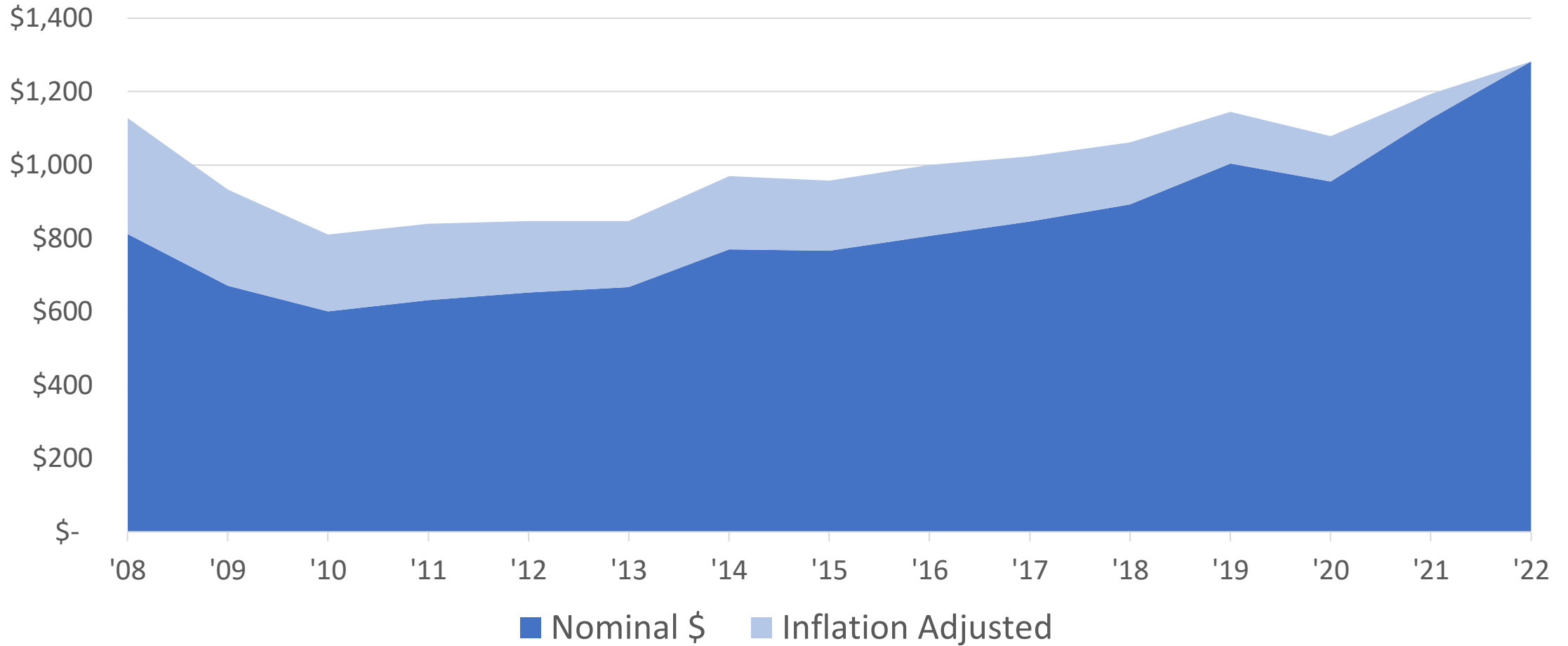
## Older

Blaine Co Driver License Migration by Age (Avg YO)

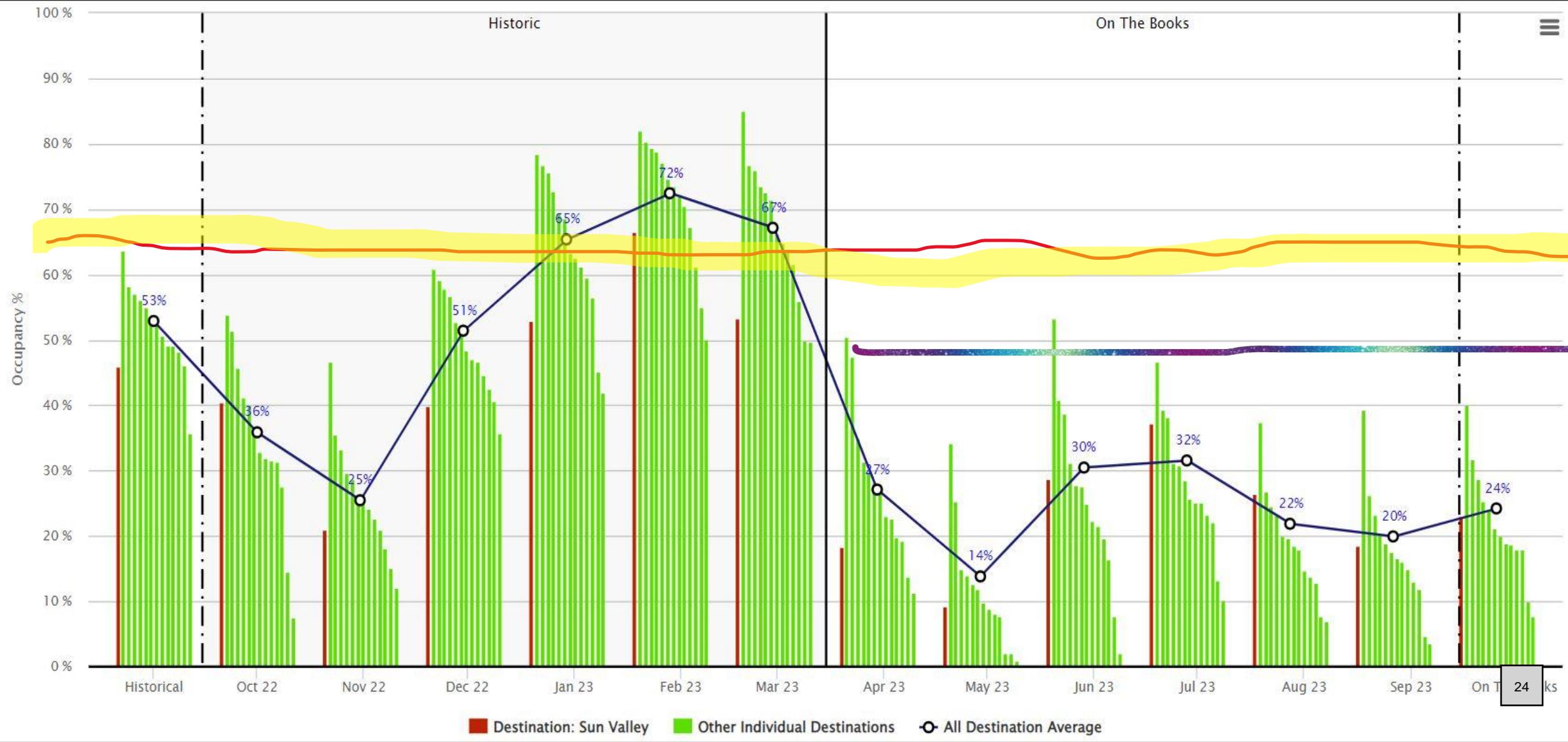


# Reported Sales Trends – All Time Record

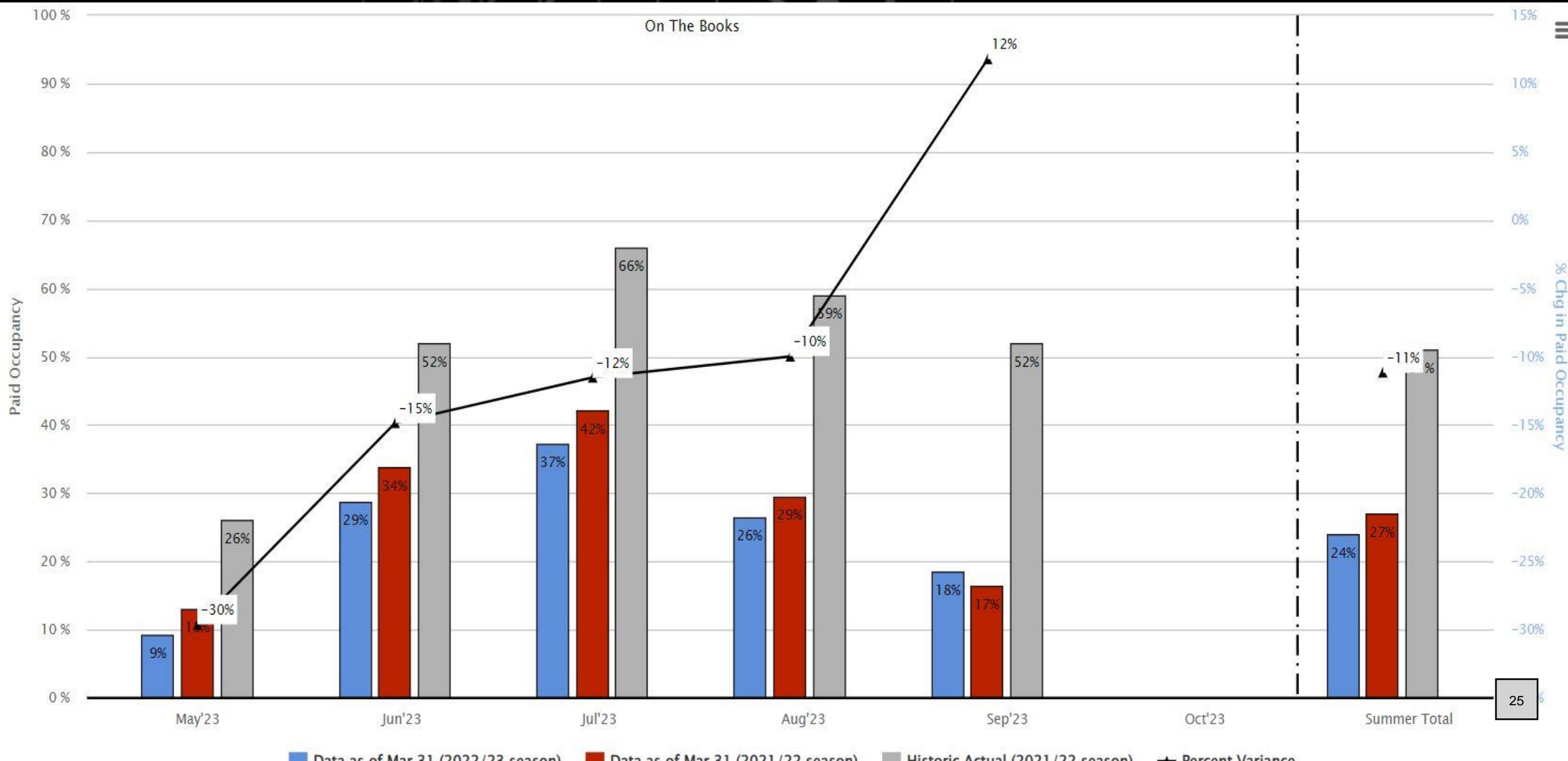
Blaine Co Total Reported Sales (\$ millions)

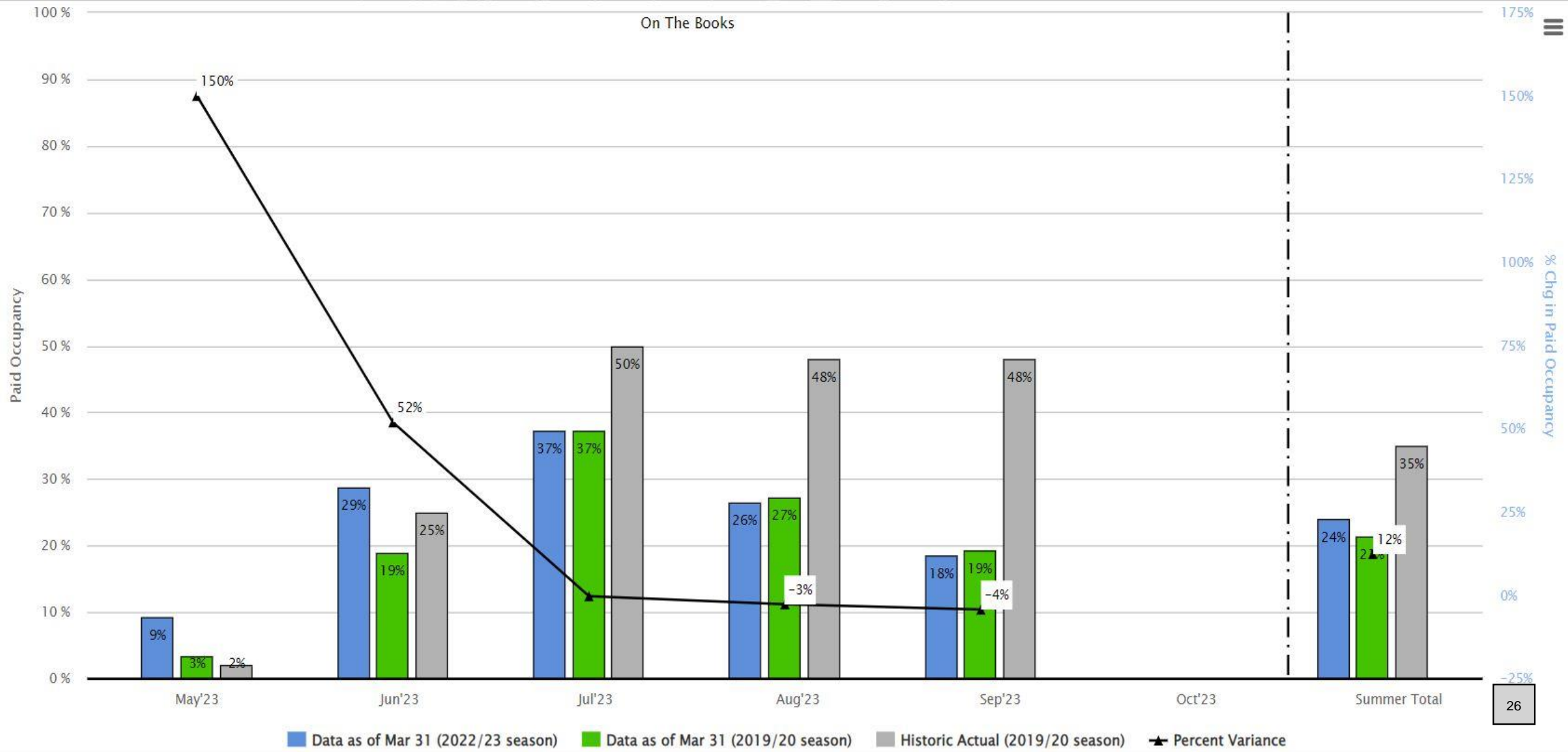


[Download PDF](#)









Scott Fortner – Visit Sun Valley

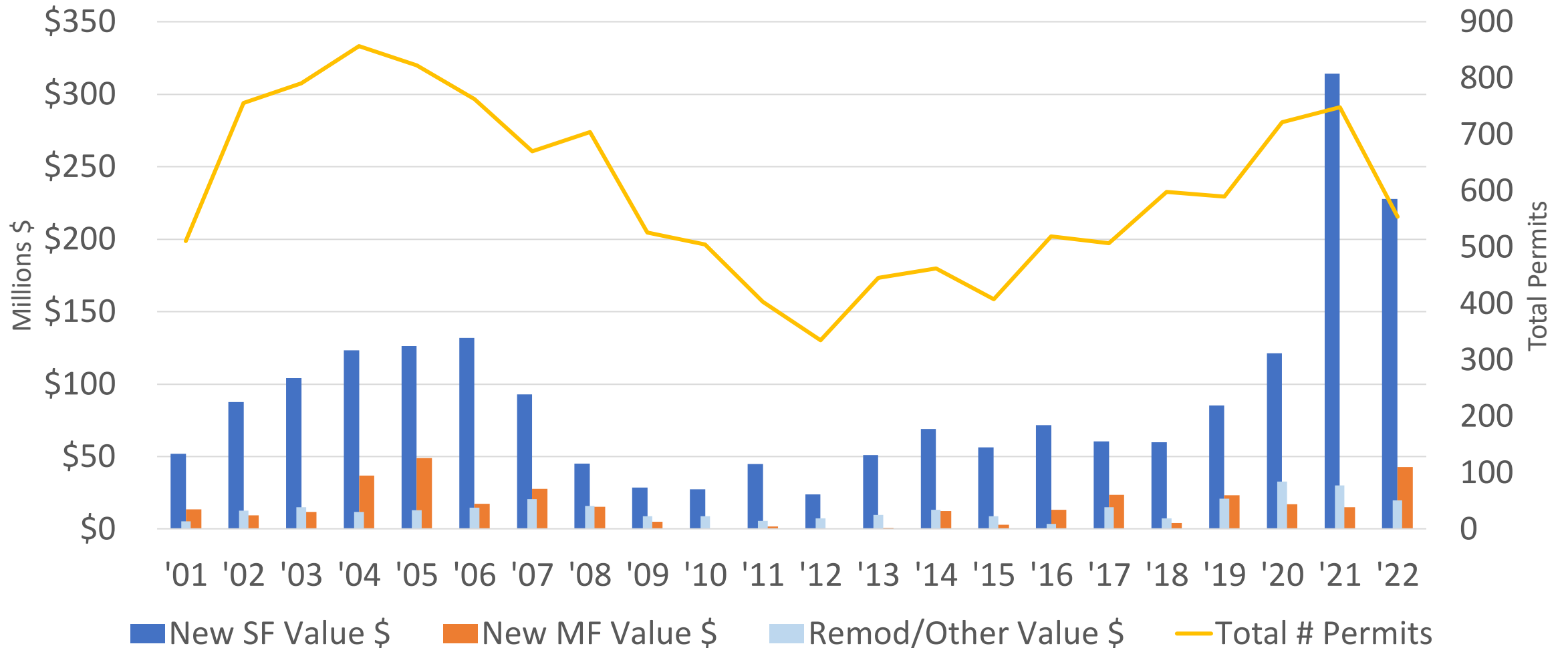
Mark Nieves – Independent Goods

Duffy Witmer – the Pioneer

Paddy McIlvoy – Backwoods Mountain Sports

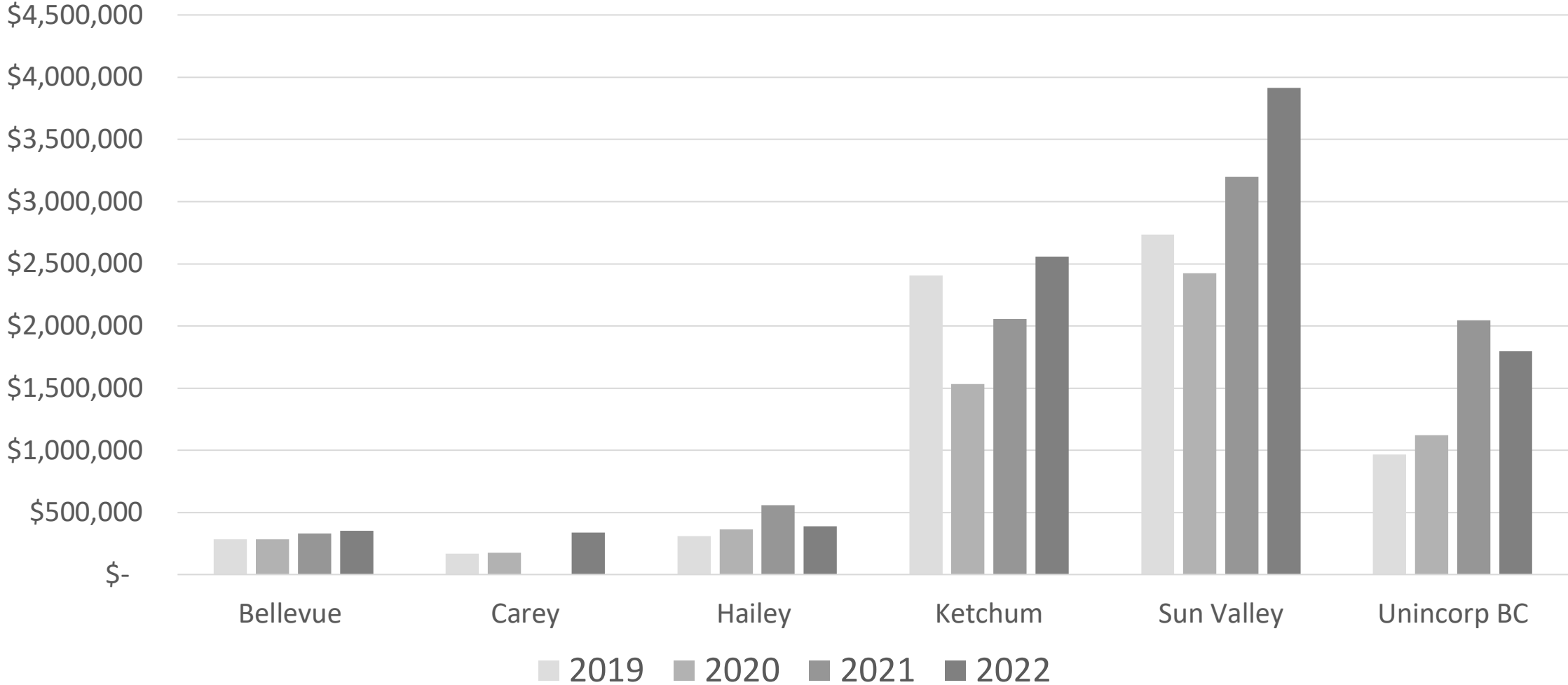
# Construction Activity – Residential Permits Slowing

Total Blaine Co. Residential Building Permits



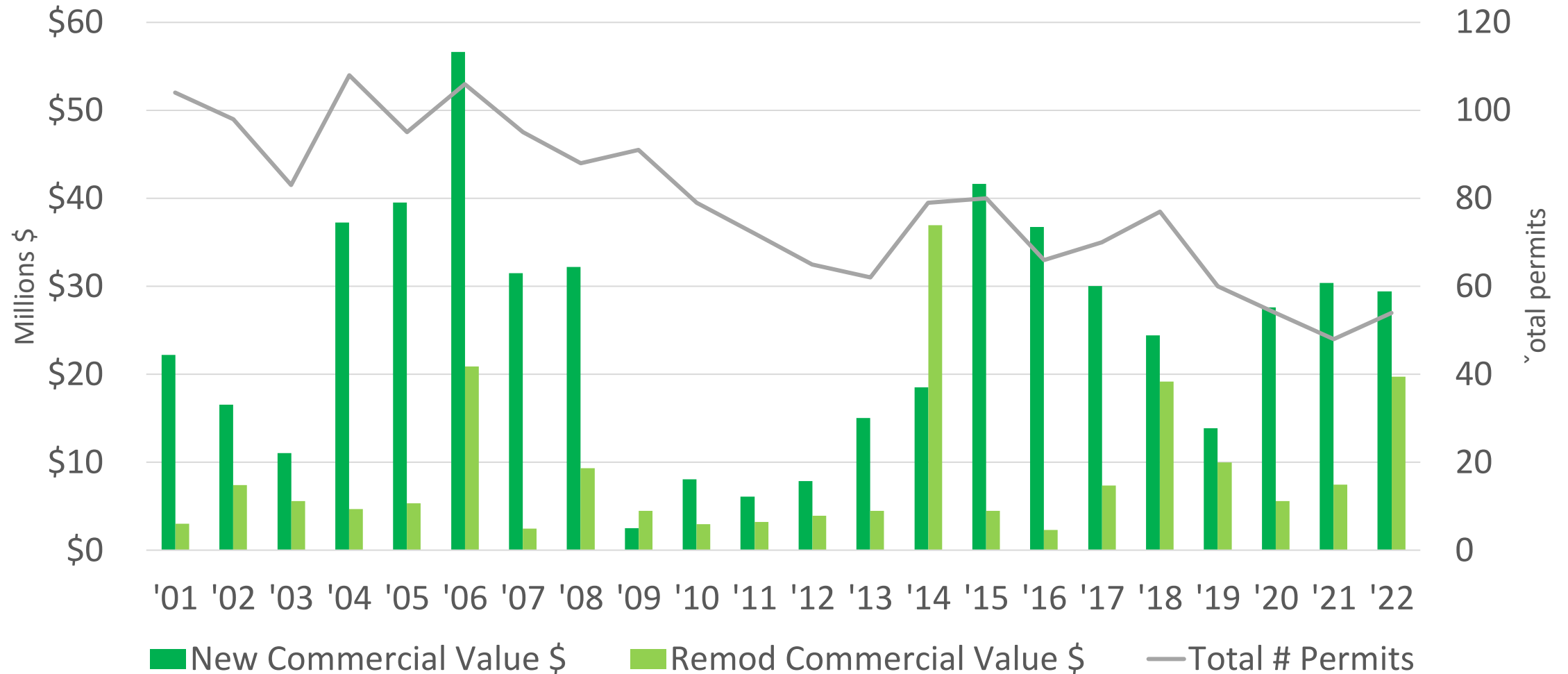
# Construction Activity – Record Residential Metrics

New Single Family Average Permit Value



# Construction Activity – Commercial Volatility

Total Blaine Co. Commercial Building Permits



Paul Conrad – Conrad Bothers Construction

Dave Patrie – Benchmark/Galena Engineering

Matt Gelso – Kenny Bogue Real Estate

# LOT for Housing & Air

Roundtable 2



# LOT - Fast Facts

**\$12 M**

Total 2022 Collections

**0.5% & 0.5%**

Proposed Share for Housing & Air

**75+%**

Paid by Visitors

**\$4 M**

Current 1% Air Collections

**60%**

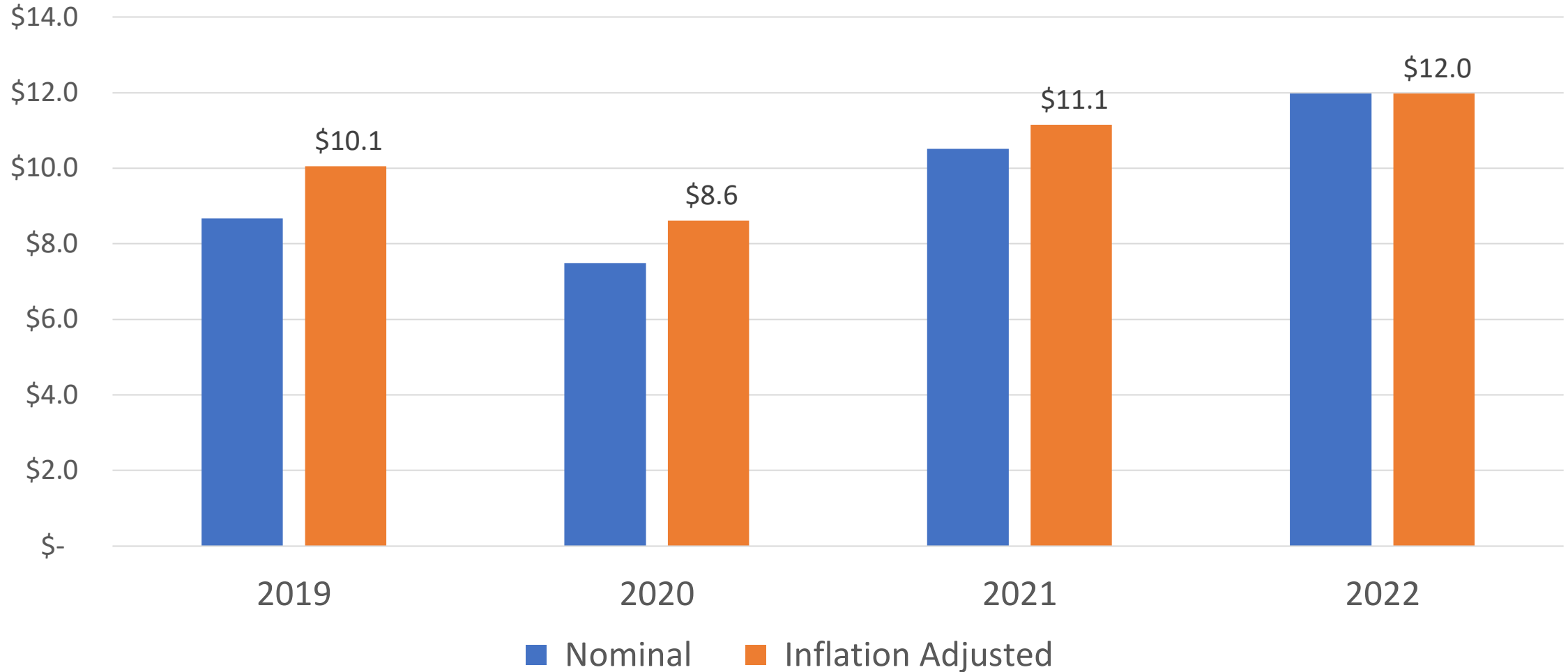
Of Voters Approval Required

**0%**

Proposed New Taxes

# LOT Collections – Strong Growth

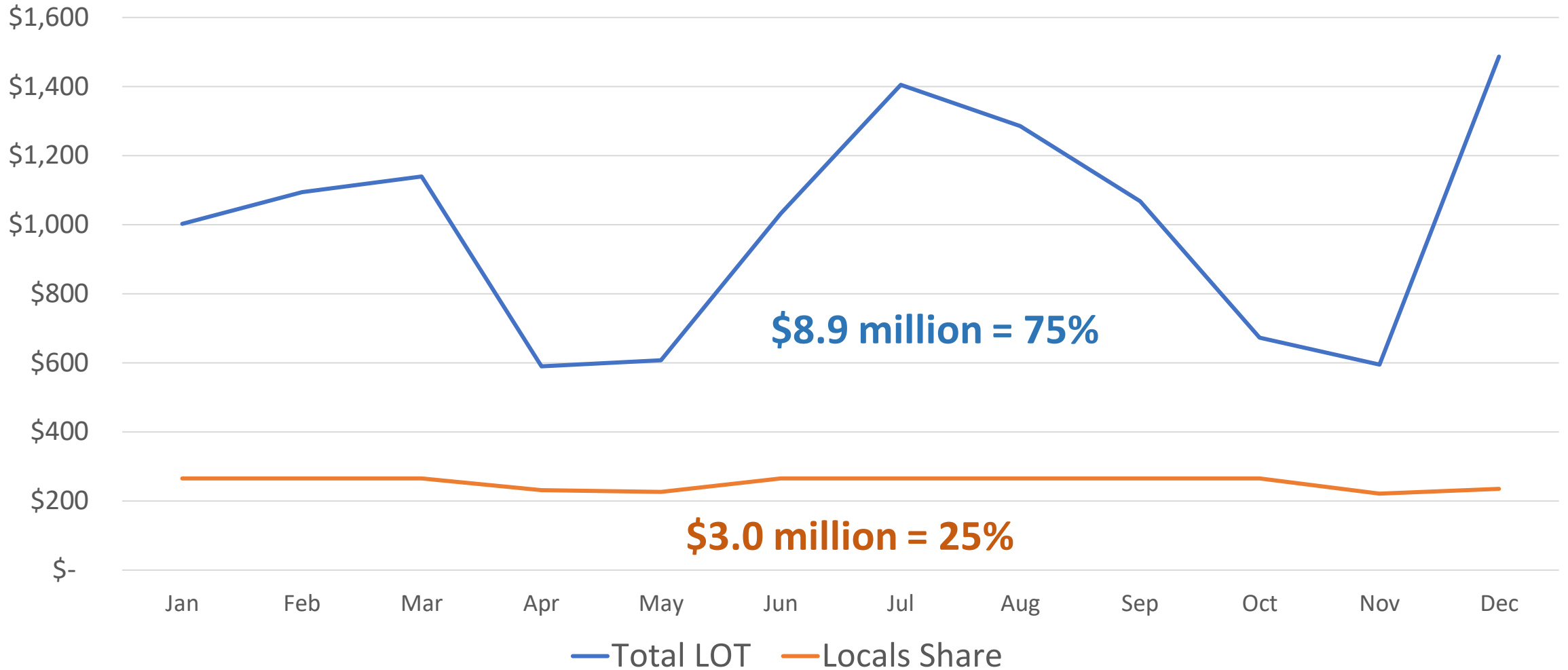
Blaine Co Total LOT by Year \* (\$ million)



\* Jan to Dec; Hailey, Ketchum & Sun Valley Totals

# LOT - Who Pays

2022 Blaine Co LOT Payment Assessment (\$000)

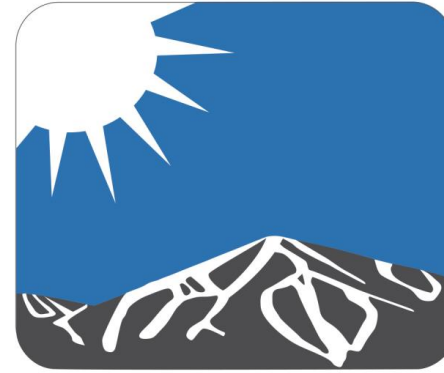


# LOT – Expected Funding for Housing & Air

	Housing	Air Service	Total
Ketchum	\$1,480k	\$1,480k	\$2,960k
Sun Valley	\$541k	\$541k	\$1,082k
Hailey	\$78k	\$78k	\$156k
Total Blaine Co	\$2,099k	\$2,099k	\$4,198k

# NEXT ROUNDTABLE SERIES

**SAVE THE DATE:**



**SUN VALLEY  
ECONOMIC  
DEVELOPMENT**

When: June 26 or 27<sup>th</sup>

Where: Zenergy

What: State of Blaine Part B  
Health & Wellness Economy  
Speaker (tbd)

**Thanks for Your Support**

*More Data, Drinks, Raffles & Networking*



## **Ketchum Urban Renewal Agency**

---

**P.O. Box 2315 | 191 5<sup>th</sup> Street | Ketchum, ID 83340**

May 15, 2023

Chair and Commissioners  
Ketchum Urban Renewal Agency  
Ketchum, Idaho

### **RECOMMENDATION TO APPROVE FIRST AMENDMENT TO AGREEMENT TO NEGOTIATE EXCLUSIVELY 50082 AND ADOPT RESOLUTION 23-URA03**

#### Introduction/History

In January 2023 the KURA entered into an Agreement to Negotiate Exclusively (ANE) with Wood River Community Housing Trust Inc, and DeChase Development Services LLC. The ANE contained specific deadlines for completion of specific tasks. Staff and development team have been working together since approval of the ANE and determined there are some complex issues that need resolution and as a result, some of the ANE deadlines need to be revised.

The Negotiation Period of the ANE was to terminate if the Parties had not reached an agreeable Development and Disposition Agreement (DDA) and Ground Lease related to the site within one hundred and eighty (180) days from the Effective Date of the ANE. The Effective Date of the ANE is January 27, 2023, making the Termination Date for the Negotiation Period, July 26, 2023. The negotiation of the Affordable Workforce Housing Project has been delayed in part because of the decision related to public parking and both Parties wish to extend the terms of the ANE to allow for the negotiation and finalization of an acceptable DDA and Ground Lease. In addition, Pursuant to Sections 807 and 809 of the ANE, both Parties agreed to provide the other Party with certain information related to the Affordable Workforce Housing Project's specifics by certain dates. Based on the necessity to negotiate critical development details, these dates for the exchange of information must also be extended.

#### Proposed ANE Amendments

The following outlines the proposed amendments:

Section 102: Section 102 of the ANE specified that the Negotiation Period for which the Developer and the Agency were to negotiate a DDA and Ground Lease was one hundred and eighty days (180) days after execution of the ANE. Section 102 allows the Agency, in its discretion, to extend the ANE for an additional period of time. Both Parties believe it necessary to extend the ANE to allow for the specifics and execution of an agreed upon DDA and Ground Lease. The proposed amendment would extend the ANE negotiation period for sixty (60) days after the Effective Date of the ANE. The extension of an additional sixty (60) days after the Effective Date of the ANE, will extend the Negotiation Period to September 24, 2023.

Section 807: Per the ANE, the Developer was to provide the Agency with its intended timeline and process to obtain financing and the specific IHFA programs that would be utilized to fund the Developer's Proposal, by May 31, 2023. Similar to the need to extend the Negotiation Period outlined above, the Developer requests an additional sixty (60) days to develop and provide this financing information to the Agency. This thirty (30) day extension would make the financing information due to the Agency on or before July 30, 2023.

Section 809: The ANE contemplated various parking structures and options for inclusion in the Project. Both the Agency and the Developer were to provide the other with information and data related to the potential for Public and Project Parking on the Site. The Developer was to provide the Agency with preliminary data related to proposed parking by May 31, 2023. On or before June 30, 2023, the Agency was to notify the Developer of the Agency's intent to provide support for Public Parking. The Agency has notified the Developer that it does not intend to fund a subterranean public parking structure. It is understood that the Developer's Proposal contemplates a certain number of on-site, above-grade, parking spaces. The ANE amendment states that both parties agree that prior to June 30, 2023, they will negotiate and solidify the nature and use of the contemplated on-site parking in order to include such terms within the DDA and Ground Lease.

Section 401: The ANE contemplated that deChase Development Services LLC would establish a wholly owned subsidiary to develop and own the Project through completion of the construction. DeChase Development Services LLC, desires to assign its interest in the ANE to 1<sup>st</sup> and Washington Development LLC, which is comprised of the same development team, partners, and managers as deChase Development LLC.

#### Financial Requirement/Impact

There is no financial impact resulting from the recommended action.

#### Recommendation and Motion

Staff recommends the following motion:

"I move to approve the First Amendment to ANE 50082 and Adopt Resolution 23-URA03."

Attachment: A: Resolution 23-URA03 and attached First Amendment to the ANE  
B: January 2023 Approved ANE

# Attachment A



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 A FIRST AMENDMENT TO AGREEMENT TO NEGOTIATE EXCLUSIVELY BETWEEN THE URBAN RENEWAL AGENCY OF THE CITY OF KETCHUM AND THE WOOD RIVER COMMUNITY HOUSING TRUST, INC. AND deCHASE DEVELOPMENT SERVICES, LLC; AND AUTHORIZING THE CHAIR AND SECRETARY, RESPECTIVELY, TO EXECUTE AND ATTEST SAID FIRST AMENDMENT TO AGREEMENT TO NEGOTIATE EXCLUSIVELY SUBJECT TO CERTAIN CONDITIONS; AUTHORIZING THE CHAIR AND SECRETARY TO EXECUTE ALL NECESSARY DOCUMENTS REQUIRED TO IMPLEMENT THE FIRST AMENDMENT TO AGREEMENT TO NEGOTIATE EXCLUSIVELY AND TO MAKE ANY NECESSARY TECHNICAL CHANGES TO THE FIRST AMENDMENT TO AGREEMENT TO NEGOTIATE EXCLUSIVELY; AND PROVIDING AN EFFECTIVE DATE.

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

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

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 “2010 Plan”); and

WHEREAS, in order to achieve the objectives of the 2010 Plan, the Agency is authorized to acquire real property for the revitalization of areas within the 2010 Plan boundaries; and,

WHEREAS, the Agency owns certain real property addressed as 211 E. 1<sup>st</sup> Avenue, Ketchum (Parcel RPK00000190070), and real property unaddressed as Lot 5, Block 19 (Parcel RPK0000019005B), and Lot 6, Block 19 (Parcel RPK0000019006B) (the “Site”); and

WHEREAS, in accordance with Idaho Code § 50-2011, Disposal of Property in Urban Renewal Area, the Agency issued a Request for Proposals (“RFP”) on May 26, 2022, seeking

to initiate a redevelopment project to revitalize the 2010 Plan Project Area in compliance with the 2010 Plan through redevelopment of the Site, which could also serve as a catalyst for redevelopment of other properties in the vicinity; and

WHEREAS, following the publication of the RFP in the *Idaho Mountain Express* newspaper on May 26, 2022, the Agency received three (3) proposals for development of the Site by the August 26, 2022, deadline; and,

WHEREAS, at a public meeting on November 14, 2022, the Agency Board discussed the proposals and thereafter met with consensus regarding the proposals and selected Wood River Community Housing Trust, Inc. and deChase Development Services, LLC's (collectively, "Developer") development proposal ("Developer's Proposal"); and

WHEREAS, the Agency and the Developer intended to pursue the negotiations of a Disposition and Development Agreement ("DDA") and a long-term ground lease ("Ground Lease") and, thus, comply with the required notice provisions concerning the disposition of property by the Agency as set forth in the Act; and

WHEREAS, the Agency and the Developer entered into the Agreement to Negotiate Exclusively ("ANE") on January 27, 2023, for the purpose of analyzing and assessing a development opportunity for the Site; and

WHEREAS, the ANE contemplated a negotiation period in which the Agency and the Developer were to negotiate the terms of the DDA and Ground Lease, as well as certain timelines for both Parties to provide certain information and data to the other Party; and

WHEREAS, the Parties have participated in negotiations since the effective date of the ANE, and such negotiations have identified complex issues, which require further information and negotiation efforts; and

WHEREAS, pursuant to Section 102 of the ANE, the Parties have the ability to extend the ANE for a period of time to continue negotiations; and

WHEREAS, the Parties desire to extend the negotiation period of the ANE pursuant to the First Amendment to ANE, to allow for the negotiation, finalization, and execution of a DDA and Ground Lease as well as extending certain timelines for the Parties to provide certain information and data required by the ANE; and

WHEREAS, the Board of Commissioners of the Agency find it in the best public interest to approve the First Amendment to ANE and authorize the Chair and Secretary to execute and attest the First Amendment to ANE, subject to certain conditions, and to execute all necessary documents to implement the transaction, subject to the conditions set forth below.

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 First Amendment to ANE, attached hereto as Exhibit A, is hereby incorporated herein and made a part hereof by reference and is hereby approved and accepted as to form recognizing technical changes or corrections, which may be required prior to execution of the First Amendment to ANE.

Section 3: That the Chair of the Agency is hereby authorized to sign and enter into the First Amendment to ANE and, further, is hereby authorized to execute all necessary documents required to implement the actions contemplated by the First Amendment to ANE, subject to representations by the Agency staff and legal counsel that all conditions precedent to and any necessary technical changes to the First Amendment to ANE are consistent with the provisions of the Agreement and the comments and discussion received at the May 15, 2023, Agency Board meeting, including any necessary substantive changes discussed and approved at the Agency Board meeting.

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 May 15, 2023. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on May 15, 2023.

URBAN RENEWAL AGENCY OF KETCHUM

By \_\_\_\_\_  
Susan Scovell, Chair

ATTEST:

By \_\_\_\_\_  
Secretary

4862-3106-3650, v. 2

**FIRST AMENDMENT**  
to  
**AGREEMENT TO NEGOTIATE EXCLUSIVELY 50082**  
by and between  
**THE URBAN RENEWAL AGENCY OF THE CITY OF KETCHUM**  
and  
**WOOD RIVER COMMUNITY HOUSING TRUST, INC. and**  
**DECHASE DEVELOPMENT SERVICES LLC**

THIS FIRST AMENDMENT TO AGREEMENT TO NEGOTIATE EXCLUSIVELY (this “Agreement”) is entered into by and between the Urban Renewal Agency of the city of Ketchum, also known as the Ketchum Urban Renewal Agency, an independent public body, corporate and politic (the “Agency”), organized pursuant to the Idaho Urban Renewal Law, title 50, chapter 20, Idaho Code, as amended (the “Law”), and undertaking projects under the authority of the Law and the Local Economic Development Act, title 50, chapter 29, Idaho Code, as amended (the “Act”), and Wood River Community Housing Trust, Inc. an Idaho nonprofit corporation (“Trust”) and 1<sup>st</sup> and Washington Development LLC, an Idaho limited liability company (“1<sup>st</sup> and Washington”) (with Trust and 1<sup>st</sup> and Washington herein collectively referred to as the “Developer”), or its assigns as provided for herein, collectively referred to as the “Parties” and each individually as “Party,” on the terms and provisions set forth below.

**RECITALS**

WHEREAS, the Agency owns certain real property addressed as 211 E. 1<sup>st</sup> Avenue, Ketchum (Parcel RPK00000190070), and real property unaddressed as Lot 5, Block 19 (Parcel RPK0000019005B), and Lot 6, Block 19 (Parcel RPK0000019006B) (the “Site”); and

WHEREAS, in accordance with Idaho Code § 50-2011 Disposal of Property in Urban Renewal Area, the Agency issued a Request for Proposals (“RFP”) on May 26, 2022, seeking to initiate a redevelopment project to revitalize the 2010 Plan Project Area in compliance with the 2010 Plan through redevelopment of the Site which could also serve as a catalyst for redevelopment of other properties in the vicinity; and

WHEREAS, following the publication of the RFP in the *Idaho Mountain Express* newspaper on May 26, 2022, the Agency received three (3) proposals for development of the Site by the August 26, 2022, deadline; and,

WHEREAS, at a public meeting on November 14, 2022, the Agency Board discussed the proposals and thereafter met with consensus regarding the proposals and selected the Developer’s Proposal; and

WHEREAS, the Agency and the Developer intended to pursue the negotiations of a Disposition and Development Agreement (“DDA”) and a long-term ground lease (“Ground Lease”) and, thus, comply with the required notice provisions concerning the disposition of property by the Agency as set forth in the Law; and

WHEREAS, the Agency and the Developer entered into the Agreement to Negotiate Exclusively (“ANE”) on January 27, 2023, for the purpose of analyzing and assessing a development opportunity for the Site; and

WHEREAS, the ANE contemplated a negotiation period in which the Agency and the Developer were to negotiate the terms of the DDA and Ground Lease, as well as certain timelines for both Parties to provide certain information and data to the other Party; and

WHEREAS, the Parties have participated in negotiations since the effective date of the ANE and such negotiations have identified complex issues which require further information and negotiation efforts; and

WHEREAS, pursuant to Section 102 of the ANE, the Parties have the ability to extend the ANE for a period of time to continue negotiations; and

WHEREAS, deChase Development Services LLC, pursuant to Section 401 of the ANE, has assigned its interest in the ANE to 1<sup>st</sup> and Washington Development LLC and following execution of this First Amendment, the Developer will consist of Trust and 1<sup>st</sup> and Washington Development LLC: and

WHEREAS, the Parties desire to extend the negotiation period of the ANE pursuant to this First Amendment, to allow for the negotiation, finalization, and execution of a DDA and Ground Lease as well as extending certain timelines for the Parties to provide certain information and data required by the ANE.

## **AGREEMENT**

NOW, THEREFORE, for valuable consideration, the sufficiency of which is agreed and acknowledged, the Agency and the Developer agree the foregoing recitals are not mere recitations but are covenants of the Parties, binding upon them as may be appropriate and a portion of the consideration for the agreements contained herein, and hereby further agree as follows:

**A. PURPOSE OF FIRST AMENDMENT.** Pursuant to Section 102, Negotiation Period of the ANE, the ANE was to terminate if the Parties had not reached an agreeable DDA and Ground Lease related to the Site within one hundred and eighty (180) days from the Effective Date. The Effective Date of the ANE is January 27, 2023, making the Termination Date for the Negotiation Period, July 26, 2023. The negotiation of the Affordable Workforce Housing Project has been delayed and both Parties wish to extend the terms of the ANE to allow for the negotiation and finalization of an acceptable DDA and Ground Lease. In addition, Pursuant to Section 807 and 809 of the ANE, both Parties agreed to provide the other Party with certain information related to the Affordable Workforce Housing Project’s specifics by certain dates. Based on the necessity to negotiate critical development details, these dates for the exchange of information must also be extended.

**B. NEGOTIATION PERIOD.** Section 102 of the ANE specified that the Negotiation Period for which the Developer and the Agency were to negotiate a DDA and Ground Lease was one hundred and eighty days (180) days after execution of the ANE. Section 102 allows the Agency, in its discretion, to extend the ANE for an additional period of time. Both Parties believe it necessary to extend the ANE to allow for the development of the Affordable Workforce Housing Project's specifics and execution of an agreed upon DDA and Ground Lease. Therefore, based on the terms and conditions outlined in this First Amendment, the Agency and the Developer agree to extend the ANE for sixty (60) days after the Effective Date of the ANE. The extension of an additional sixty (60) days after the Effective Date of the ANE, will extend the Negotiation Period to September 24, 2023.

**C. EXECUTION OF A DDA AND/OR GROUND LEASE.** Based on the terms of the ANE and pursuant to entering into this First Amendment, the negotiation and execution of a DDA and/or Ground Lease related to the Site must occur prior to September 24, 2023. Should execution of a DDA and/or Ground Lease between the Agency and the Developer not occur on or before September 24, 2023, the Agency shall have no further obligations related to the ANE or this First Amendment and the Deposit shall be returned to Developer, minus any funds spent by the Agency to obtain the Reuse Appraisal, if applicable, as contemplated in Section 103 and 102 of the ANE. If the ANE expires, the Agency will then pursue other options for development of the Site.

**D. DEVELOPER'S PROPOSAL FINANCING.** Pursuant to Section 807 of the ANE, the Developer was to provide the Agency with its intended timeline and process to obtain financing and the specific IHFA programs that would be utilized to fund the Developer's Proposal, by May 31, 2023. Similar to the need to extend the Negotiation Period outlined above, the Developer requests an additional sixty (60) days to develop and provide this financing information to the Agency. This sixty (60) day extension would make the financing information due to the Agency on or before July 30, 2023.

**E. PARKING RELATED MATTERS.** The ANE contemplated various parking structures and options for inclusion in the Affordable Workforce Housing Project. Pursuant to Section 809, both the Agency and the Developer were to provide the other with information and data related to the potential for Public and Project Parking on the Site. The Developer was to provide the Agency with preliminary data related to proposed parking by May 31, 2023. On or before June 30, 2023, the Agency was to notify the Developer of the Agency's intent to provide support for Public Parking. The Agency has notified the Developer that it does not intend to fund a subterranean public parking structure. It is understood that the Developer's Proposal contemplates a certain number of on-site, above-grade, parking spaces. The Parties agree that prior to June 30, 2023, the Parties will negotiate and solidify the nature and use of the contemplated on-site parking in order to include such terms within the DDA and Ground Lease.

**F. ASSIGNMENT OF INTEREST BY deCHASE.** Section 401 of the ANE contemplated that deChase Development Services LLC would establish a wholly owned subsidiary to develop and own the Affordable Workforce Housing Project though completion of the construction. deChase Development Services LLC, hereby desires to assign its interest in the ANE

to 1<sup>st</sup> and Washington Development LLC, which is comprised of the same development team, partners, and managers as deChase Development LLC.

**G. EXHIBIT C TO ANE.** The Schedule of Performance, Exhibit C to the ANE, is hereby superseded and replaced by the attached updated Exhibit C – Schedule of Performance. All other Exhibits to the ANE remain in full force and effect.

**H. ALL OTHER TERMS TO REMAIN.** All other terms and conditions of the ANE, not otherwise amended as provided herein this First Amendment, shall remain in full force and effect and shall be binding upon the Parties as if set forth in full herein. Capitalized terms used but not defined in this First Amendment shall have the same meanings ascribed for such capitalized terms in the ANE.

*[signatures on following page]*

IN WITNESS WHEREOF, the Parties hereto have executed this First Amendment on the dates set forth below.

\_\_\_\_\_, 2023

AGENCY

THE URBAN RENEWAL AGENCY OF  
THE CITY OF KETCHUM, also known as  
KETCHUM URBAN RENEWAL AGENCY

\_\_\_\_\_  
Susan Scovell, Chair

\_\_\_\_\_, 2023

TRUST

Wood River Community Housing Trust, Inc.  
an Idaho nonprofit corporation

\_\_\_\_\_  
By: \_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_, 2023

1<sup>st</sup> and Washington Development LLC

an Idaho limited liability company

By: \_\_\_\_\_  
J. Dean Papé, Manager



EXHIBIT A TO THE FIRST AMENDMENT  
EXECUTED AGREEMENT TO NEGOTIATE EXCLUSIVELY

EXHIBIT C TO THE ANE

Schedule of Performance

<b>Task</b>	<b>Completion Date</b>	<b>Comments</b>	<b>Section Reference</b>
Effective Date	Date Agreement signed by all Parties (last date signed)		000/102
Negotiation Period	Commences on the Effective Date and shall terminate one hundred eighty (180) days thereafter  As extended, September 24, 2023	Agency may extend the Negotiation Period an additional sixty (60) days without payment by Developer  If Developer requests extension, an extension fee of \$5,000 may be required  First Amendment extends Negotiation Period sixty (60) days	102
Deposit	Within fifteen (15) days of the Effective Date	\$10,000	103
Environmental Reports	Within thirty (30) days of the submission of Deposit by Developer, Agency to provide any reports to Developer		205
Financing	07/30/2023	First Amendment extends deadline - Developer to provide Agency on or before 07/30/2023, with timeline and process to obtain bonding and utilization of IHFA programs	807
Community Outreach			804
Preliminary Parking Data	June 30, 2023	First Amendment extends to June 30, 2023	809
Reuse Appraisal	Must be completed prior to closing on DDA		300
Design Development Plan	Developer to provide Design Development Plan Per DDA		201
Termination Date/Deadline for Developer	One hundred eighty (180) days after the Effective Date.	Unless extension provided  First Amendment extends	102

to execute a mutually approved DDA	As extended, September 24, 2023	Negotiation Period sixty (60) days	
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| [4894-6688-4705, v. 64894-6688-4705, v. 5](#)

Attachment B

**AGREEMENT 50082 TO NEGOTIATE EXCLUSIVELY**  
by and between  
**THE URBAN RENEWAL AGENCY OF THE CITY OF KETCHUM**  
and  
**WOOD RIVER COMMUNITY HOUSING TRUST, INC. and DECHASE**  
**DEVELOPMENT SERVICES LLC**

THIS AGREEMENT TO NEGOTIATE EXCLUSIVELY (this “Agreement”) is entered into by and between the Urban Renewal Agency of the city of Ketchum, also known as the Ketchum Urban Renewal Agency, an independent public body, corporate and politic (“Agency”), organized pursuant to the Idaho Urban Renewal Law, title 50, chapter 20, Idaho Code, as amended (the “Law”), and undertaking projects under the authority of the Law and the Local Economic Development Act, title 50, chapter 29, Idaho Code, as amended (the “Act”), and Wood River Community Housing Trust, Inc. an Idaho nonprofit corporation (“Trust”) and deChase Development Services LLC, an Oregon limited liability company that is authorized to do business in Idaho (“deChase”) (with Trust and deChase herein collectively referred to as “Developer”), or its assigns as provided for herein, collectively referred to as the “Parties” and each individually as “Party,” on the terms and provisions set forth below.

**RECITALS**

WHEREAS, Agency, an independent public body, corporate and politic, is an urban renewal agency created by and existing under the authority of the Law and the Act; and

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

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

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

WHEREAS, in order to achieve the objectives of the 2010 Plan, the Agency is authorized to acquire real property for the revitalization of areas within the 2010 Plan boundaries; and

WHEREAS, the Agency owns certain real property addressed as 211 E. 1<sup>st</sup> Avenue, Ketchum (Parcel RPK00000190070), and real property unaddressed as Lot 5, Block 19 (Parcel RPK0000019005B) and Lot 6, Block 19 (Parcel RPK0000019006B) (the “Site”); and

WHEREAS, in accordance with Idaho Code § 50-2011 Disposal of Property in Urban Renewal Area, the Agency issued a Request for Proposals (“RFP”) on May 26, 2022,

seeking to initiate a redevelopment project to revitalize the 2010 Plan Project Area in compliance with the 2010 Plan through redevelopment of the Site which could also serve as a catalyst for redevelopment of other properties in the vicinity; and

WHEREAS, following the publication of the RFP in the *Idaho Mountain Express* newspaper on May 26, 2022, the Agency received three (3) proposals for development of the Site by the August 26, 2022, deadline; and,

WHEREAS, the Agency Board appointed a review group (“Review Group”) to join Agency staff in analyzing the proposals, conducting interviews with each development team, and providing findings of fact and comments to Agency staff sufficient for the Agency Board to make a selection of the proposals; and

WHEREAS, the Review Group along with Agency staff reviewed the proposals, interviewed each development team and thereafter provided findings of fact and comments to Agency staff which allowed the Review Group to prepare a ranking of the proposals for Agency Board consideration; and

WHEREAS, Agency staff ranked the proposals from Developer, Blueline Development, and Servitas. Developer originally submitted its proposal under the entity names Wood River Community Housing Trust and deChase Miksis Development. deChase Miksis Development is otherwise referred to and registered as deChase Development Services LLC. For purposes of this Agreement, Developer shall include deChase Miksis Development, otherwise known as deChase Development Services LLC ; and

WHEREAS, at a public meeting on November 14, 2022, the Agency Board discussed the proposals and thereafter met with consensus regarding the proposals and selected the “Developer’s Proposal” (as further defined below); and

WHEREAS, Developer’s Proposal contemplates development of a four-story housing project, with street level parking, and retail on the first floor located on the Site as illustrated and shown in Exhibit A; and

WHEREAS, Agency and Developer intend to pursue the negotiations of a disposition and development agreement and long-term ground lease for the Site, and thus, comply with the required notice provisions concerning the disposition of property by Agency as set forth in the Law; and

WHEREAS, Agency seeks to enter into this Agreement with Developer for the purpose of analyzing and assessing development opportunities for the Site.

NOW, THEREFORE, Agency and Developer hereby agree as follows:

## AGREEMENTS

### Section 000 DEFINITIONS

“Affordable Workforce Housing Project” means the income-restricted residential dwelling units and associated common areas, amenities, and related parking, prioritized for

individuals and families living or working in the Ketchum area, to be developed by Developer on the Site pursuant to the Ground Lease and the DDA, and as further described within the definitions included in the Request for Proposals and Developer's Proposal found in the attached Exhibit B and incorporated herein by reference.

**"Agency"** shall be the Ketchum Urban Renewal Agency and includes Agency staff.

**"Agency Board"** shall be the members of the Agency's Board of Commissioners, as duly and legally appointed.

**"AMI"** shall mean the then current "Area Median Income" adjusted by family size annually published by the U.S. Department of Housing & Urban Development (HUD) for the geographic area referred to as Ketchum, Idaho HUD Metro Statistical Area Rent (MSA) Area (or its successor index).

**"deChase"** will be deChase Development Services, LLC, an Oregon limited liability company, or its assigns.

**"Developer"** will be Trust and deChase, or their assigns. See Section 401 for the nature of Developer.

**"Disposition and Development Agreement"** or **"DDA"** shall mean the agreement the parties intend to negotiate that will set forth the definitive terms of the development of Site by the Developer and the disposition of the property by the Agency through a long-term ground lease agreement.

**"Effective Date"** shall be the date this Agreement is signed by both Parties (last date signed).

**"Garage"** means the parking structure to be developed on the Site, as described in Section 809.

**"Project Parking"** means the surface parking lot to be used as parking for the residents/users of the Affordable Workforce Housing Project, and not for the general public.

**"Public Parking"** means the parking Garage to be used as parking for the general public, as set forth in Section 809.

**"Ground Lease"** shall mean the mechanism by which the Agency will lease the Site to the Developer for a period of years, allowing the Developer to construct the Affordable Workforce Housing Project as contemplated.

**"Negotiation Period"** shall begin on the Effective Date and end one hundred eighty (180) days after the Effective Date, unless extended by the Agency as provided herein.

**"Schedule of Performance"** shall mean the attached Exhibit C.

**"Scope of Development"** shall mean Developer's preliminary concepts for development of the Affordable Workforce Housing Project included in Developer's Proposal

and attached as Exhibit B, which preliminary concepts will be subject to certain updates and changes negotiated by Developer and Agency during the course of this Agreement, the DDA and the Ground Lease.

“Site” shall mean the real property more particularly described in Exhibit A, attached hereto and incorporated herein by reference.

“Trust” will be Wood River Community Housing Trust, Inc., an Idaho nonprofit corporation, or its assigns.

## **Section 100 NEGOTIATIONS**

### **Section 101 Good-Faith Exclusive Negotiations**

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

Agency and Developer agree for the Negotiation Period (described below) to negotiate diligently and in good faith to prepare the DDA and the Ground Lease to be considered for execution between Agency and Developer, in the manner set forth herein, with respect to the development of the Affordable Workforce Housing Project located on the Site. During the Negotiation Period, Agency shall not directly or indirectly negotiate with any person or entity other than Developer with respect to the disposition or development of the Site.

### **Section 102 Negotiation Period**

The Negotiation Period shall commence on the Effective Date and shall terminate one hundred eighty (180) days thereafter (the “Termination Date”). Provided, Agency may in its discretion extend the Negotiation Period for the DDA and/or the Ground Lease for an additional sixty (60) days beyond the Termination Date without payment by Developer. In the event that Developer requests an extension of Negotiation Period and Agency grants such request, Agency may, in its sole discretion, require Developer to pay an extension fee of \$5,000.00 pursuant to this Agreement. In the event an extension fee has been paid and the DDA and/or the Ground Lease has been executed by both Parties, such extension fee shall be credited back to the Developer.

If upon expiration of the Negotiation Period, Developer has not executed a mutually approved DDA and/or Ground Lease with Agency, then this Agreement shall terminate, unless extended in writing by Agency. Once a DDA and/or Ground Lease is signed by both Developer and Agency, then the terms of the DDA and/or Ground Lease shall prevail and this Agreement shall automatically terminate as to that DDA and/or Ground Lease.

If the negotiations do not result in an executed DDA and/or Ground Lease for the Site, Developer shall submit to Agency copies of the documents in its possession regarding the proposed development for the Site, excluding any confidential or privileged information. If this Agreement is terminated per this Section 102, Developer shall not seek reimbursement for costs and expenses from Agency and Agency shall not seek reimbursement for costs and expenses



from Developer except that Agency shall retain any extension fee paid by Developer, and Agency shall be entitled to retain the Deposit as provided in Section 103.

### **Section 103 Deposit**

#### Developer's Submission of Deposit:

Recognizing that Trust is a not-for-profit corporation that is recognized as a 501(c)(3) public charity, Developer shall submit to Agency a deposit in an amount of \$10,000.00 ("Deposit") in the form of cash or cashier's check to ensure that Developer will proceed diligently and in good faith to negotiate and perform all of Developer's obligations under this Agreement. Provided, if the Parties terminate this Agreement before Agency incurs any costs in preparing the Reuse Appraisal (defined below) for the Site, as applicable, the Deposit shall be refunded in its entirety to Developer. Should Agency incur the costs of a Reuse Appraisal for the Site and this Agreement is subsequently terminated or a DDA and/or Ground Lease is not executed, Agency shall retain the cost of the Reuse Appraisal from the refunded Deposit amount. The Deposit shall be refunded in its entirety to the Developer should the DDA and/or Ground Lease be successfully negotiated and executed.

Submission of the Deposit must occur within fifteen (15) days of the Effective Date. If Developer fails to submit said Deposit within the fifteen (15) day period, Agency may terminate this Agreement, with neither Party having any further rights against nor liability to the other under this Agreement, unless as agreed to in writing by Agency.

Agency shall be under no obligation to pay or earn interest on Developer's Deposit, but if interest shall accrue or be payable thereon, such interest (when received by Agency) shall become part of the applicable Deposit and applied as described hereunder.

### **Section 200 DEVELOPMENT CONCEPT**

#### **Section 201 Scope of Development**

Agency and Developer acknowledge Developer's proposal as submitted to Agency on or before August 24, 2022, with supplemental information provided on October 17, 2022, attached as Exhibit B (collectively, "Developer's Proposal"). In addition to Developer's Proposal, on November 14, 2022, the Agency Board identified several issues requiring further negotiation, which issues are identified in Section 800. Agency agrees to provide Developer with a list, if any, of those issues within thirty (30) days following the effective date of this Agreement.

The Parties further acknowledge the design of the Affordable Workforce Housing Project will be further refined in connection with the development of a specific design plan ("Design Development Plan"), which design refinement will occur pursuant to the terms of the DDA.

#### **Section 202 Progress Reports**

Developer agrees to make oral and/or written progress reports advising Agency on all matters and all studies being made by Developer on a monthly basis at the request of Agency.

### **Section 203 Assessment of Project Feasibility; Notification**

In the event at any time during the Negotiation Period Developer determines that it is not feasible to proceed with development of all or a portion of the Affordable Workforce Housing Project, this Agreement shall be terminated upon ten (10) days' written notice to the Agency. In the event the Agreement is terminated before Agency incurs any costs in preparing the Reuse Appraisal (defined below) for the Site, the Deposit shall be refunded in its entirety to Developer. After Agency incurs any third-party costs in preparing the Reuse Appraisal for the Site, as applicable, such costs shall be deducted from the amount of the Deposit to be refunded to Developer (if any).

In the event of such termination, neither Party shall have any further rights against or liability to the other under this Agreement with respect to the Site. Developer acknowledges and consents that in the event this Agreement is terminated, Agency has the right and authority to enter into an exclusive right to negotiation agreement concerning the Site with any other interested developer.

Agency recognizes that the feasibility of the Project as proposed in Developer's Proposal is predicated upon the construction costs for the Project and interest rate for the Project financing remaining within the targets identified in Developer's Proposal. Agency further recognizes that construction costs and interest rates are dynamic variables that will fluctuate over time, and that the fluctuations may affect the feasibility of the Project.

Agency recognizes that the feasibility of the Project as proposed in Developer's Proposal is predicated upon Developer receiving City approvals that are consistent therewith, and that do not impose financial or other conditions or burden beyond the conditions or burdens that are typically imposed on similar projects in similar jurisdictions.

Agency recognizes that if construction costs, interest rates, City approvals or other matters affect the feasibility of the Project, then Developer will need to seek to modify the Project design and other features (such as unit mix and affordability levels) as necessary for the Project to become feasible. Agency and Developer agree to work together cooperatively to solve problems and adapt the Project to allow a feasible Project to be developed. However, should Developer's proposed modifications differ in such a way that Developer's Proposal is materially altered, Agency shall have the discretion to find that such modification is unacceptable. In the event the Agency and Developer are unable to reach an agreement on such modifications, Developer will either continue with Developer's Proposal or Agency and Developer will cease negotiations of a DDA and Ground Lease.

### **Section 204 Environmental Condition**

Within thirty (30) days of the submission of the Deposit by Developer, Agency agrees to provide Developer with any environmental reports Agency possesses which may have included an investigation of the Site.

### **Section 300 GROUND LEASE AND/OR OTHER CONSIDERATIONS**

During the Negotiation Period, Agency and Developer shall negotiate the schedule and conditions for Ground Lease of the Site with respect to financing and a schedule for the development of the Affordable Workforce Housing Project which schedule, and conditions will be included in the DDA.

Under the Law, Agency may transfer real property for no less than the fair reuse value. The reuse appraisal (“Reuse Appraisal”) and its determination of value will be prepared and provided to Developer under the DDA as the information necessary to complete the Reuse Appraisal may not be available at the expiration of the Negotiation Period. The Reuse Appraisal shall establish the fair reuse value of the Site to be leased by the Agency as required under the Law (the “Residual Land Value”).

Developer shall submit to Agency the data required by the appraiser (“Reuse Appraiser”) who has been selected by Agency, which data (“Reuse Appraisal Data”) is needed by the Reuse Appraiser to prepare the Reuse Appraisal for the Affordable Workforce Housing Project. Developer shall submit the Reuse Appraisal Data pursuant to the terms of the DDA. Developer may be required to supplement the Reuse Appraisal Data during the course of the Reuse Appraisal and shall submit this supplementary data in a timely manner as required by the Reuse Appraiser and Agency. The Reuse Appraisal Data includes but may not be limited to:

- density of development,
- costs expected to be incurred and revenues expected to be realized in the course of developing and leasing of the Agency owned parcels,
- residential unit types,
- commercial unit types
- sizes and expected rents,
- construction type and materials,
- exterior and interior finish materials,
- square footages of uses other than residential,
- leasing for other uses and assets such as office space, retail space and parking spaces,
- parking stalls and usage
- assumptions regarding soft costs such as marketing and insurance, risks of Agency, risks of Developer,
- Developer participation in the funding of public facilities and amenities, and
- estimated or actual Developer return including assumptions regarding entrepreneurial incentive, overhead and administration as these factors apply to the Project.

Developer acknowledges that Agency will be unable to commence the Reuse Appraisal process without Developer's submittal of the Reuse Appraisal Data, and Developer acknowledges that Agency will be unable to close under the terms of the DDA without the results of the Reuse Appraisal for the applicable property.

Agency recognizes that that Developer's Proposal assumes that the Ground Lease will have rent of \$1 per year, and that the identified rental rate is integral to achieving the affordable rents for residents/users of the Project. In no event will the Ground Lease rent be less than the Residual Land Value established by the Reuse Appraisal.

## **Section 400 DEVELOPER AND DEVELOPER'S OBLIGATIONS**

### **Section 401 Nature of Developer**

Developer is a partnership between Trust and deChase. Wherever the term "Developer" is used herein, such term shall include any permitted nominee or assignee as herein provided.

Developer currently anticipates that the development structure will be as follows: (a) deChase will establish a wholly owned subsidiary to develop and own the Affordable Workforce Housing Project through completion of the construction using equity provided by the Trust and construction financing provided and guaranteed by deChase; (b) at completion of construction, the Affordable Workforce Housing Project will be conveyed from deChase to a wholly owned subsidiary of Trust with long-term financing as outlined in Section 807; and (c) the Trust's subsidiary will own and operate the Affordable Workforce Housing Project for the balance of the term of the Ground Lease in accordance with the terms of the Ground Lease and the Trust's charitable purposes. Agency recognizes that the foregoing structure is based on Developer's current assumptions of what might be the most advantageous structure to achieve the financing and development of the Affordable Workforce Housing Project, and that Developer may modify that structure as Developer deems necessary or advantageous to achieve the most favorable financing and development of the Affordable Workforce Housing Project. By way of example, Developer may determine that it is most advantageous for the Trust to secure construction financing and the deChase subsidiary to serve only as a fee-for-service developer for the Trust's subsidiary. Agency agrees to cooperate with Developer and not unreasonably withhold or delay its approval of any development structure proposed by Developer.

### **Section 402 Developer's Principal Office and Development Team**

Developer's Principal Office is located at:

deChase Development Services LLC  
1199 Shoreline Drive, #290  
Boise, ID 83702

Wood River Community Housing Trust, Inc.  
675 E Sun Valley Road K-1  
Ketchum, ID 83340

Agency and Developer acknowledge and agree that the Local Project Manager, as described in Section 906, shall also be a member of the Development Team. Unless otherwise set forth in Section 403 below, any other consultants and professionals on the Development Team (such as special architectural consultants, leasing agents, engineer, and contractor) will be selected at a later date. Agency acknowledges that Developer has preliminarily selected the following consultants and professionals for the Development Team:

Architect	Pivot North, LLC
Civil:	Benchmark Associates, P.A.
Structural:	KPFF, Inc.
MEP:	TJK Consulting Engineers, PC
Landscape:	Landwork Studio LLC
Construction Management:	Redpoint Construction Management LLC
Contractor:	Conrad Brothers of Idaho/McAlvain Construction, Inc.
Public Outreach:	SMR Development LLC

Developer shall advise Agency of any changes to the Development Team.

### **Section 403 Full Disclosure**

Developer is required to make full disclosure to Agency of its officers, key managerial employees, and design professionals (collectively the "Development Team") involved in the development of the Site. Any change during the period of this Agreement of the Development Team or in the controlling interest of Developer is subject to the approval of Agency, such approval not to be unreasonably withheld or delayed. The selected architect for the Project is Pivot North Architecture. The selected general contractor is Conrad Brothers General Contractors of Idaho and McAlvain Construction Inc.

Any assignment or transfer of this Agreement is subject to Section 904.

### **Section 404 Compliance with Applicable Laws**

Developer recognizes it will be required to comply with all applicable laws, including all applicable federal and state labor standards, antidiscrimination standards, affirmative action standards, and nondiscrimination and nonsegregation standards, laws, and regulations in development, rental, or lease of the Site.

## **Section 500 AGENCY'S RESPONSIBILITIES**

### **Section 501 Urban Renewal Plan**

This Agreement and any DDA and/or Ground Lease agreed to by the Parties are subject to the provisions of the 2010 Plan.

## **Section 600 REAL ESTATE COMMISSIONS**

Agency shall not be liable for any real estate commission or brokerage fees arising from the development of the Site. Agency represents that it has engaged no broker, agency, or finder

in connection with this transaction, and Developer agrees to hold Agency harmless from any claim by any broker, agent, or finder retained by Developer.

### **Section 700 EXECUTION OF THIS AGREEMENT NOT A DISPOSITION OF PROPERTY**

By its execution of this Agreement, Agency is not committing itself to or agreeing to undertake: (a) disposition of land to Developer; or (b) agreement to a long term ground lease of land; or (c) any other acts or activities requiring the subsequent independent exercise of discretion by Agency, City, or any agency or department thereof; or (d) any other acts or activities requiring the subsequent independent exercise of discretion by any federal or state agency including, but not limited to, environmental clearance and historic preservation approval. Execution of this Agreement by Agency and Developer does not constitute a disposition of property by Agency.

### **Section 800 ISSUES OF NEGOTIATION**

Developer recognizes that the following items are matters Agency desires be addressed during the Negotiation Period, but both Parties understand that there is no present agreement as to the manner or degree to which any particular item can or will be included in the applicable DDA and/or Ground Lease or Design Development Plans.

#### **Section 801 Design Refinement**

Prior to submission of the Design Development Plan, Agency and Developer shall engage in design discussion to address design issues related to the Design Development Plan identified by Agency, which Agency desires to resolve prior to submittal of the Design Development Plan to Agency by Developer. Agency shall prepare a written list, if any, of the issues to be addressed in the Design Development Plan within thirty (30) days following the execution of this Agreement, and the process shall be conducted as provided in the Schedule of Performance.

#### **Section 802 Agency Participation**

Developer specifically acknowledges, recognizes, and consents that Agency participation in the Affordable Workforce Housing Project may be limited to the long-term Ground Lease of the Site. Agency Participation is to be negotiated as part of the DDA and the Ground Lease. The foregoing shall not preclude Agency and Developer from agreeing to Agency having an ownership interest in the Public Parking located in the Garage, reimbursement of public infrastructure or improvements as part of the DDA and Ground Lease or as separate agreements entered into by the Parties.

Developer has requested Agency participation in the amount of Two Hundred Twelve Thousand, Five Hundred Ninety-Seven Dollars (\$212,597.00) for and which is the current estimated cost of relocating utilities from their current location to other locations that are conducive to the Affordable Workforce Housing Project subject to the final actual cost for said work. Agency's participation on this requested item will be negotiated as part of the DDA.

#### **Section 803 Impact Fees**

Agency acknowledges that Developer likely will be assessed impact fees by City. Such impact fees assessed represent a cost to the Developer and may be included within the Reuse Appraisal analysis as described in Section 300 of this Agreement. Provided, however, nothing contained herein obligates Agency to subsidize or pay any impact fees. The Agency acknowledges that Developer's Proposal assumes that the City will waive the impact fees that would normally be assessed against the Project, and that the failure of the City to waive the ordinary impact fees will affect the feasibility of the Project. Developer acknowledges that Agency has no ability to waive impact fees and such decision is solely that of the City; provided, however, Agency will support Developer's request to City to waive City impact fees, acknowledging that such support by Agency does not imply any financial or other contributions by the Agency related to such waivers.

### **Section 804 Community Outreach**

The Parties agree that a public outreach plan will be developed and implemented as part of the Affordable Workforce Housing Project. Both Parties agree to coordinate and work together on public outreach prior to any design review application consideration by the City.

### **Section 805 Sequencing**

The Parties shall address the sequencing and timing for development of several public and private components of the Affordable Workforce Housing Project and the related issues raised in the plans for financing the public portions, recognizing that the public and private portions may proceed on different schedules as a function of market conditions, available public funds, and costs, among other things.

### **Section 806 Ground Lease**

The Agency and Developer anticipate entering into a fifty (50) year, long-term ground lease for lease of the Site to the Trust, or such successors or assigns as approved by the Agency which approval will not be unreasonably withheld, for development of the Affordable Workforce Housing Project ("Ground Lease"). The negotiations of the terms and conditions of the Ground Lease are to occur simultaneously with the development and negotiation of the DDA.

Agency recognizes that, to accommodate the financing, development or use thereof, it may be necessary or advantageous for portions of the Affordable Workforce Housing Project, the Garage and/or the ground floor areas to be separate sublease parcels or condominium units. The Ground Lease will allow Developer to create sublease parcels or condominium units in the leasehold estate in any reasonable manner.

### **Section 807 Unit Affordability Mix and Idaho Housing and Finance Association**

Developer's Proposal sets forth a preferred allocation of mixed-income units in the Affordable Workforce Housing Project including 32% of the residential units at or below 100% AMI, 30% of the residential units at or below 120% AMI, and 38% of the residential units at or below 150% AMI. The Agency Board at its meeting on November 14, 2022, specifically requested that additional negotiations occur between the Agency and Developer to establish the

unit type associated with these AMI ranges (i.e. studio, 1 br, 2 br, 3 br). Agency has not specifically approved the unit type mix or affordability mix.

Agency acknowledges that Developer's proposed unit type mix and affordability mix is based on Developer's preliminary assumptions of what might be the most advantageous mix for the community. Developer intends to investigate its preliminary assumptions regarding the proposed unit type mix using current rental market data, and propose adjustments to reflect Developer's judgment on the most advantageous unit type mix for the community. Developer also intends to investigate its preliminary assumptions on the affordability mix using current information on the inputs affecting affordability (e.g., construction costs, interest rates, etc.) and availability of prospective tenants in each target income bracket, and propose adjustments to reflect Developer's judgment on the most advantageous affordability mix for the community, and that is also feasible. Agency agrees to cooperate and work with Developer and not unreasonably withhold or delay its approval of any unit type mix or affordability mix proposed by Developer that is consistent with Agency's feasible goals for the Affordable Workforce Housing Project. However, should Developer's proposed unit type mix or affordability mix differ in such a way that Developer's Proposal is materially altered, Agency shall have the discretion to find that such modification is unacceptable. In the event the Agency and Developer are unable to reach an agreement on such modifications, Developer will either continue with Developer's Proposal or Agency and Developer will cease negotiations of a DDA and Ground Lease.

Developer has indicated its intent to issue at least two series of bonds or notes to finance the Affordable Workforce Housing Project. The first series would be the Series A bonds which Developer anticipates will represent seventy to eighty-five percent (70% - 85%) of the cost of the Affordable Workforce Housing Project. The Series A bonds will be issued through the Idaho Housing and Finance Association ("IHFA") and will be double tax exempt. These Series A bonds will be secured by the Affordable Workforce Housing Project, including Developer's leasehold interest in the Ground Lease, but not the Agency's fee simple estate in the Site. The Series A bonds will be subordinate to the Ground Lease. Agency agrees to enter into any subordination, nondisturbance and attornment agreement reasonably requested by IHFA to issue the Series A bonds, unrelated to the fee simple estate in the Site. The Series A bonds are expected to have a ten (10) year term, but the term may be adjusted to reflect then current market conditions for tax exempt bond financing.

The second series are intended to be Series E (employer) notes issued by the owner of the Affordable Workforce Housing Project (i.e., the Trust's wholly owned subsidiary) and sold to governmental employers and 501c3 employers. The Series E notes will be assigned to a specific dwelling unit in the Affordable Workhouse Housing Project. During the term of the Series E note, the holder thereof will have a priority right to nominate eligible persons and families to lease the assigned dwelling unit, subject to all applicable laws and regulations. The Series E notes may be fully taxable. The Series E notes will not be secured. The Series E notes are expected to have a ten (10) year term, but the term may be adjusted to reflect then current market conditions.

The Parties recognize that, depending on market conditions: (i) the bonds and notes may altered to achieve the most favorable financing rates and terms that may be available for the Affordable Workforce Housing Project; and (ii) other financing instruments may be issued to ensure that Affordable Workforce Housing Project is fully financed.



On or before May 31, 2023, Developer shall provide Agency with the timeline and process to obtain such financing and the specific IHFA programs utilized.

The specific unit type mix, affordability mix and affordability monitoring will be further negotiated through approval of the DDA and Ground Lease. The Parties will work together to identify a monitoring agent, which may be self-reporting by the Trust or a third-party monitoring agent. Agency recognizes that IHFA will require monitoring and reporting for the Series A bonds, and Agency may accept the IHFA Series A bond monitoring and reporting requirements as satisfactory if they are reasonable.

### **Section 808 Availability of City Funds**

Developer seeks to coordinate with City to determine the availability of funding for affordable and/or workforce housing projects. Developer shall provide Agency with information as to City funding and/or partnership opportunities as information becomes available. Likewise, Agency shall provide Developer with information as to Agency funding and/or partnership opportunities as information becomes available

### **Section 809 Structured Parking**

Developer's Proposal as part of the Affordable Workforce Housing Project includes two options for parking at the Site. Option A consists of forty-four (44) surface stalls to be used exclusively by the occupants of the Affordable Workforce Housing Project. Option B adds a parking garage (i.e., the "Garage") comprised of two below-grade levels of parking and a surface parking lot resulting in ninety-one (91) stalls of which twenty (20) are surface stalls to be utilized by the occupants of the Affordable Workforce Housing Project (i.e., the "Project Parking") and seventy-one (71) below-grade stalls to be used as parking for the general public (i.e., the "Public Parking").

It is anticipated that the Agency intends to support the creation of the Public Parking through the direct ownership, operation and financing of the Public Parking. Considering the various ownership and financing structures related to the parking associated with the Site, on or before May 31, 2023, Developer will provide Agency with the following preliminary data:

- the then current construction budget for both the Project Parking and the Public Parking, including specific cost allocation methodologies for soft costs and hard costs, and information and/or standards that support the proposed allocation methodologies;
- term sheet concerning ownership structure of the Garage, including identification of parties with an ownership interest;
- parking management of the Garage, including any proposed shared use (with the understanding that the operator of the Public Parking will be responsible for management of the use of the Public Parking); and
- allocation of stalls between the Project Parking and the Public Parking.

(collectively, the "Preliminary Parking Data").

On or before June 30, 2023, Agency will notify Developer of Agency's intent with respect to Agency providing support for Public Parking, including Agency's plan for any Agency participation in the ownership, operation and financing of the Public Parking.

The DDA will include negotiated terms related to the parking for the Affordable Workforce Housing Project, including funding, ownership, management, and operations.

### **Section 810 Ground Floor Activation**

Developer's Proposal as part of the Affordable Workforce Housing Project includes an activated ground floor concept. The ground floor concept includes possible retail and office space uses, with the possibility of residential amenities as well. It is contemplated that these spaces on the ground floor will be sized in a manner to accommodate a flexible range of uses from small office space to larger restaurant space. The DDA will specify the general nature of this ground floor use and the specific development plan, recognizing that specific tenants and development details will not be available at the time the DDA is executed.

Agency recognizes that Developer is investigating potential ground floor users that may be supportive to the community or the Affordable Workforce Housing Project, but that also require alterations to the current ground floor layout in Developer's Proposal, and other aspects of the Site development (including the Public Parking or the Garage). Agency agrees to work together cooperatively and creatively to accommodate the needs of any potential ground floor users that may contribute to the community or the Affordable Workforce Housing Project. Agency recognizes that the cooperation may include subdividing the ground floor area into a separate sublease parcel or condominium unit(s) to accommodate the financing, development or use of the ground floor area.

### **Section 900 GENERAL PROVISIONS**

#### **Section 901 Notices**

Formal notices, demands, and communications between Agency and Developer shall be sufficiently given if sent by registered or certified mail, postage prepaid and return receipt requested, to the principal offices of Agency and Developer as set forth below. Routine communication may be by first class mail, e-mail, facsimile, or telephone.

#### Agency

Suzanne Frick, Executive Director  
Ketchum Urban Renewal Agency  
P.O. Box 2315  
191 5<sup>th</sup> Street  
Ketchum, ID 83340  
(208) 727-5086  
sfrick@ketchumidaho.org

With a copy to:

Abigail R. Germaine  
Ryan P. Armbruster

Elam & Burke, P.A.  
251 E Front St, Ste. 300  
PO Box 1539  
Boise, ID 83701  
(208) 343-5454  
arg@elamburke.com  
rpa@elamburke.com

deChase  
J. Dean Papé  
deChase Miksis Development LLC  
1199 Shoreline Drive, #290  
Boise, Idaho 83702  
(208) 830-7071 (voice)  
dean@dechase.com

With a copy to:

Anne C. Kunkel  
Varin Thomas Corporate Services LLC  
242 North 8<sup>th</sup> Street, Suite 220  
Boise, Idaho 83702  
(208) 584-1266 (voice)  
(877) 717-1758 (fax)  
anne@varinthomas.com

Wood River Community Housing Trust, Inc.  
Steven Shafran  
Woodriver Community Housing Trust  
PO Box 7840  
Ketchum, Idaho 83340  
(208) 721-2725 (voice)  
steve@wrcht.org

With a copy to:

Franklin G. Lee  
Givens Pursley LLP  
601 West Bannock Street  
Boise, Idaho 83702  
(208) 388-1200  
franklee@givenspursley.com

### **Section 902 Remedies and Damages**

Notwithstanding anything to the contrary contained in this Agreement, Developer's obligations hereunder are nonrecourse. Agency's only recourse and security for Developer's obligations shall be retention of the Deposit as provided herein. In the event of any legal proceeding described in this Section 902 between the Parties to this Agreement to enforce any

provision of this Agreement or to protect or establish any right or remedy of either Party hereunder, the prevailing Party shall recover its reasonable attorney fees, at trial and upon appeal, in addition to all other third-party costs and damages allowed, as determined by the Court.

**Section 903 No Recordation**

In no event shall any Party record this Agreement, or any memorandum hereof or otherwise encumber the Site by reason of this Agreement or the negotiations contemplated hereby.

**Section 904 Successors and Assigns**

No Party may assign or delegate its obligations under this Agreement without the written consent of each other Party hereto, which consent may not be unreasonably withheld or delayed. Except as otherwise set forth in this Agreement, the terms, covenants, conditions, and agreements contained herein shall be binding upon and inure to the benefit of the heirs, personal representatives, successors, and assigns of the Parties hereto.

**Section 905 Counterparts**

This Agreement may be executed in counterparts, and each counterpart shall then be deemed for all purposes to be an original, executed agreement with respect to the Parties whose signatures appear thereon.

**Section 906 Local Project Management**

Mark Edlen of Trust shall serve as Developer’s liaison and will be reasonably available to Agency.

**Section 907 Computation of Time**

In computing any period of time prescribed or allowed under this Agreement, the day of the act, event, or default from which the designated period of time begins to run shall not be included. The last calendar day of the period so computed shall be included, unless it is a Saturday, Sunday, or legal holiday, in which event the period runs until the end of the next day which is not a Saturday, Sunday, or legal holiday. As used herein, “legal holiday” means any holiday as defined by Idaho Code § 73-108.

**Section 908 Anti-Boycott Against Israel Certification.**

In accordance with Idaho Code § 67-2346, Developer, by entering into this Agreement, hereby certifies that it is not currently engaged in, or for the duration of this Agreement will not engage in, a boycott of goods or services from the State of Israel or territories under its control.

**Section 1000 TERMINATION**

**Section 1001 Termination by Mutual Agreement**

This Agreement may be terminated at any time by the written consent of the Parties. In the event of such termination, Deposit shall be refundable as set forth in Section 103 and neither Party shall have any further rights against or liability to the other under this Agreement.

**Section 1002 Termination Due to Inability to Agree on the DDA Terms**

Upon termination of this Agreement at the expiration of the Negotiation Period, neither Party shall have any further rights against nor liability to the other under this Agreement. If this Agreement is terminated for the Parties' failure to negotiate the DDA and Ground Lease acceptable to both Parties, Developer shall not seek reimbursement for costs and expenses from Agency, and Agency shall not seek reimbursement for costs and expenses from Developer, except to retain all or a portion of the applicable Deposit as provided in Section 103.

**Exhibits**

- Exhibit A**     **Legal Description of Site and Map of the Site**
- Exhibit B**     **Developer's Proposal**
- Exhibit C**     **Schedule of Performance**

End of Agreement | *Signatures appear on the following page.*

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the dates set forth below.

January 17, \_\_\_\_\_, 2023

AGENCY

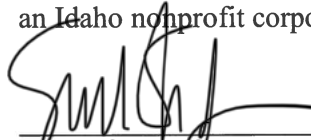
THE URBAN RENEWAL AGENCY OF  
THE CITY OF KETCHUM, also known as  
KETCHUM URBAN RENEWAL AGENCY

  
\_\_\_\_\_  
Susan Scovell, Chair

\_\_\_\_\_, Jan, 27 \_\_\_\_\_, 2023

TRUST

Wood River Community Housing Trust, Inc.,  
an Idaho nonprofit corporation

  
\_\_\_\_\_  
By: Steve Shafran, President  
Name: \_\_\_\_\_

\_\_\_\_\_, January, 26 \_\_\_\_\_, 2023

deChase

deChase Development Services LLC,  
an Oregon limited liability company


\_\_\_\_\_  
By: J. Dean Pape', Manager  
Name: \_\_\_\_\_

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the dates set forth below.

January 17, 2023

AGENCY

THE URBAN RENEWAL AGENCY OF  
THE CITY OF KETCHUM, also known as  
KETCHUM URBAN RENEWAL AGENCY

  
Susan Scovell, Chair

\_\_\_\_\_, 2023

TRUST

Wood River Community Housing Trust, Inc.,  
an Idaho nonprofit corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_

January, 26, 2023

deChase

deChase Development Services LLC,  
an Oregon limited liability company



Digitally signed by Justin Dean Pape  
DN: C=US, E=dean@dechase.com, O="deChase  
Development Services, LLC", OU=Principal,  
CN=Justin Dean Pape  
Date: 2023.01.26 13:41:35-07'00'

By: J. Dean Pape, Manager  
Name: \_\_\_\_\_

**Exhibit A**  
**Legal Description of the Site and Site Map**

Lots 5, 6, 7 and 8 in Block 19, of the VILLAGE OF KETCHUM, as shown on the certified copy of the official map thereof, recorded as Instrument No. 302967, records of Blaine County, Idaho.





**Exhibit B**  
**Developer's Proposal**

**Exhibit C**  
**Schedule of Performance**

<b>Task</b>	<b>Completion Date</b>	<b>Comments</b>	<b>Section Reference</b>
Effective Date	Date Agreement signed by all Parties (last date signed)		000/102
Negotiation Period	Commences on the Effective Date and shall terminate one hundred eighty (180) days thereafter	Agency may extend the Negotiation Period an additional sixty (60) days without payment by Developer  If Developer requests extension, an extension fee of \$5,000 may be required.	102
Deposit	Within fifteen (15) days of the Effective Date	\$10,000	103
Environmental Reports	Within thirty (30) days of the submission of Deposit by Developer, Agency to provide any reports to Developer.		205
Financing		Developer to provide Agency on or before 05/31/2023, with timeline and process to obtain bonding and utilization of IHFA programs.	807
Community Outreach			804
Preliminary Parking Data	Due to Agency by 05/31/2023		809
Reuse Appraisal	Must be completed prior to closing on DDA		300
Design Development Plan	Developer to provide Design Development Plan		201
Termination Date/Deadline for Developer to execute a mutually approved DDA	One hundred eighty (180) days after the Effective Date.	Unless extension provided.	102





## Ketchum Urban Renewal Agency

P.O. Box 2315 | 191 5<sup>th</sup> Street | Ketchum, ID 83340

May 15, 2023

Chair and Commissioners  
Ketchum Urban Renewal Agency  
Ketchum, Idaho

### RECOMMENDATION TO CONTRIBUTE TOWARDS REPLACEMENT OF FOURTH STREET PAVERS

#### Introduction/History

One of the first projects funded and implemented by the KURA was reconfiguration of 4<sup>th</sup> Street between Walnut Avenue and Washington Avenue to create the 4<sup>th</sup> Street Heritage Corridor. This work was done in 2008.

As a result of the winters in Ketchum, the 4<sup>th</sup> Street pavers have deteriorated to a point where they create tripping hazards. The City of Ketchum spends over \$30,000 per year to repair the pavers. It is now time to replace all the pavers with more durable longer lasting pavers.

In 2022 the city requested funding to replace the pavers and the Board approved splitting the cost with the city. At the time, the estimated cost for replacement was between \$351,000-\$561,000 with the KURA contributing \$175,000-\$280,000. The city did not proceed with the project in 2022.

In 2023 the city went to bid for replacement of the pavers and only one bid was received for a cost of \$929,046. This cost exceeded the amount the city had available to fund the project. The scope of the project was reduced to replacing pavers on 4<sup>th</sup> Street between East Avenue and Main Street excluding the sidewalk adjacent to the proposed project at the northeast corner of Main Street and 4<sup>th</sup> Street as identified below.



Current Request

The cost of the reduced scope is \$460,144. Staff recommends the Board split the cost with the city and contribute \$230,072 towards the replacement cost. This amount is consistent with the Board commitment in 2022.

The repair of the 4<sup>th</sup> Street corridor was identified as a KURA priority project and ranked as the #3 priority of the Board in FY22.

Financial Requirement/Impact

Sufficient funds are available in the FY23 budget to contribute towards this project.

Recommendation and Motion

"I move to authorize funding up to \$230,072 for the replacement of pavers along 4<sup>th</sup> Street."



P.O. Box 2315 | 191 5<sup>th</sup> Street West | Ketchum, ID 83340

May 15, 2023

KURA Commissioners  
Ketchum Urban Renewal Agency  
Ketchum, Idaho

**Recommendation to Review, Discuss and Approve KURA Funding Priorities for FY 23/24**

Recommendation and Summary

Staff is recommending the KURA review, discuss and approve the KURA funding priorities in FY 23/24.

Introduction and History

Every year the Board discusses and ranks the funding priorities for the next fiscal year. Last year the Board did not undertake the ranking because the top priority was funding for the First and Washington project. Now that the KURA has decided to forgo public parking in the project, the estimated KURA contribution is around \$1 million dollars depending on the cost to resolve the Idaho Power issues. There are sufficient funds available to contribute to the project.

The approved funding priorities are used when evaluating funding requests presented by the city or other applicants. It is useful to understand how a request aligns with the Board funding priorities. The attached chart reflects the Board ranking from the last time rankings occurred (Attachment A).

Staff requests the Board review the list of priorities for the next fiscal year, FY 23/24, and determine if they accurately reflect the Board's priorities or if they should be changed. If the list is acceptable, staff requests members rank the items using rankings 1-5, with 1 being the highest priority and 5 being the lowest. Please bring the ranking to the meeting.

Once the priorities and rankings are complete, the Board and staff will use this information to evaluate funding requests presented to the Board.

Recommended Motion

"I move to approve the KURA funding priorities and rankings for FY 23/24."

Attachment A: Priorities and Ranking Sheet

FY 23/24 Project Priority Rankings	Board member Rankings (lowest number is highest priority)							Prior Board Priority Ranking
	AMANDA	CASEY B	CASEY D	GARY	JIM	SUSAN	TYLER	
Streets, Sidewalks, and Public Infrastructure								1
4TH STREET- Completion of 4th Street Heritage Project								5
Repair 4th Street Corridor								3
UNDERGROUND POWERLINES- Undergrounding power lines in RAA								8
Economic Development Projects located within the RAA								6
Paying back the In-lieu of Housing funds to the City of Ketchum								9
Community Housing								2
Public Parking								10
City Hall or Fire Station- Assistance to the City of Ketchum								4
Replace Street Maintenance Equipment								7

Rank Projects 1-5 with 1 being the top priority and 5 being the lowest



## **Ketchum Urban Renewal Agency**

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**P.O. Box 2315 | 191 5<sup>th</sup> Street | Ketchum, ID 83340**

May 15, 2023

Chair and Commissioners  
Ketchum Urban Renewal Agency  
Ketchum, Idaho

### **RECOMMENDATION TO REVIEW AND PROVIDE DIRECTION TO STAFF ON FUNDING CITY OF KETCHUM CAPITAL IMPROVEMENT PROJECTS**

#### Introduction/History

Each year the city adopts a Capital Improvement Project (CIP) Budget identifying the timing and funding sources for capital improvements such as infrastructure and facility repairs, new sidewalks, park improvements and equipment purchases. The City Administrator will be presenting and discussing the FY 24-28 CIP projects to the City Council at their May 15<sup>th</sup> meeting.

The KURA has historically assisted with funding specific capital improvements such as he pedestrian improvements along Sun Valley Road, the funding of a new Town Square Master Plan for reconfiguration of Town Square, and new sidewalks.

Attachment A provides the capital improvement projects under consideration as part of the in the city's CIP Budget. Staff is requesting the Board provide feedback and direction on the following:

- The level of funding assistance for sidewalks as identified in Attachment B and specifically:
  - Downtown Core
    - Missing segments
    - Expansion of deficient streets (e.g. Washington, 2<sup>nd</sup> Street)
  - Main Street in concert with road projects (bulb-outs, new corners)
  - Missing segments out of core in new all day parking areas
- Town Square/Visitor's Center upgrades following the master plan effort
- Warm Springs/Lewis Street Roundabout – the city was unsuccessful in obtaining the recent LHTAC grant
- Power undergrounding (Weyyakin to Serenade) in conjunction with the ITD highway improvement project
- Solar at Fire Station
  - The city is currently obtaining a bid for installing solar
- Bike path along Main Street from Saddle Road to 10<sup>th</sup> Street (Attachment C)



Staff requests the Board review the proposed projects and determine if the projects align with the KURA funding priorities and if there is interest in KURA assisting with the project funding.

Attachment A: Proposed CIP project for FY 24-28

Attachment B: Sidewalk segments and cost estimates

Attachment C: Proposed bike path along Main Street between Saddle Road and 10<sup>th</sup> Street

## Attachment A



City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:  Staff Member/Dept:

Agenda Item:

**Recommended Motion:**

There is no recommended motion. Staff will present the draft plan and requests policy guidance on the following questions:

- Does the plan contain projects that are not a priority of the Council?
- Does the plan outline the correct timing to execute the project?
- Are there projects missing in the plan?
- Does the Council desire alternative approaches or scopes to specific projects?

**Reasons for Recommendation:**

- Staff will review the attached presentation
- The plan has been financially constrained to reflect alignment with available revenues
- Following the direction from the Council, staff will post an on-line survey and open house to receive community feedback on the plan. Staff would present the plan again during the June budget workshop.

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

Staff has updated the five-year Capital Improvement Plan for the General Fund. The city does not have a significant ongoing revenue source for the plan outside the Idaho Power Franchise (\$290,000). Historically, the city has utilized any excess revenues from the previous fiscal year to fund the upcoming year. It is also important to note that almost the entire plan is focused on repair and maintenance of assets and not new service level expansion.

The Governmental Finance Officers Association outlines a best practice of a multi-year capital improvement plan. Further, Idaho law requires such a plan should the city wish to collect development impact fees for fire, police, parks and transportation. Once the Council has completed the final approval of the plan, staff will return with an updated Impact Fee Plan for adoption. It is important to note that the only funds that would be requested for appropriation by the Council are associated with Fiscal Year 2024. The plan is intended to be a long-term document which would be revisited at least twice a year.

**Sustainability Impact:**

The plan allocates \$50,000 for sustainability infrastructure.

Financial Impact:

None OR Adequate funds exist in account:	Staff recommends approximately \$1.3m in expense for FY24 based on available funds from Idaho Power Franchise, FY23 LOT revenue performance, CIP Fund Balance and savings from FY23 projects. Projects highlighted in yellow represent projects that could be approved mid FY24 based on revenue/expense utilization.
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Attachments:

1. Staff presentation
2. FY24-28 General Funds Capital Improvement Plan

**Ketchum Capital Improvement Program**  
Sources/Uses Summary - FY 2023

Version Date

5/11/23

**APPROVED 2023**

Description	Department	Expenditure Category	Status	Projected Cost	Encumbered/Expensed to Date	Remaining	Projected Funding Sources					
							Capital Fund			Donations	Impact Fees (All)	
							Local Option Tax	Current Year Funding*	Prior Year Resources Fund Balance			
1 <b>Starting Fund Balance</b>							\$0		\$1,418,246			
2 <b>FY 2022 End of Year Resources (GF Trans Year End)</b>												
3 <b>Current Year/Planned Use Resources</b>							9/30/2023	\$400,000	\$480,000	\$938,246	\$0	\$0
4 <b>FY 2023</b>												
4 Firefighting EQ (tools)	03-4230-7115	Fire	Replacement	Proposed	\$14,860	\$0	\$14,860		\$14,860			
5 First Due Inspection Software		Fire	R&M	Approved	\$11,800	\$11,800	\$0		\$11,800			
6 PPE (turnout gear)	03-4230-7130	Fire	Replacement	Proposed	\$31,375	\$11,175	\$20,200		\$31,375			
7 MDT (Mobile Computers)	03-4230-7145	Fire	Replacement	Proposed	\$24,000	\$975	\$23,025		\$24,000			
8 Radios (portable)	03-4230-7120	Fire	Replacement	Proposed	\$14,000	\$306	\$13,694		\$14,000			
9 Medical (city provided)	03-4230-4135	Fire	Replacement	Proposed	\$4,000	\$0	\$4,000		\$4,000			
10 Rescue (city provided)	03-4230-7125	Fire	Replacement	Proposed	\$24,800	\$1	\$24,799		\$24,800			
11 Shop Tools	03-4230-7140	Fire	Replacement	Proposed	\$2,500	\$0	\$2,500		\$2,500			
12		<b>Fire</b>		<b>Department Total</b>	<b>\$127,335</b>	<b>\$24,257</b>	<b>\$103,078</b>	<b>\$0</b>	<b>\$127,335</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
13 Water Conservation Upgrades Cost Savings	03-4194-7180	Facilities	R&M	Proposed	\$20,000	\$0	\$20,000		\$20,000			
14 Replace 2001 Ford Ranger	03-4194-7110	Facilities	Replacement	Proposed	\$35,000	\$754	\$34,246		\$35,000			
15 EV Charging Stations	03-4194-7185	Facilities	Enhancement	Proposed	\$5,000	\$0	\$5,000		\$5,000			
16 Atkinson Park Irrigation Upgrades	03-4194-7120	Facilities	Enhancement	Proposed	\$25,000	\$0	\$25,000		\$25,000			
17 Atkinson Park Replace Softball Fence	03-4194-7125	Facilities	Replacement	Proposed	\$27,000	\$0	\$27,000		\$27,000			
18 Forest Service Park Replace Restroom Fixtures	03-4194-7135	Facilities	Replacement	Approved	\$6,500	\$0	\$6,500		\$6,500			
19 Forest Service Park New Roof Residential Bldgs	03-4194-7145	Facilities	R&M	Approved	\$80,000	\$4,999	\$75,001		\$80,000			
20 Forest Service Park Paint All Buildings	03-4194-7150	Facilities	R&M	Approved	\$35,000	\$0	\$35,000		\$35,000			
21 John Deere Mower X729 2011 - Replacement	03-4194-7602	Facilities	Replacement	Proposed	\$16,000	\$0	\$16,000		\$16,000			
22 Tool Cat	03-4194-7610	Facilities	Enhancement	Approved	\$48,397	\$48,397	\$0		\$48,397			
23 Pistenbully	03-4194-7620	Facilities	Enhancement	Approved	\$40,000	\$40,000	\$0		\$40,000			
24 Replace Trash Cans (Citywide)	03-4194-7170	Facilities	Replacement	Proposed	\$10,000	\$0	\$10,000		\$10,000			
25 Power Line Undergrounding	03-4193-7180	Power	Enhancement	Proposed	\$100,000	\$0	\$100,000		\$100,000			
26		<b>Facilities/Power</b>		<b>Department Total</b>	<b>\$447,897</b>	<b>\$94,150</b>	<b>\$353,747</b>	<b>\$0</b>	<b>\$447,897</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
27 2nd Avenue Sharrows/Protected Bike Lane	03-4193-7115	Mobility	R&M	Proposed	\$80,000	\$0	\$80,000		\$80,000			
28 4th Street Paver Replacement - Phase I	03-4193-7120	Mobility	Enhancement	Proposed	\$420,144	\$0	\$420,144		\$420,144			
29 5th Street Sidewalk replacement (alley to Leadville)	03-4193-7110	Mobility	Enhancement	Proposed	\$222,000	\$45,615	\$176,385		\$222,000			
30 Sidewalk Curb and Gutter Repairs	03-4193-7607	Mobility	R&M	Proposed	\$111,111	\$32,921	\$78,190		\$111,111			
31 East Avenue Fog Sealing		Mobility	R&M	Proposed	\$40,461		\$40,461		\$40,461			
32		<b>Mobility</b>		<b>Department Total</b>	<b>\$873,716</b>	<b>\$78,536</b>	<b>\$795,180</b>	<b>\$0</b>	<b>\$873,716</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
33 Atkinson Park New Soccer Goals (deferred from '22)	03-4510-7100	Recreation	Replacement	Approved	\$10,000	\$3,308	\$6,692	\$10,000	\$0			
34 Van/bus - new (deferred from '22)	03-4510-7115	Recreation	Replacement	Approved	\$36,000	\$0	\$36,000		\$36,000			
35 Replace Automatic Plow truck (transfer from WW, savings to line #33)	03-4510-7120	Recreation	Replacement	Proposed	\$0	\$0	\$0		\$0			
36		<b>Recreation</b>		<b>Department Total</b>	<b>\$46,000</b>	<b>\$3,308</b>	<b>\$42,692</b>	<b>\$10,000</b>	<b>\$36,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
37 New server for body camera system	03-4210-7130	Police	Replacement	Proposed	\$24,245	\$0	\$24,245	\$24,245				
38 Mobile radio replacement	03-4210-7120	Police	Replacement	Proposed	\$12,000	\$0	\$12,000	\$12,000				
38 Vehicle - radio upfitting		Police	Enhancement	Approved	\$12,561	\$12,561	\$0	\$12,561				

**Ketchum Capital Improvement Program**  
Sources/Uses Summary - FY 2023

Version Date 5/11/23

**APPROVED 2023**

Description	Department	Expenditure Category	Status	Projected Cost	Encumbered/Expensed to Date	Remaining	Projected Funding Sources					
							Capital Fund			Local Option Tax	Donations	Impact Fees (All)
							Current Year Funding*	Prior Year Resources Fund Balance				
<b>Starting Fund Balance</b>							\$0		\$1,418,246			
<b>FY 2022 End of Year Resources (GF Trans Year End)</b>												
<b>Current Year/Planned Use Resources</b>							<b>9/30/2023</b>	\$400,000	\$480,000	\$938,246	\$0	\$0
<b>FY 2023</b>												
Patrol vehicle replacement	03-4210-7100	Police	Replacement	Proposed	\$28,651	\$26,349	\$2,302	\$28,651				
City Share of Record Management System	03-4210-7135	Police	R&M	Proposed	\$29,883	\$0	\$29,883	\$29,883				
		<b>Police</b>		<b>Department Total</b>	<b>\$107,340</b>	<b>\$38,910</b>	<b>\$68,430</b>	<b>\$107,340</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Blower	03-4310-7120	Street/Equipment	Replacement	Approved	\$131,000	\$131,000	\$0		\$131,000			
Loader	03-4310-7110	Street/Equipment	Replacement	Approved	\$10,970	\$10,970	\$0		\$10,970			
		<b>Street/Equipment</b>		<b>Department Total</b>	<b>\$141,970</b>	<b>\$141,970</b>	<b>\$0</b>	<b>\$0</b>	<b>\$141,970</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
IT Upgrades	03-4193-7200	Technology	R&M	Proposed	\$65,000	\$12,581	\$52,419		\$65,000			
		<b>Technology</b>		<b>Department Total</b>	<b>\$65,000</b>	<b>\$12,581</b>	<b>\$52,419</b>	<b>\$0</b>	<b>\$65,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Sustainability Infrastructure	03-4193-7210	Sustainability Infra	Enhancement	Proposed	\$50,000	\$14,762	\$35,238		\$50,000			
		<b>Sustainability Infrastructure</b>		<b>Department Total</b>	<b>\$50,000</b>	<b>\$14,762</b>	<b>\$35,238</b>	<b>\$0</b>	<b>\$50,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>2023 Proposed Totals</b>					<b>\$1,859,258</b>	<b>\$408,474</b>	<b>\$1,450,784</b>	<b>\$117,340</b>	<b>\$1,599,948</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Ketchum Capital Improvement Program**  
Sources/Uses Summary - FY 2024

Version Date 5/11/23

**DRAFT 2024**

Description	Department	Expenditure Category	Status	Projected Cost	Projected Funding Sources					% for Art Eligible
					Capital Fund			Donations	Impact Fees (All)	
					Local Option Tax	Current Year Funding*	Prior Year Resources Fund Balance			
<b>Starting Fund Balance</b>					\$282,660		\$298,298			
<b>FY 2023 End of Year Resources (GF Trans Year End)</b>										
<b>Current Year/Planned Use Resources</b>					\$400,000	\$265,000		\$0	\$0	
<b>FY 2024</b>										
Firefighting EQ (tools)	Fire	Replacement	Proposed	\$14,860	\$14,860	\$0				
PPE (turnout gear)	Fire	Replacement	Proposed	\$31,375	\$31,375	\$0				
Radios (portable)	Fire	Replacement	Proposed	\$14,000	\$14,000	\$0				
Medical (city provided)	Fire	Replacement	Proposed	\$4,000	\$4,000	\$0				
Rescue (city provided)	Fire	Replacement	Proposed	\$24,800	\$24,800	\$0				
Shop Tools	Fire	Replacement	Proposed	\$2,500	\$2,500	\$0				
	<b>Fire</b>		<b>Department Total</b>	<b>\$91,535</b>	<b>\$91,535</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Water Conservation Upgrades Cost Savings	Facilities	Enhancement	Proposed	\$20,000		\$20,000				
Atkinson Park Irrigation Upgrades	Facilities	Enhancement	Proposed	\$25,000		\$25,000				
Replace Trash Cans (Citywide)	Facilities	Replacement	Proposed	\$10,000		\$10,000				
Replace Gator	Facilities	Replacement	Proposed	\$18,000		\$18,000				
Replace 2004 Ford Ranger	Facilities	Replacement	Proposed	\$35,000		\$35,000				
Rotary Park - Bathroom Roof Replacement	Facilities	Replacement	Proposed	\$25,000		\$25,000				
Splash Pad - Replace 2 Pumps	Facilities	Replacement	Proposed	\$8,500		\$8,500				
Forest Sevice Park upgrades	Facilities	Replacement	Proposed	TBD		TBD				
Forest Service Park drinking fountain/bottle filler	Facilities	Enhancement	Proposed	\$3,500		\$3,500				
Warm Springs Preserve - Phase I	Facilities	Enhancement	Proposed	TBD		TBD				
Atkinson Park Refurbish Legion Ballfield	Facilities	Enhancement	Proposed	\$150,000						
Edelweiss Park Install Irrigation Hookup	Facilities	Enhancement	Approved	\$10,000		\$10,000				
Rotary Park Bathroom & Shelter Roof Replacements	Facilities	Replacement	Proposed	\$50,000		\$50,000				
Rotary Park Paint Bathrooms	Facilities	R&M	Proposed	\$15,000		\$15,000				
Rotary Park Replace Paver Walkways	Facilities	Replacement	Proposed	\$22,000		\$22,000				
Rotary Park Replace Picnic tables	Facilities	Replacement	Proposed	\$11,000		\$11,000				
Rotary Park Replace Play Structure	Facilities	Replacement	Proposed	\$7,000		\$7,000				
Town Square Upgrades	Facilities	Enhancement	Proposed	TBD						
Solar Panels ( Fire)	Facilities	Replacement	Proposed	TBD						
Power Line Undergrounding - south of town (will change)	Power	Enhancement	Proposed	\$180,000		\$180,000				
	<b>Facilities/Power</b>		<b>Department Total</b>	<b>\$590,000</b>	<b>\$0</b>	<b>\$440,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Downtown Core Sidewalk infill	Mobility	Enhancement	Proposed	\$222,000		\$222,000				
Sidewalk Curb and Gutter Repairs	Mobility	R&M	Proposed	\$111,111		\$110,611				
4th Street Paver Replacement - Phase II	Mobility	Enhancement	Proposed	TBD		\$0				
Main and 1st Street - Pedestrian Safety (Construction) (from '23)	Mobility	Enhancement	Proposed	\$104,400		\$104,400				
Main Street and Sun Valley Road - Pedestrian Safety (Construction) (from '23)	Mobility	Enhancement	Proposed	\$113,100		\$113,100				
Main Street and 5th Street - Pedestrian Safety (Construction) (from '23)	Mobility	Enhancement	Proposed	\$104,400		\$104,400				
Main Street and 6th Street - Pedestrian Safety (Construction) (from '23)	Mobility	Enhancement	Proposed	\$52,200		\$52,200				
	<b>Mobility</b>		<b>Department Total</b>	<b>\$707,211</b>	<b>\$0</b>	<b>\$706,711</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Ketchum Capital Improvement Program**  
Sources/Uses Summary - FY 2024

Version Date 5/11/23

**DRAFT 2024**

Description	Department	Expenditure Category	Status	Projected Cost	Projected Funding Sources					% for Art Eligible
					Capital Fund			Donations	Impact Fees (All)	
					Local Option Tax	Current Year Funding*	Prior Year Resources Fund Balance			
1 Starting Fund Balance					\$282,660		\$298,298			
2 FY 2023 End of Year Resources (GF Trans Year End)										
3 Current Year/Planned Use Resources					\$400,000	\$265,000		\$0		\$0
4 FY 2024										
39 Pump park overhaul	Recreation	Enhancement	Proposed	\$10,000						
40 John Deere Gator	Recreation	Replacement	Proposed	\$20,000		\$20,000				
41	Recreation		Department Total	\$30,000	\$0	\$20,000	\$0	\$0	\$0	
42 Patrol vehicle replacement HOLD	Police	Replacement	Proposed	\$57,000	\$57,000					
43 Tasers	Police	Replacement	Proposed	\$7,000	\$7,000					
44 Mobile radios	Police	Replacement	Proposed	\$18,154						
45 Body Cams	Police	Replacement	Proposed	\$10,000						
46 City Share of Record Management System	Police	R&M	Proposed	\$29,965	\$29,965					
47	Police		Department Total	\$122,119	\$93,965	\$0	\$0	\$0	\$0	\$0
48 Elgin Eagle (2006) - Sweeper (lease/purchase TBD)	Street/Equipment	Replacement	Proposed	\$250,000						
49 Dodge Durango (2001) - commuter car (might repurpose from another dept.)	Street/Equipment	Replacement	Proposed	\$50,000		\$50,000				
50	Street/Equipment		Department Total	\$250,000	\$0	\$0	\$0	\$0	\$0	\$0
51 IT Upgrades	Technology	R&M	Proposed	\$65,000		\$65,000				
52	Technology		Department Total	\$65,000	\$0	\$65,000	\$0	\$0	\$0	\$0
53 Sustainability Infrastructure	Sustainability Infrastructure	R&M	Proposed	\$50,000		\$50,000				
54	Sustainability Infrastructure		Department Total	\$50,000	\$0	\$50,000	\$0	\$0	\$0	\$0
55 % for Art	% for Art		Approved	\$0		\$0				
56	% for Art		% for Art Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0
58 2024 Proposed Totals				\$1,905,865	\$185,500	\$1,281,711	\$0	\$0	\$0	\$0



<b>Ketchum Capital Improvement Program</b>					<b>Version Date</b>	<b>5/11/23</b>	<b>DRAFT 2025</b>			
<b>Sources/Uses Summary - FY 2025</b>										
Description	Department	Expenditure Category	Status	Projected Cost	Projected Funding Sources					
					Capital Fund			Donations	Impact Fees (All)	% for Art Eligible
					Local Option Tax	Current Year Funding*	Prior Year Resources Fund Balance			

1	<b>Starting Fund Balance</b>				\$497,160							
2	<b>FY 2024 End of Year Resources (GF Trans Year End)</b>											
3	<b>Current Year/Planned Use Resources</b>				\$400,000	\$265,000		\$0		\$0		

4 **FY 2025**

4	Firefighting EQ (tools)	Fire		Proposed	\$14,860	\$14,860	\$0					
5	PPE (turnout gear)	Fire	Replacement	Proposed	\$31,375	\$31,375	\$0					
6	Radios (portable)	Fire	Replacement	Proposed	\$14,000	\$14,000	\$0					
7	Medical (city provided)	Fire	Replacement	Proposed	\$4,000	\$4,000	\$0					
8	Rescue (city provided)	Fire	Replacement	Proposed	\$24,800	\$24,800	\$0					
9	Utility Pickup	Fire	Replacement	Proposed	\$110,000							
10	Shop Tools	Fire	Replacement	Proposed	\$2,500	\$2,500	\$0					
11		<b>Fire</b>		<b>Department Total</b>	<b>\$201,535</b>	<b>\$91,535</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
12	Water Conservation Upgrades Cost Savings	Facilities	Enhancement	Proposed	\$20,000		\$20,000					
13	Replace Gravely Zero turn mower	Facilities	Replacement	Proposed	\$16,000		\$16,000					
14	Replace Rotary Park drinking fountain	Facilities	Replacement	Proposed	\$3,500		\$3,500					
15	Replace Rotary Park river pathway	Facilities	Replacement	Proposed	\$15,000		\$15,000					
16	Atkinson Park Irrigation Upgrades	Facilities	Enhancement	Proposed	\$25,000		\$25,000					
17	Farnlun Park Irrigation Hookup	Facilities	Enhancement	Proposed	\$10,000		\$10,000					
18	Farnlun Park Potable Water	Facilities	Enhancement	Proposed	\$15,000		\$15,000					
19	Skate Park - Permanent Bathrooms	Facilities	Enhancement	Proposed	\$125,000		\$125,000					
20	Replace Trash Cans (Citywide)	Facilities	Replacement	Proposed	\$10,000		\$10,000					
21	Town Square Upgrades	Facilities	Enhancement	Proposed	\$120,000		\$120,000					
22	Power Line Undergrounding	Power	Enhancement	Proposed	\$180,000		\$180,000					
23		<b>Facilities/Power</b>		<b>Department Total</b>	<b>\$539,500</b>	<b>\$0</b>	<b>\$539,500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
24	Lewis & Northwood - sidewalk, gutter, roadway (Engineering)	Mobility	Enhancement	Proposed	\$200,000		\$200,000					
25	Warm Springs lift area - sidewalk, gutter, roadway (Engineering)	Mobility	Enhancement	Proposed	\$250,000		\$250,000					
26	1st Avenue and 1st Street - Pedestrian Safety	Mobility	Enhancement	Proposed	\$130,000		\$130,000					
27	1st Avenue and 4th Street - Pedestrian Safety	Mobility	Enhancement	Proposed	\$140,000		\$140,000					
28	1st Avenue and 5th Street - Pedestrian Safety	Mobility	Enhancement	Proposed	\$140,000		\$140,000					
29	East Avenue and 2nd Street - Pedestrian Safety	Mobility	Enhancement	Proposed	\$120,000		\$120,000					
30	East Avenue and 5th Street - Pedestrian Safety	Mobility	Enhancement	Proposed	\$130,000		\$130,000					
31	Town Square Alley - asphalt	Mobility	R&M	Proposed	\$50,000		\$50,000					
32	Walnut Avenue Mill & Overlay (dependant on FY23's fog sealing project)	Mobility	Enhancement	Proposed	\$500,993		\$500,993					
33	SH-75 Pathway-North of Town (Construction)	Mobility	Enhancement	Proposed	\$257,000		\$257,000					
34	Downtown Core Sidewalk infill	Mobility	R&M	Proposed	\$222,000		\$222,000					
35	Sidewalk Curb and Gutter Repairs	Mobility	R&M	Proposed	\$111,111		\$111,111					
36		<b>Mobility</b>		<b>Department Total</b>	<b>\$2,251,104</b>	<b>\$0</b>	<b>\$2,251,104</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
37	New vehicle (hybrid)	Police	Replacement	Proposed	\$60,000	\$60,000						
38	New handguns (12 units included)	Police	Replacement	Proposed	\$14,000	\$14,000						
39	Tasers	Police	Replacement	Proposed	\$7,000	\$7,000						
40	City Share of Record Management System	Police	R&M	Proposed	\$29,883	\$29,883	\$0					
41		<b>Police</b>		<b>Department Total</b>	<b>\$110,883</b>	<b>\$110,883</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
42	Standby Generator	Street/Equipment	Replacement	Proposed	\$150,000		\$150,000					
43	Elgin Geovac (2000) - Sweeper (lease/purchase TBD)	Street/Equipment	Replacement	Proposed	\$300,000		\$300,000					
44	140 Grader (TBD) - (lease/purchase TBD)	Street/Equipment	Replacement	Proposed	\$450,000		\$450,000					
45		<b>Street/Equipment</b>		<b>Department Total</b>	<b>\$900,000</b>	<b>\$0</b>	<b>\$900,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Ketchum Capital Improvement Program**

Sources/Uses Summary - FY 2025

Version Date

5/11/23

**DRAFT 2025**

Description	Department	Expenditure Category	Status	Projected Cost	Projected Funding Sources					
					Capital Fund			Donations	Impact Fees (All)	% for Art Eligible
					Local Option Tax	Current Year Funding*	Prior Year Resources Fund Balance			
<b>Starting Fund Balance</b>					\$497,160		-\$718,413			
<b>FY 2024 End of Year Resources (GF Trans Year End)</b>										
<b>Current Year/Planned Use Resources</b>					\$400,000	\$265,000		\$0		\$0
<b>FY 2025</b>										
IT Upgrades	Technology	R&M	Proposed	\$65,000		\$65,000				
	<b>Technology</b>		<b>Department Total</b>	<b>\$65,000</b>	<b>\$0</b>	<b>\$65,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Sustainability Infrastructure	Sustainability Infrastructure	R&M	Proposed	\$50,000		\$50,000				
	<b>Sustainability Infrastructure</b>		<b>Department Total</b>	<b>\$50,000</b>	<b>\$0</b>	<b>\$50,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
% for Art	% for Art		Proposed	\$0		\$0				
	<b>% for Art</b>		<b>% for Art Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>2025 Proposed Totals</b>					<b>\$4,118,022</b>	<b>\$202,418</b>	<b>\$3,805,604</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Ketchum Capital Improvement Program**  
Sources/Uses Summary - FY 2026

Version Date 5/11/23

**DRAFT 2026**

	Description	Department	Expenditure Category	Status	Projected Cost	Projected Funding Sources					
						Capital Fund			Donations	Impact Fees (All)	% for Art Eligible
						Local Option Tax	Current Year Funding*	Prior Year Resources Fund Balance			
1	<b>Starting Fund Balance</b>					\$694,742		-\$4,259,017			
2	<b>FY 2025 End of Year Resources (GF Trans Year End)</b>										
3	<b>Current Year/Planned Use Resources</b>					\$400,000	\$265,000		\$0	\$0	
4	<b>FY 2026</b>										
4	Firefighting EQ (tools)	Fire	Replacement	Proposed	\$14,860	\$14,860	\$0				
5	PPE (turnout gear)	Fire	Replacement	Proposed	\$31,375	\$31,375	\$0				
6	Radios (portable)	Fire	Replacement	Proposed	\$14,000	\$14,000	\$0				
7	Medical (city provided)	Fire	Replacement	Proposed	\$4,000	\$4,000	\$0				
8	Rescue (city provided)	Fire	Replacement	Proposed	\$24,800	\$24,800	\$0				
9	Shop Tools	Fire	Replacement	Proposed	\$2,500	\$2,500	\$0				
10		<b>Fire</b>		<b>Department Total</b>	<b>\$91,535</b>	<b>\$91,535</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
11	Atkinson Park Irrigation Upgrades	Facilities	Enhancement	Proposed	\$25,000		\$25,000				
12	Paint Ore Wagon Museum	Facilities	R&M	Proposed	\$25,000		\$25,000				
13	City Hall Elevator	Facilities	Replacement	Proposed	\$120,000		\$120,000				
14	City Hall Electrical Upgrades	Facilities	R&M	Proposed	TBD						
15	Replace Rotary Park restroom fixtures	Facilities	Replacement	Proposed	\$8,500		\$8,500				
16	Replace Trash Cans (Citywide)	Facilities	Replacement	Proposed	\$10,000		\$10,000				
17	Power Line Undergrounding	Power	Enhancement	Proposed	\$180,000		\$180,000				
18		<b>Facilities/Power</b>		<b>Department Total</b>	<b>\$368,500</b>	<b>\$0</b>	<b>\$368,500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
19	Warm Springs Road and Saddle Road - Pedestrian Safety	Mobility	Enhancement	Proposed	\$170,000		\$170,000				
20	Downtown Core Sidewalk infill	Mobility	R&M	Proposed	\$222,000		\$222,000				
21	Warm Springs Road Reconfiguration (dependent on 23's fog sealing project)	Mobility	Enhancement	Proposed	TBD		TBD				
22	East Avenue Reconstruction	Mobility	R&M	Proposed	\$1,345,982		\$1,345,982				
23	Sidewalk Curb and Gutter Repairs	Mobility	R&M	Proposed	\$111,111		\$111,111				
24		<b>Mobility</b>		<b>Department Total</b>	<b>\$1,849,093</b>	<b>\$0</b>	<b>\$1,849,093</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
25	Vehicle Replacement	Police	Replacement	Proposed	\$60,000	\$60,000					
26	Tasers	Police	Replacement	Proposed	\$7,000	\$7,000					
27	City Share of Record Management System	Police	R&M	Proposed	\$29,883	\$29,883					
28		<b>Police</b>		<b>Department Total</b>	<b>\$96,883</b>	<b>\$96,883</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
29	Elgin Pelican (2001) - Sweeper (lease/purchase TBD)	Street/Equipment	Replacement	Proposed	\$300,000		\$300,000				
30	New Snow Blower - (lease/purchase TBD)	Street/Equipment	Replacement	Proposed	\$850,000		\$850,000				
31	Boom Truck	Street/Equipment	Replacement	Proposed	\$100,000		\$100,000				
32		<b>Street/Equipment</b>		<b>Department Total</b>	<b>\$1,250,000</b>	<b>\$0</b>	<b>\$1,250,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
33	IT Upgrades	Technology	R&M	Proposed	\$65,000		\$65,000				
34		<b>Technology</b>		<b>Department Total</b>	<b>\$65,000</b>	<b>\$0</b>	<b>\$65,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
35	Sustainability Infrastructure	Sustainability Infrastructure	R&M	Proposed	\$50,000		\$50,000				
36		<b>Sustainability Infrastructure</b>		<b>Department Total</b>	<b>\$50,000</b>	<b>\$0</b>	<b>\$50,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
37	% for Art	% for Art		Proposed	\$0		\$0				
38		<b>% for Art</b>		<b>% for Art Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	

**Ketchum Capital Improvement Program**

Sources/Uses Summary - FY 2026

Version Date

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**DRAFT 2026**

	Description	Department	Expenditure Category	Status	Projected Cost	Projected Funding Sources					
						Capital Fund			Donations	Impact Fees (All)	% for Art Eligible
						Local Option Tax	Current Year Funding*	Prior Year Resources Fund Balance			
1	Starting Fund Balance					\$694,742		-\$4,259,017			
2	FY 2025 End of Year Resources (GF Trans Year End)										
3	Current Year/Planned Use Resources					\$400,000	\$265,000		\$0		\$0
4	FY 2026										
39	2026 Proposed Totals				\$3,771,011	\$188,418	\$3,582,593	\$0	\$0		\$0

**Ketchum Capital Improvement Program**  
Sources/Uses Summary - FY 2027

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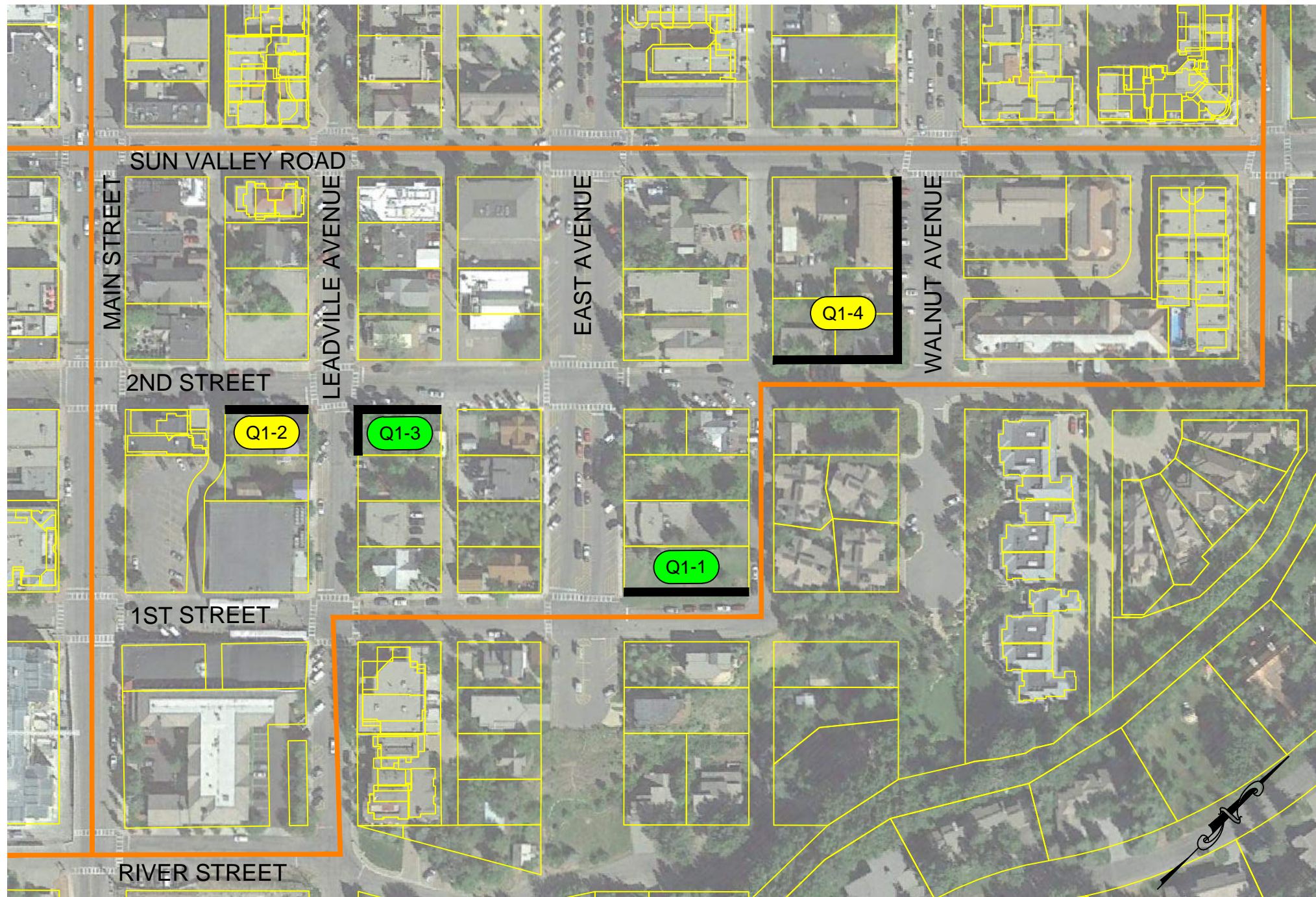
**DRAFT 2027**

Description	Department	Expenditure Category	Status	Projected Cost	Projected Funding Sources					% for Art Eligible	% Growth
					Capital Fund			Donations	Impact Fees (All)		
					Local Option Tax	Current Year Funding*	Prior Year Resources Fund Balance				
1 Starting Fund Balance					\$906,324		-\$7,576,610				
2 FY 2026 End of Year Resources (GF Trans Year End)											
3 Current Year/Planned Use Resources					\$400,000	\$265,000		\$0	\$0		
4 <b>FY 2027</b>											
4 Firefighting EQ (tools)	Fire	Replacement	Proposed	\$14,860	\$14,860	\$0				Yes	
5 PPE (turnout gear)	Fire	Replacement	Proposed	\$31,375	\$31,375	\$0					
6 Radios (portable)	Fire	Replacement	Proposed	\$14,000	\$14,000	\$0				Yes	
7 Medical (city provided)	Fire	Replacement	Proposed	\$4,000	\$4,000	\$0					
8 Rescue (city provided)	Fire	Replacement	Proposed	\$24,800	\$24,800	\$0					
9 Command Vehicle	Fire	Replacement	Proposed	\$150,000							
9 Shop Tools	Fire	Replacement	Proposed	\$2,500	\$2,500	\$0					
10	Fire		Department Total	\$241,535	\$91,535	\$0	\$0	\$0	\$0		
11 Replace Trash Cans (Citywide)	Facilities	Replacement	Proposed	\$10,000		\$10,000					
12 Power Line Undergrounding	Power	Enhancement	Proposed	\$180,000		\$180,000					
13	Facilities/Power		Department Total	\$190,000	\$0	\$190,000	\$0	\$0	\$0		
14 Downtown Core Sidewalk infill	Mobility	R&M	Proposed	\$222,000		\$222,000					20%
15 Sidewalk Curb and Gutter Repairs	Mobility	R&M	Proposed	\$111,111		\$111,111					
16	Mobility		Department Total	\$333,111	\$0	\$333,111	\$0	\$0	\$0		
17 Zamboni	Recreation	Replacement	Proposed	\$60,000		\$60,000					
18	Recreation		Department Total	\$60,000	\$0	\$60,000	\$0	\$0	\$0		
19 Rifle Replacements (18 Units)	Police	Replacement	Proposed	\$18,000	\$18,000						
20 Tasers	Police	Replacement	Proposed	\$7,000	\$7,000						
21 City Share of Record Management System	Police	R&M	Proposed	\$29,883	\$29,883						
22 Vehicle Purchase	Police	Replacement	Proposed	\$60,000	\$60,000						
23	Police		Department Total	\$114,883	\$114,883	\$0	\$0	\$0	\$0		
24 Kenworth 10-Wh T 800 (1992)	Street/Equipment	Replacement	Proposed	\$200,000	\$200,000						20%
25 Bobcat Toolcat (2013)	Street/Equipment	Replacement	Proposed	\$83,900	\$83,900						15%
26 F350 Flatbed (2000)	Street/Equipment	Replacement	Proposed	\$60,000	\$60,000						10%
27	Street/Equipment		Department Total	\$343,900	\$343,900	\$0	\$0	\$0	\$0		
28 IT Upgrades	Technology	Replacement	Proposed	\$65,000		\$65,000					
29	Technology		Department Total	\$65,000	\$0	\$65,000	\$0	\$0	\$0		
30 Sustainability Infrastructure	Sustainability Infrastructure	Enhancement	Proposed	\$50,000		\$50,000					
31	Sustainability Infrastructure		Department Total	\$50,000	\$0	\$50,000	\$0	\$0	\$0		
32 % for Art	% for Art		Proposed	\$0		\$0					
33	% for Art		% for Art Total	\$0	\$0	\$0	\$0	\$0	\$0		
34											
35 <b>2027 Proposed Totals</b>				\$1,398,429	\$206,418	\$698,111	\$0	\$0	\$0		

## Attachment B

**2023 Sidewalk Infill  
ROM Adjusted Estimate**

Task No.	Segment No.	Street Name	2019/2020 Preliminary Cost Estimate	2023 Constructon Escalation (20%)	Total Estimated Cost
1.00	Q1-1	Q1-1, 1st Street from East Ave east to alley, 150 feet, Green	\$53,800	\$10,760	\$64,560
2.00	Q1-2	Q1-2, 2nd Street from Leadville Ave west to Alley, 100 feet, Yellow	\$61,700	\$12,340	\$74,040
3.00	Q1-3	Q1-3, 2nd St from Leadville Ave east to Alley & Leadville Ave from 2nd St south along 180 N Leadville Ave, 155 ft, Green	\$57,000	\$11,400	\$68,400
4.00	Q1-4	Q1-4, 2nd St from Walnut Ave west to Alley & Walnut Ave from 2nd St north to Sun Valley Road, 370 ft, Yellow	\$154,900	\$30,980	\$185,880
4.10	Q1-5	Q1-5, 2nd Street from East Ave east to alley, 75 feet (west of Christina's)	-	-	-
4.11	Q1-6	Q1-5, 2nd Street from alley east to walnut, 150 feet	-	-	-
		<b>Total Cost Quadrant 1</b>	<b>\$327,400</b>	<b>\$65,480</b>	<b>\$392,880</b>
5.00	Q2-1	Q2-1, River St from 2nd Ave east to the Alley & 2nd Ave from River St north along 191 W River St, 260 ft, Yellow	\$146,500	\$29,300	\$175,800
6.00	Q2-2	Q2-2, 1st Street from 2nd Avenue east to the Alley, 150 ft, Yellow	\$63,600	\$12,720	\$76,320
7.00	Q2-3	Q2-3, 1st Street from 1st Avenue west to the Alley, 150 feet, Yellow	\$69,500	\$13,900	\$83,400
8.00	Q2-4	Q2-4, 2nd Street from 2nd Avenue east to the Alley, 150 feet, Green	\$65,400	\$13,080	\$78,480
9.00	Q2-5	Q2-5, 2nd Street from 1st Avenue west to Alley & 1st Avenue north along 211 N 1st Avenue, 205 feet, Yellow	\$76,500	\$15,300	\$91,800
		<b>Total Cost Quadrant 2</b>	<b>\$421,500</b>	<b>\$84,300</b>	<b>\$505,800</b>
10.00	Q3-1	Q3-1, 5th Street from 1st Avenue west to the Alley, 150 ft, Green (Hospice)			
11.00	Q3-2	Q3-2, 1st Ave from 6th St sth to Mid-Blk & 6th St from 1st Ave to Wash Ave & Wash Ave from 6th St sth to Mid-Blk, 440 feet, Red (portion along 1st Ave to be built by proposed development)	\$191,300	\$38,260	\$229,560
12.00	Q3-3	Q3-3, 6th Street from Washington Avenue east to Main Street, 220 feet, Yellow (Lefty's)	\$79,900	\$15,980	\$95,880
13.00	Q3-4	Q3-4, 7th Street from Warm Springs Road west to Alley, 100 feet, Green (Moss)	\$156,300	\$31,260	\$187,560
14.00	Q3-5	Q3-5, 1st Ave from 7th St south to Mid-Block & 7th St from 1st Ave east to Alley, 55 feet, Green (Franz)			
15.00	Q3-6	Q3-6, 1st Avenue from 7th Street north along 111 E 7th Street & 7th Street from 1st Avenue east to Alley, 155 ft, Yellow	\$225,185	\$45,037	\$270,222
16.00	Q3-7	Q3-7, 8th Street from 1st Avenue east to Washington Avenue & Washington Avenue from 8th Street south to 731 N Washington Avenue Frontage, 390 feet, Red (portion constructed by development)	-	-	-
17.00	Q3-8	Q3-8, 7th Street from Warm Springs Road west to Washington Avenue & Washington Avenue from 7th Street north to 760 N Washington Avenue Frontage, 385 feet, Yellow	\$243,000	\$48,600	\$291,600
18.00	Q3-9	Q3-9, Washington Ave from 4th Street to 5th Street, 220 feet, Yellow	-	-	-
		<b>Total Cost Quadrant 3</b>	<b>\$895,685</b>	<b>\$179,137</b>	<b>\$1,074,822</b>
19.00	Q4-1	Q4-1, 5th Street from Walnut Ave west along 580 E 5th Street & Walnut Ave from 5th St south along 580 E 5th St, 190 feet, Yellow	\$102,700	\$20,540	\$123,240
20.00	Q4-2	Q4-2, 5th St from Walnut Ave west along to Alley, 150 feet, Yellow	\$67,900	\$13,580	\$81,480
20.10	Q4-3	Q4-3, 5th St from Alley west to Leadville 150 feet, Yellow	\$160,000	\$32,000	\$192,000
20.20	Q4-4	Q4-4, 4th St from Walnut west to Spruce (repair)	\$163,761		\$163,761
20.30	Q4-5	Q4-5, 4th St Paver Replacement	\$500,000		\$500,000
		<b>Total Cost Quadrant 4</b>	<b>\$994,361</b>	<b>\$66,120</b>	<b>\$1,060,481</b>
20.40	WS	WS, Warm Springs Bike Path to Broadway Blvd	-	-	-
		<b>Total Cost Warm Springs</b>			<b>\$0</b>
		<b>TOTAL COSTS</b>	<b>\$2,638,946</b>	<b>\$395,037</b>	<b>\$3,033,983</b>



# QUADRANT 1

## LEGEND





Quadrant 1				
	<i>Galena Designation</i>	<i>R.O.W. Width</i>	<i>Lineal Footage</i>	<i>Approx. Construction Cost</i>
1	Green	1st St. (60' ROW)	150	\$ 41,250.00
2	Yellow	2nd St. (60' ROW)	100	\$ 35,750.00
3	Green	2nd St. (60' ROW) Leadville Ave. (60' ROW)	155	\$ 42,625.00
4	Yellow	2nd St. (60' ROW) Walnut Ave. (80' ROW)	370	\$ 132,275.00

**Project Introduction**

The Ketchum URA initiated a sidewalk feasibility study by Galena Engineering in the Spring of 2018. The Ketchum downtown core was divided into four quadrants; 1- Southwest, 2- Southeast, 3- Northwest, 4- Northeast. Locations were observed in their current condition by Galena Engineering and classified as Green (easiest to construct), Yellow (moderately difficult to construct), Red (most difficult to construct).

**Site Summary**

*Location:* 1st Street from East Avenue east to Alley  
*R.O.W. Width:* 60'  
*Required Improvements:* 5' Sidewalk, 2' Curb and Gutter, 10' Parallel Parking  
*Total Lineal Footage:* 150

**Galena Classification:**

**Green**

**Observations**

*Existing Curb* None- may be able to construct sidewalk only (no curb and gutter)  
*Anticipated Grading Issues* None  
*Encroachments* None  
*Utility Relocation* None

**Approx. Construction Cost:** \$ 41,250.00 (\$250/LF + Approx. 10% Design Fee)



QUADRANT 1

LEGEND  
 GALENA CLASSIFICATION Green Yellow Red

Quadrant Map

**Photos**



1st Street at East Avenue Facing East



1st Street Facing West

Project:	Ketchum URA Sidewalk Feasibility Study
Job No:	7535
By:	SKS
Date:	14-May-18

Quadrant 1  
 Site 1

**Galena Engineering, Inc.**  
 civil engineering & land surveyors

**Project Introduction**

The Ketchum URA initiated a sidewalk feasibility study by Galena Engineering in the Spring of 2018. The Ketchum downtown core was divided into four quadrants; 1- Southwest, 2- Southeast, 3- Northwest, 4- Northeast. Locations were observed in their current condition by Galena Engineering and classified as Green (easiest to construct), Yellow (moderately difficult to construct), Red (most difficult to construct).

**Site Summary**

*Location:* 2nd Street from Leadville Avenue west to Alley  
*R.O.W. Width:* 60'  
*Required Improvements:* 5' Sidewalk, 2' Curb and Gutter, 10' Parallel Parking  
*Total Lineal Footage:* 100

**Galena Classification:** Yellow

**Observations**

*Existing Curb* Yes  
*Anticipated Grading Issues* None  
*Encroachments* Minor Fence Encroachment  
*Utility Relocation* Fire Hyrant Relocation

**Approx. Construction Cost:** \$ 35,750.00 (\$325/LF + Approx. 10% Design Fee)



QUADRANT 1

LEGEND  
 GALENA CLASSIFICATION Green Yellow Red

Quadrant Map

**Photos**



Leadville Avenue at 2nd Street Facing West



Leadville Avenue Facing West

Project:	Ketchum URA Sidewalk Feasibility Study
Job No:	7535
By:	SKS
Date:	14-May-18

Quadrant 1  
 Site 2

Galena Engineering, Inc.  
 civil engineering & land surveyors

**Project Introduction**

The Ketchum URA initiated a sidewalk feasibility study by Galena Engineering in the Spring of 2018. The Ketchum downtown core was divided into four quadrants; 1- Southwest, 2- Southeast, 3- Northwest, 4- Northeast. Locations were observed in their current condition by Galena Engineering and classified as Green (easiest to construct), Yellow (moderately difficult to construct), Red (most difficult to construct).

**Site Summary**

*Location:* 2nd Street from Leadville Avenue east to Alley & Leadville Avenue from 2nd Street south along 180 N Leadville Avenue  
*R.O.W. Width:* 60' (2nd Street); 60' (Leadville Avenue)  
*Required Improvements:* 5' Sidewalk, 2' Curb and Gutter, 10' Parallel Parking  
*Total Lineal Footage:* 155

**Galena Classification:** Green

**Observations**

*Existing Curb* Wood Railroad Tie Existing- New Concrete Curb Required  
*Anticipated Grading Issues* None  
*Encroachments* None  
*Utility Relocation* None

**Approx. Construction Cost:** \$ 42,625.00 (\$250/LF + Approx. 10% Design Fee)



QUADRANT 1

LEGEND  
 GALENA CLASSIFICATION Green Yellow Red

Quadrant Map

**Photos**



2nd Street at Leadville Avenue Facing East



Leadville Avenue at 2nd Street Facing South

Project:	Ketchum URA Sidewalk Feasibility Study
Job No:	7535
By:	SKS
Date:	14-May-18

Quadrant 1  
 Site 3

Galena Engineering, Inc.  
 civil engineering & land surveyors

**Project Introduction**

The Ketchum URA initiated a sidewalk feasibility study by Galena Engineering in the Spring of 2018. The Ketchum downtown core was divided into four quadrants; 1- Southwest, 2- Southeast, 3- Northwest, 4- Northeast. Locations were observed in their current condition by Galena Engineering and classified as Green (easiest to construct), Yellow (moderately difficult to construct), Red (most difficult to construct).

**Site Summary**

**Location:** 2nd Street from Walnut Avenue west to Alley & Walnut Avenue from 2nd Street north to Sun Valley Road  
**R.O.W. Width:** 60' (2nd Street); 80' (Walnut Avenue)  
 60' ROW: 5' Sidewalk, 2' Curb and Gutter, 10' Parallel Parking  
**Required Improvements:** 80' ROW: 8' Sidewalk, 2' Curb and Gutter, 17' 30° Angled Parking  
**Total Lineal Footage:** 370

**Galena Classification:**

**Yellow**

**Observations**

**Existing Curb:** None  
**Anticipated Grading Issues:** None  
**Encroachments:** Large deciduous tree, fence  
**Utility Relocation:** None

**Approx. Construction Cost:** \$ 132,275.00 (\$325/LF + Approx. 10% Design Fee)



QUADRANT 1

LEGEND  
 GALENA CLASSIFICATION ● ● ●

Quadrant Map

**Photos**



2nd Street from Alley Facing East



2nd Street from Walnut Avenue Facing West



Walnut Avenue from 2nd Street Facing North

Project:	Ketchum URA Sidewalk Feasibility Study
Job No:	7535
By:	SKS
Date:	14-May-18

Quadrant 1  
 Site 4

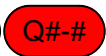
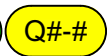
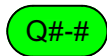
**Galena Engineering, Inc.**  
 civil engineering & land surveyors



# QUADRANT 2

## LEGEND

GALENA CLASSIFICATION



Quadrant 2				
	<i>Galena Designation</i>	<i>R.O.W. Width</i>	<i>Lineal Footage</i>	<i>Approx. Construction Cost</i>
1	Yellow	River St. (80' ROW) 2nd Ave. (80' ROW)	260	\$ 92,950.00
2	Yellow	1st St. (60' ROW)	150	\$ 53,625.00
3	Yellow	1st St. (60' ROW)	150	\$ 53,625.00
4	Green	2nd St. (60' ROW)	150	\$ 41,250.00
5	Yellow	2nd St. (60' ROW) 1st Ave. (100' ROW)	205	\$ 73,287.50

**Project Introduction**

The Ketchum URA initiated a sidewalk feasibility study by Galena Engineering in the Spring of 2018. The Ketchum downtown core was divided into four quadrants; 1- Southwest, 2- Southeast, 3- Northwest, 4- Northeast. Locations were observed in their current condition by Galena Engineering and classified as Green (easiest to construct), Yellow (moderately difficult to construct), Red (most difficult to construct).

**Site Summary**

*Location:* River Street from 2nd Avenue east to the Alley & 2nd Avenue from River Street north along 191 W River Street  
*R.O.W. Width:* 80' (River Street); 80' (2nd Avenue)  
*Required Improvements:* 8' Sidewalk, 2' Curb and Gutter, 17' 30° Angled Parking  
*Total Lineal Footage:* 260

**Galena Classification:**

Yellow

**Observations**

*Existing Curb* None  
*Anticipated Grading Issues* Minor Grading Issues- may require retaining walls  
*Encroachments* Minor Landscape Encroachments  
*Utility Relocation* Hydrant may need to be relocated

**Approx. Construction Cost:** \$ 92,950.00 (\$325/LF + Approx. 10% Design Fee)



QUADRANT 2

LEGEND  
 GALENA CLASSIFICATION Q#-# Q#-# Q#-#

Quadrant Map

**Photos**



2nd Avenue in Front of 191 W River Street Facing South



2nd Avenue at River Street Facing East



2nd Avenue at Alley Facing West

Project:	Ketchum URA Sidewalk Feasibility Study
Job No:	7535
By:	SKS
Date:	14-May-18

Quadrant 2  
 Site 1

Galena Engineering, Inc.  
 civil engineering & land surveyors



**Project Introduction**

The Ketchum URA initiated a sidewalk feasibility study by Galena Engineering in the Spring of 2018. The Ketchum downtown core was divided into four quadrants; 1- Southwest, 2- Southeast, 3- Northwest, 4- Northeast. Locations were observed in their current condition by Galena Engineering and classified as Green (easiest to construct), Yellow (moderately difficult to construct), Red (most difficult to construct).

**Site Summary**

*Location:* 1st Street from 2nd Avenue east to the Alley  
*R.O.W. Width:* 60'  
*Required Improvements:* 5' Sidewalk, 2' Curb and Gutter, 10' Parallel Parking  
*Total Lineal Footage:* 150

**Galena Classification:** Yellow

**Observations**

*Existing Curb* Wood Curb, would need to install concrete curb and gutter  
*Anticipated Grading Issues* None  
*Encroachments* Potential large conifer, large deciduous vegetation encroachments  
*Utility Relocation* Hydrant, power pole require relocation

**Approx. Construction Cost:** \$ 53,625.00 (\$325/LF + Approx. 10% Design Fee)



QUADRANT 2

LEGEND  
 GALENA CLASSIFICATION Q#-# Q#-# Q#-#

Quadrant Map

**Photos**



1st Street at Alley Facing West



1st Street Mid-Block Facing North



1st Street at 2nd Avenue Facing East

Project:	Ketchum URA Sidewalk Feasibility Study
Job No:	7535
By:	SKS
Date:	14-May-18

Quadrant 2  
 Site 2

Galena Engineering, Inc.  
 civil engineering & land surveyors

**Project Introduction**

The Ketchum URA initiated a sidewalk feasibility study by Galena Engineering in the Spring of 2018. The Ketchum downtown core was divided into four quadrants; 1- Southwest, 2- Southeast, 3- Northwest, 4- Northeast. Locations were observed in their current condition by Galena Engineering and classified as Green (easiest to construct), Yellow (moderately difficult to construct), Red (most difficult to construct).

**Site Summary**

*Location:* 1st Street from 1st Avenue west to the Alley  
*R.O.W. Width:* 60'  
*Required Improvements:* 5' Sidewalk, 2' Curb and Gutter, 10' Parallel Parking  
*Total Lineal Footage:* 150

**Galena Classification:** Yellow

**Observations**

*Existing Curb* Wood Curb, would need to install concrete curb and gutter  
*Anticipated Grading Issues* Minor grading to match garage finish floor elevation  
*Encroachments* Potential large conifer, large deciduous vegetation encroachments  
*Utility Relocation* Hydrant, power pole require relocation

**Approx. Construction Cost:** \$ 53,625.00 (\$325/LF + Approx. 10% Design Fee)

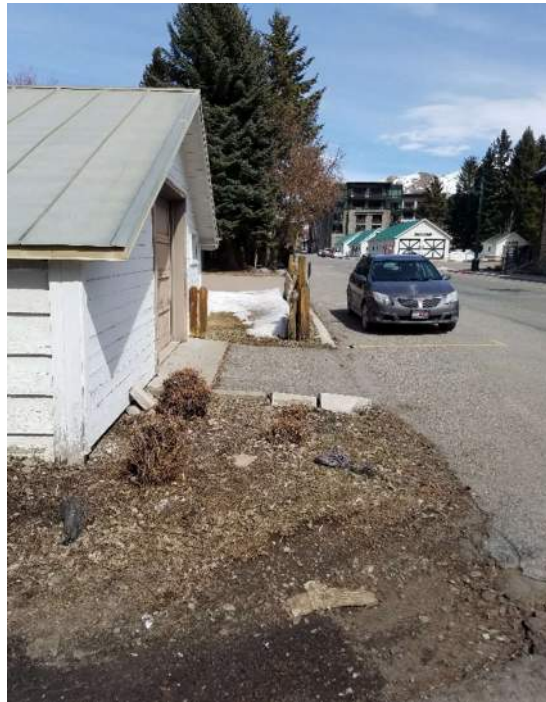


QUADRANT 2

LEGEND  
 GALENA CLASSIFICATION Q2-# Q2-# Q2-#

Quadrant Map

**Photos**



1st Street at Alley Facing East



1st Street Mid-Block Facing East



1st Street at 1st Avenue Facing West

Project:	Ketchum URA Sidewalk Feasibility Study
Job No:	7535
By:	SKS
Date:	14-May-18

Quadrant 2  
 Site 3

Galena Engineering, Inc.  
 civil engineering & land surveyors

**Project Introduction**

The Ketchum URA initiated a sidewalk feasibility study by Galena Engineering in the Spring of 2018. The Ketchum downtown core was divided into four quadrants; 1- Southwest, 2- Southeast, 3- Northwest, 4- Northeast. Locations were observed in their current condition by Galena Engineering and classified as Green (easiest to construct), Yellow (moderately difficult to construct), Red (most difficult to construct).

**Site Summary**

*Location:* 2nd Street from 2nd Avenue east to the Alley  
*R.O.W. Width:* 60'  
*Required Improvements:* 5' Sidewalk, 2' Curb and Gutter, 10' Parallel Parking  
*Total Lineal Footage:* 150

**Galena Classification:** Green

**Observations**

*Existing Curb* None  
*Anticipated Grading Issues* None  
*Encroachments* None  
*Utility Relocation* None

**Approx. Construction Cost:** \$ 41,250.00 (\$250/LF + Approx. 10% Design Fee)



QUADRANT 2

LEGEND  
 GALENA CLASSIFICATION Q#-# C#-#

Quadrant Map

**Photos**



2nd Street at 2nd Avenue Facing East



2nd Street Mid-Block Facing South



2nd Street at Alley Facing West

Project:	Ketchum URA Sidewalk Feasibility Study
Job No:	7535
By:	SKS
Date:	14-May-18

Quadrant 2  
 Site 4

Galena Engineering, Inc.  
 civil engineering & land surveyors

**Project Introduction**

The Ketchum URA initiated a sidewalk feasibility study by Galena Engineering in the Spring of 2018. The Ketchum downtown core was divided into four quadrants; 1- Southwest, 2- Southeast, 3- Northwest, 4- Northeast. Locations were observed in their current condition by Galena Engineering and classified as Green (easiest to construct), Yellow (moderately difficult to construct), Red (most difficult to construct).

**Site Summary**

**Location:** 2nd Street from 1st Avenue west to Alley & 1st Avenue north along 211 N 1st Avenue  
**R.O.W. Width:** 60' (2nd Street); 100' (1st Avenue)  
 60' ROW: 5' Sidewalk, 2' Curb and Gutter, 10' Parallel Parking  
**Required Improvements:** 100' ROW: 8' Sidewalk, 2' Curb and Gutter, 22' 60° Angled Parking  
**Total Lineal Footage:** 205

**Galena Classification:**

**Yellow**

**Observations**

**Existing Curb:** None  
**Anticipated Grading Issues:** Minor grading to match 1st Avenue carport finish floor elevation  
**Encroachments:** Large conifers, deciduous trees  
**Utility Relocation:** Potential power box relocation

**Approx. Construction Cost:** \$ 73,287.50 (\$325/LF + Approx. 10% Design Fee)



QUADRANT 2

LEGEND  
 GALENA CLASSIFICATION Green Yellow Red

Quadrant Map

**Photos**



2nd Street at Alley Facing East



Utilities at Alley and 2nd Street

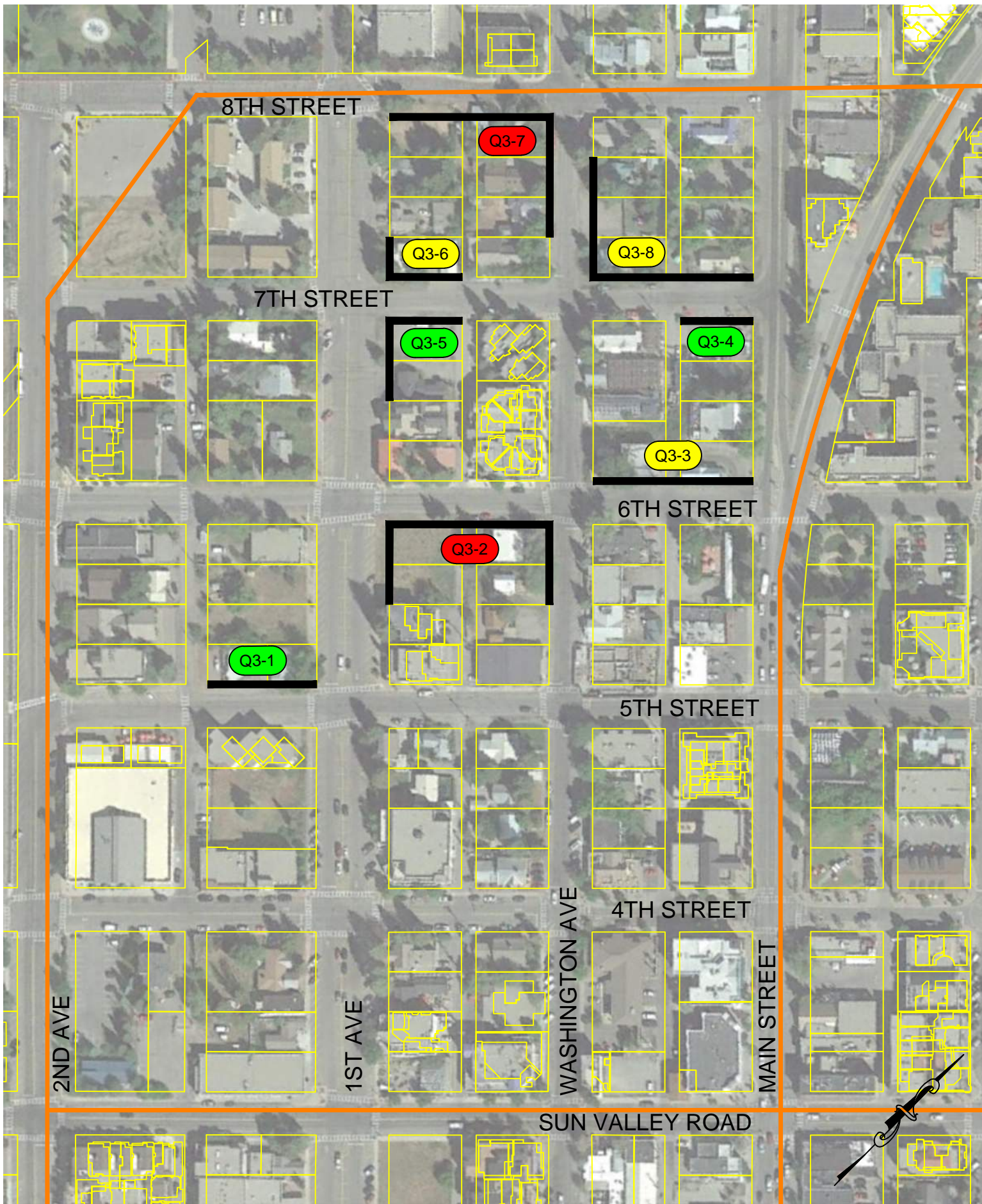


1st Avenue in Front of 211 N 1st Avenue Facing South

Project:	Ketchum URA Sidewalk Feasibility Study
Job No:	7535
By:	SKS
Date:	14-May-18

Quadrant 2  
 Site 5

Galena Engineering, Inc.  
 civil engineering & land surveyors



# QUADRANT 3

## LEGEND

GALENA CLASSIFICATION Q#-# Q#-# Q#-#

Quadrant 3				
	<i>Galena Designation</i>	<i>R.O.W. Width</i>	<i>Lineal Footage</i>	<i>Approx. Construction Cost</i>
1	Green	5th St. (60' ROW)	150	\$ 41,250.00
2	Red	1st Ave. (100' ROW) 6th St. (60' ROW) Washington Ave. (60' ROW)	440	\$ 242,000.00
3	Yellow	6th St. (60' ROW)	220	\$ 78,650.00
4	Green	7th St. (60' ROW)	100	\$ 27,500.00
5	Green	7th St. (60' ROW) 1st Ave. (100' ROW)	210	\$ 57,750.00
6	Yellow	7th St. (60' ROW) 1st Ave. (100' ROW)	155	\$ 55,412.50
7	Red	8th St. (60' ROW) Washington Ave. (60' ROW)	390	\$ 214,500.00
8	Yellow	7th St. (60' ROW) Washington Ave. (60' ROW)	385	\$ 137,637.50

**Project Introduction**

The Ketchum URA initiated a sidewalk feasibility study by Galena Engineering in the Spring of 2018. The Ketchum downtown core was divided into four quadrants; 1- Southwest, 2- Southeast, 3- Northwest, 4- Northeast. Locations were observed in their current condition by Galena Engineering and classified as Green (easiest to construct), Yellow (moderately difficult to construct), Red (most difficult to construct).

**Site Summary**

*Location:* 5th Street from 1st Avenue west to the Alley  
*R.O.W. Width:* 60'  
*Required Improvements:* 5' Sidewalk, 2' Curb and Gutter, 10' Parallel Parking  
*Total Lineal Footage:* 150

**Galena Classification:** Green

**Observations**

*Existing Curb:* None  
*Anticipated Grading Issues:* None  
*Encroachments:* None  
*Utility Relocation:* Street light may need to be relocated

**Approx. Construction Cost:** \$ 41,250.00 (\$250/LF + Approx. 10% Design Fee)



QUADRANT 3

Quadrant Map

**Photos**



5th Street from Alley Facing East



5th Street from Mid-Block Facing North



5th Street from 1st Avenue Facing East

Project:	Ketchum URA Sidewalk Feasibility Study
Job No:	7535
By:	SKS
Date:	14-May-18

Quadrant 3  
Site 1

Galena Engineering, Inc.  
civil engineering & land surveyors

**Project Introduction**

The Ketchum URA initiated a sidewalk feasibility study by Galena Engineering in the Spring of 2018. The Ketchum downtown core was divided into four quadrants; 1- Southwest, 2- Southeast, 3- Northwest, 4- Northeast. Locations were observed in their current condition by Galena Engineering and classified as Green (easiest to construct), Yellow (moderately difficult to construct), Red (most difficult to construct).

**Site Summary**

**Location:** 1st Avenue from 6th Street south to Mid-Block & 6th Street from 1st Avenue to Washington Avenue & Washington Avenue from 6th Street south to Mid-Block  
**R.O.W. Width:** 100' (1st Avenue); 60' (6th Street); 60' (Washington Avenue)  
 60' ROW: 5' Sidewalk, 2' Curb and Gutter, 10' Parallel Parking  
**Required Improvements:** 100' ROW: 8' Sidewalk, 2' Curb and Gutter, 22' 60° Angled Parking  
**Total Lineal Footage:** 440

**Galena Classification:**

Red

**Observations**

**Existing Curb:** None  
**Anticipated Grading Issues:** Retainage will be required on 6th Street and Washington Avenue  
**Encroachments:** Car port structure encroaching; medium conifers may need to be removed  
**Utility Relocation:** Hydrant may need to be relocated



QUADRANT 3

Quadrant Map

**Approx. Construction Cost:** \$ 242,000.00 (\$500/LF + Approx. 10% Design Fee)

**Photos**



1st Avenue from 6th Street Facing South



6th Street from 1st Avenue Facing East



6th Street from Mid-Block Facing East



6th Street from Washington Avenue Facing West



Washington Avenue from 6th Street Facing South

Project:	Ketchum URA Sidewalk Feasibility Study
Job No:	7535
By:	SKS
Date:	14-May-18

Quadrant 3  
Site 2

Galena Engineering, Inc.  
civil engineering & land surveyors



**Project Introduction**

The Ketchum URA initiated a sidewalk feasibility study by Galena Engineering in the Spring of 2018. The Ketchum downtown core was divided into four quadrants; 1- Southwest, 2- Southeast, 3- Northwest, 4- Northeast. Locations were observed in their current condition by Galena Engineering and classified as Green (easiest to construct), Yellow (moderately difficult to construct), Red (most difficult to construct).

**Site Summary**

*Location:* 6th Street from Washington Avenue east to Main Street  
*R.O.W. Width:* 60'  
*Required Improvements:* 5' Sidewalk, 2' Curb and Gutter, 10' Parallel Parking  
*Total Lineal Footage:* 220

**Galena Classification:**

**Yellow**

**Observations**

*Existing Curb* None  
*Anticipated Grading Issues* Retainage will be required at the corner of 6th Street and Washington Avenue; building threshold elevation may result in challenges  
*Encroachments* Minor landscaping  
*Utility Relocation* Power pole and transformer mid-block may cause clearance issues

**Approx. Construction Cost:** \$ 78,650.00 (\$325/LF + Approx. 10% Design Fee)



QUADRANT 3

LEGEND  
 GALENA CLASSIFICATION: Green Yellow Red

**Quadrant Map**

**Photos**



Northeast corner of 6th Street and Washington Avenue



6th Street from Washington Avenue Facing East



6th Street from Mid-Block Facing East



6th Street from Mid-Block Facing West



Northwest Corner of 6th Street and Main Street Facing East

Project:	Ketchum URA Sidewalk Feasibility Study
Job No:	7535
By:	SKS
Date:	14-May-18

**Quadrant 3  
 Site 3**

**Galena Engineering, Inc.**  
 civil engineering & land surveyors

**Project Introduction**

The Ketchum URA initiated a sidewalk feasibility study by Galena Engineering in the Spring of 2018. The Ketchum downtown core was divided into four quadrants; 1- Southwest, 2- Southeast, 3- Northwest, 4- Northeast. Locations were observed in their current condition by Galena Engineering and classified as Green (easiest to construct), Yellow (moderately difficult to construct), Red (most difficult to construct).

**Site Summary**

*Location:* 7th Street from Warm Springs Road west to Alley  
*R.O.W. Width:* 60'  
*Required Improvements:* 5' Sidewalk, 2' Curb and Gutter, 10' Parallel Parking  
*Total Lineal Footage:* 100

**Galena Classification:** Green

**Observations**

*Existing Curb:* None  
*Anticipated Grading Issues:* Minor grading challenges near Warm Springs intersection  
*Encroachments:* None  
*Utility Relocation:* None

**Approx. Construction Cost:** \$ 27,500.00 (\$250/LF + Approx. 10% Design Fee)



QUADRANT 3

LEGEND  
 GALENA CLASSIFICATION: Green, Yellow, Red

**Quadrant Map**

**Photos**



7th Street from Alley Facing East



7th Street Mid-Block Facing East

Project:	Ketchum URA Sidewalk Feasibility Study
Job No:	7535
By:	SKS
Date:	14-May-18

Quadrant 3  
 Site 4

**Galena Engineering, Inc.**  
 civil engineering & land surveyors

**Project Introduction**

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**Site Summary**

*Location:* 1st Avenue from 7th Street south to Mid-Block & 7th Street from 1st Avenue east to Alley  
*R.O.W. Width:* 100' (1st Avenue); 60' (7th Street)  
 60' ROW: 5' Sidewalk, 2' Curb and Gutter, 10' Parallel Parking  
*Required Improvements:* 100' ROW: 8' Sidewalk, 2' Curb and Gutter, 22' 60° Angled Parking  
*Total Linear Footage:* 210

**Galena Classification:**

**Green**

**Observations**

*Existing Curb* None  
*Anticipated Grading Issues* None  
*Encroachments* None  
*Utility Relocation* None

**Approx. Construction Cost:** \$ 57,750.00 (\$250/LF + Approx. 10% Design Fee)



QUADRANT 3

Quadrant Map

**Photos**



7th Street from Alley Facing East



1st Avenue from 7th Street Facing South

Project:	Ketchum URA Sidewalk Feasibility Study
Job No:	7535
By:	SKS
Date:	14-May-18

Quadrant 3  
Site 5

**Galena Engineering, Inc.**  
civil engineering & land surveyors

**Project Introduction**

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**Site Summary**

*Location:* 1st Avenue from 7th Street north along 111 E 7th Street & 7th Street from 1st Avenue east to Alley  
*R.O.W. Width:* 100' (1st Avenue); 60' (7th Street)  
 60' ROW: 5' Sidewalk, 2' Curb and Gutter, 10' Parallel Parking  
*Required Improvements:* 100' ROW: 8' Sidewalk, 2' Curb and Gutter, 22' 60° Angled Parking  
*Total Lineal Footage:* 155

**Galena Classification:**

**Yellow**

**Observations**

*Existing Curb* None  
*Anticipated Grading Issues* Paver driveway may pose grading challenges  
*Encroachments* None  
*Utility Relocation* Hydrant may need to be relocated

**Approx. Construction Cost:** \$ 55,412.50 (\$325/LF + Approx. 10% Design Fee)



QUADRANT 3

LEGEND  
 GALENA CLASSIFICATION Green Yellow Red

**Quadrant Map**

**Photos**



1st Avenue from 111 E 7th Street Facing South



7th Street from 1st Avenue Facing East



7th Street from 1st Avenue Facing East

Project:	Ketchum URA Sidewalk Feasibility Study
Job No:	7535
By:	SKS
Date:	14-May-18

**Quadrant 3  
 Site 6**

**Galena Engineering, Inc.**  
 civil engineering & land surveyors

**Project Introduction**

The Ketchum URA initiated a sidewalk feasibility study by Galena Engineering in the Spring of 2018. The Ketchum downtown core was divided into four quadrants; 1- Southwest, 2- Southeast, 3- Northwest, 4- Northeast. Locations were observed in their current condition by Galena Engineering and classified as Green (easiest to construct), Yellow (moderately difficult to construct), Red (most difficult to construct).

**Site Summary**

**Location:** 8th Street from 1st Avenue east to Washington Avenue & Washington Avenue from 8th Street south to 731 N Washington Avenue Frontage.  
**R.O.W. Width:** 60' (8th Street); 60' (Washington Avenue)  
**Required Improvements:** 5' Sidewalk, 2' Curb and Gutter, 10' Parallel Parking  
**Total Lineal Footage:** 390

**Galena Classification:** Red

**Observations**

**Existing Curb:** None  
**Anticipated Grading Issues:** Major grading challenges will require retaining wall for a large portion of 8th Street sidewalk, and a portion of Washington Avenue  
**Encroachments:** None  
**Utility Relocation:** Hydrant may need to be relocated

**Approx. Construction Cost:** \$ 214,500.00 (\$500/LF + Approx. 10% Design Fee)



QUADRANT 3

LEGEND  
 GALENA CLASSIFICATION Green Yellow Red

Quadrant Map

**Photos**



Washington Avenue from Mid-Block Facing North



8th Street from Washington Avenue Facing West



8th Street from Mid-Block Facing West- Carport Encroachment



8th Street from Mid-Block Facing West- Major Grading Issues



Southeast Intersection of 8th Street and 1st Avenue

Project:	Ketchum URA Sidewalk Feasibility Study
Job No:	7535
By:	SKS
Date:	14-May-18

Quadrant 3  
 Site 7

Galena Engineering, Inc.  
 civil engineering & land surveyors

**Project Introduction**

The Ketchum URA initiated a sidewalk feasibility study by Galena Engineering in the Spring of 2018. The Ketchum downtown core was divided into four quadrants; 1- Southwest, 2- Southeast, 3- Northwest, 4- Northeast. Locations were observed in their current condition by Galena Engineering and classified as Green (easiest to construct), Yellow (moderately difficult to construct), Red (most difficult to construct).

**Site Summary**

**Location:** 7th Street from Warm Springs Road west to Washington Avenue & Washington Avenue from 7th Street north to 760 N Washington Avenue Frontage  
**R.O.W. Width:** 60' (7th Street); 60' (Washington Avenue)  
**Required Improvements:** 5' Sidewalk, 2' Curb and Gutter, 10' Parallel Parking  
**Total Lineal Footage:** 385

**Galena Classification:** Yellow

**Observations**

**Existing Curb:** None  
**Anticipated Grading Issues:** Minor grading challenges near Warm Springs intersection  
**Encroachments:** Large trees may need to be removed  
**Utility Relocation:** None

**Approx. Construction Cost:** \$ 137,637.50 (\$325/LF + Approx. 10% Design Fee)



QUADRANT 3

LEGEND  
 GALENA CLASSIFICATION Green Yellow Red

Quadrant Map

**Photos**



7th Street from Warm Springs Road Facing West



7th Street from Mid-Block Facing West



Washington Avenue from 7th Street Facing North

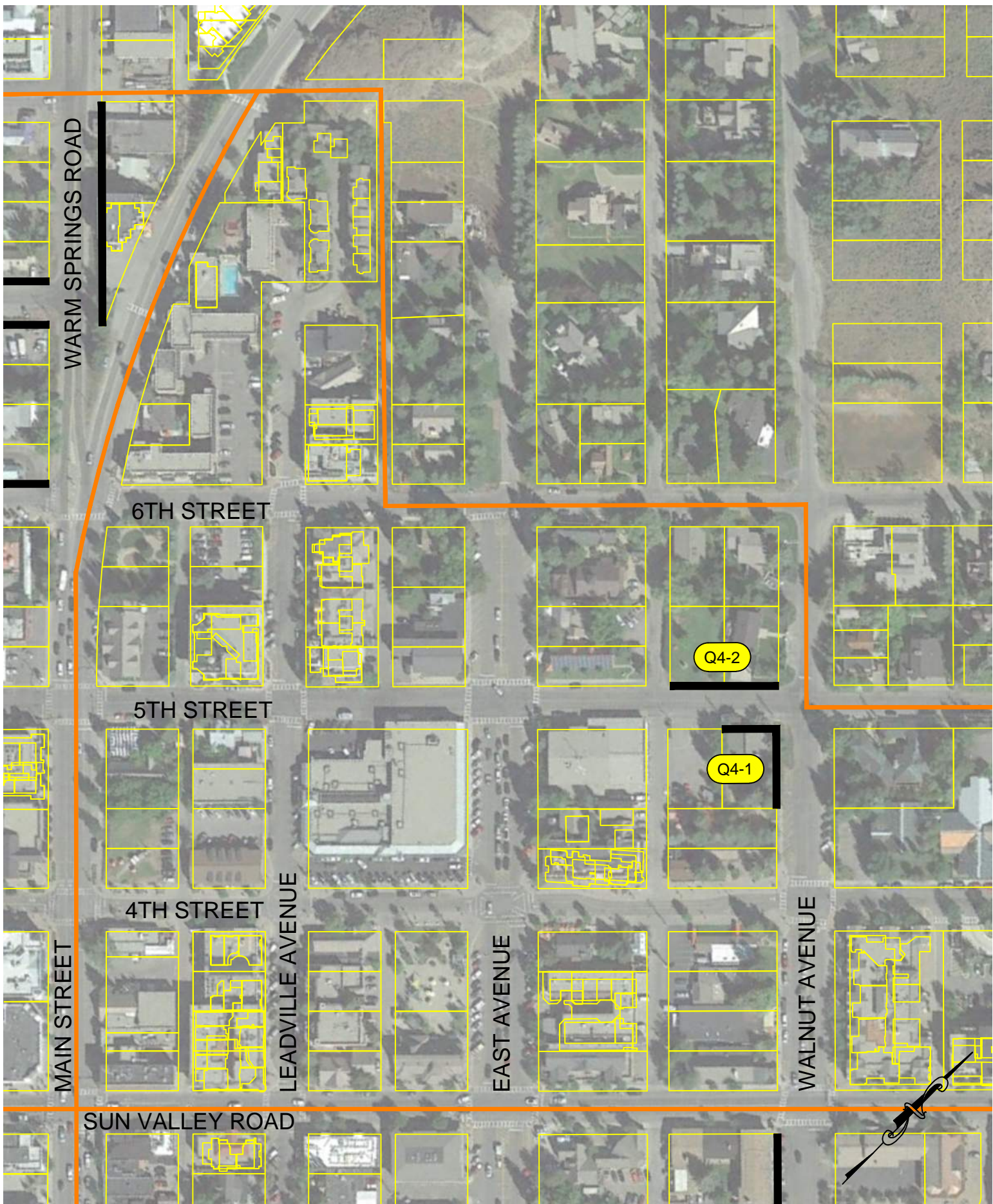


Washington Avenue from Mid-Block Facing North

Project:	Ketchum URA Sidewalk Feasibility Study
Job No:	7535
By:	SKS
Date:	14-May-18

Quadrant 3  
 Site 8

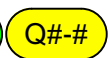
Galena Engineering, Inc.  
 civil engineering & land surveyors



# QUADRANT 4

## LEGEND

GALENA CLASSIFICATION



Quadrant 4				
	<i>Galena Designation</i>	<i>R.O.W. Width</i>	<i>Lineal Footage</i>	<i>Approx. Construction Cost</i>
1	Yellow	5th St. (60' ROW) Walnut Ave. (80' ROW)	190	\$ 67,925.00
2	Yellow	6th St. (60' ROW)	150	\$ 53,625.00



**Project Introduction**

The Ketchum URA initiated a sidewalk feasibility study by Galena Engineering in the Spring of 2018. The Ketchum downtown core was divided into four quadrants; 1- Southwest, 2- Southeast, 3- Northwest, 4- Northeast. Locations were observed in their current condition by Galena Engineering and classified as Green (easiest to construct), Yellow (moderately difficult to construct), Red (most difficult to construct).

**Site Summary**

*Location:* 5th Street from Walnut Avenue west along 580 E 5th Street & Walnut Avenue from 5th Street south along 580 E 5th Street  
*R.O.W. Width:* 60' (5th Street); 80' (Walnut Avenue)  
*Required Improvements:* 5' Sidewalk, 2' Curb and Gutter, 10' Parallel Parking  
*Total Lineal Footage:* 190

**Galena Classification:**

**Yellow**

**Observations**

*Existing Curb:* None  
*Anticipated Grading Issues:* None  
*Encroachments:* None  
*Utility Relocation:* Power Pole may require relocation

**Approx. Construction Cost:** \$ 67,925.00 (\$325/LF + Approx. 10% Design Fee)



QUADRANT 4

LEGEND  
 GALENA CLASSIFICATION Green Yellow Red

Quadrant Map

**Photos**



Walnut Avenue from 5th Street Facing South



5th Street from Walnut Avenue Facing West



5th Street from Alley Facing East

Project:	Ketchum URA Sidewalk Feasibility Study
Job No:	7535
By:	SKS
Date:	14-May-18

Quadrant 4  
 Site 1

Galena Engineering, Inc.  
 civil engineering & land surveyors

**Project Introduction**

The Ketchum URA initiated a sidewalk feasibility study by Galena Engineering in the Spring of 2018. The Ketchum downtown core was divided into four quadrants; 1- Southwest, 2- Southeast, 3- Northwest, 4- Northeast. Locations were observed in their current condition by Galena Engineering and classified as Green (easiest to construct), Yellow (moderately difficult to construct), Red (most difficult to construct).

**Site Summary**

*Location:* 5th Street from Walnut Aveune west along to Alley  
*R.O.W. Width:* 60'  
*Required Improvements:* 5' Sidewalk, 2' Curb and Gutter, 10' Parallel Parking  
*Total Lineal Footage:* 150

**Galena Classification:** Yellow

**Observations**

*Existing Curb* None  
*Anticipated Grading Issues* Minor potential grading issues near Walnut Avenue intersection  
*Encroachments* None  
*Utility Relocation* Street light may need to be relocated

**Approx. Construction Cost:** \$ 53,625.00 (\$325/LF + Approx. 10% Design Fee)



Quadrant Map

**Photos**



5th Street from Alley Facing East



5th Street from Mid-Block Facing East



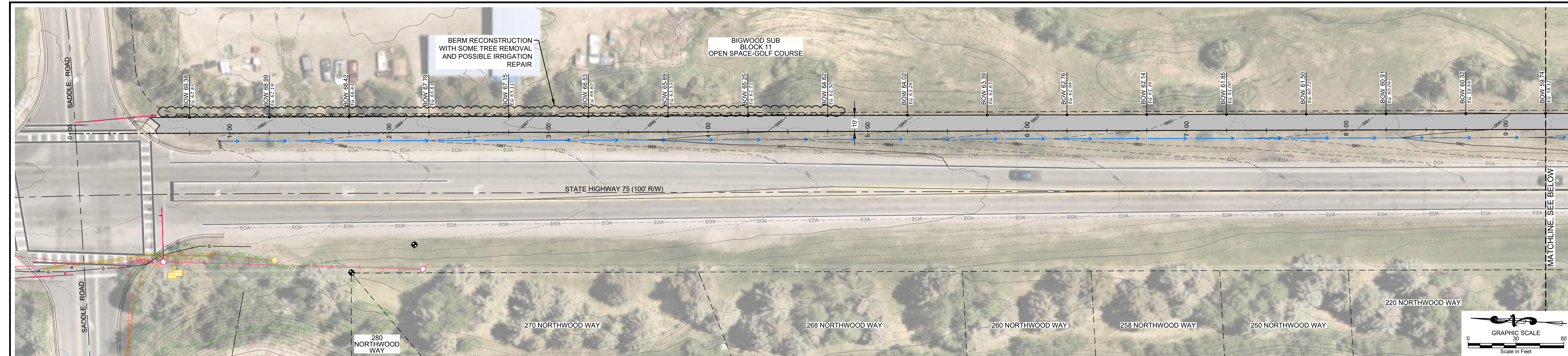
5th Street from Walnut Avenue Facing West

Project:	Ketchum URA Sidewalk Feasibility Study
Job No:	7535
By:	SKS
Date:	14-May-18

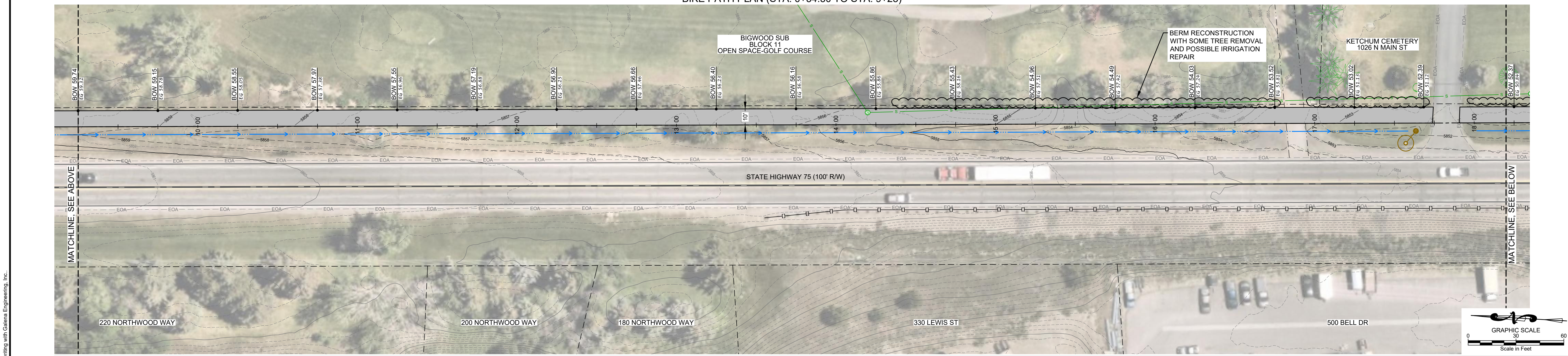
Quadrant 4  
Site 2

Galena Engineering, Inc.  
civil engineering & land surveyors

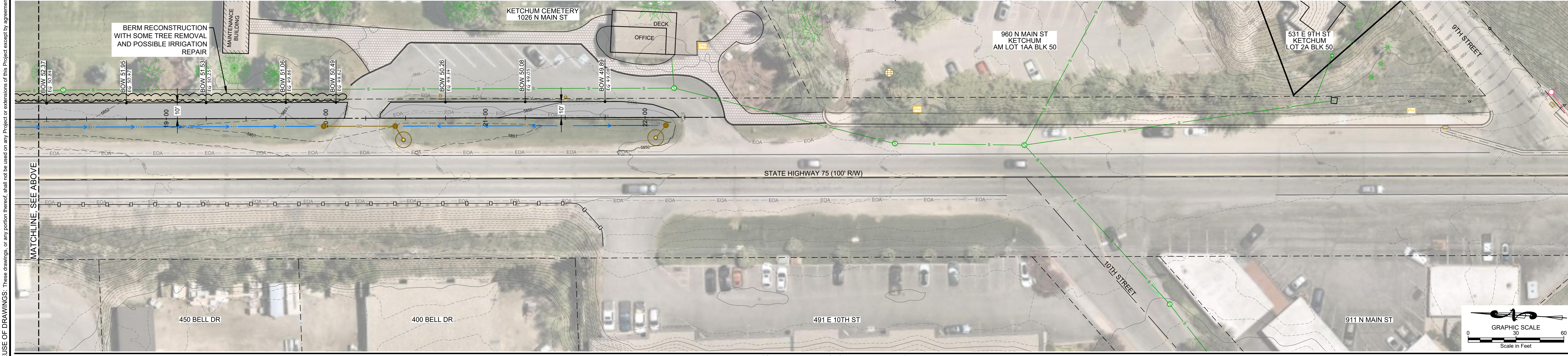
## Attachment C



BIKE PATH PLAN (STA: 0+54.50 TO STA: 9+25)



BIKE PATH PLAN (STA: 9+25 TO STA: 18+20)



BIKE PATH PLAN (STA: 18+20 TO STA: 22+21.45)

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any project or extension of this project except by agreement in writing with Galena Engineering, Inc.

**KETCHUM BIKE PATH PROJECT, 2023**  
**FROM SADDLE ROAD TO 10TH STREET**  
 LOCATED WITHIN SECTIONS 12 & 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
 PREPARED FOR CITY OF KETCHUM

**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**

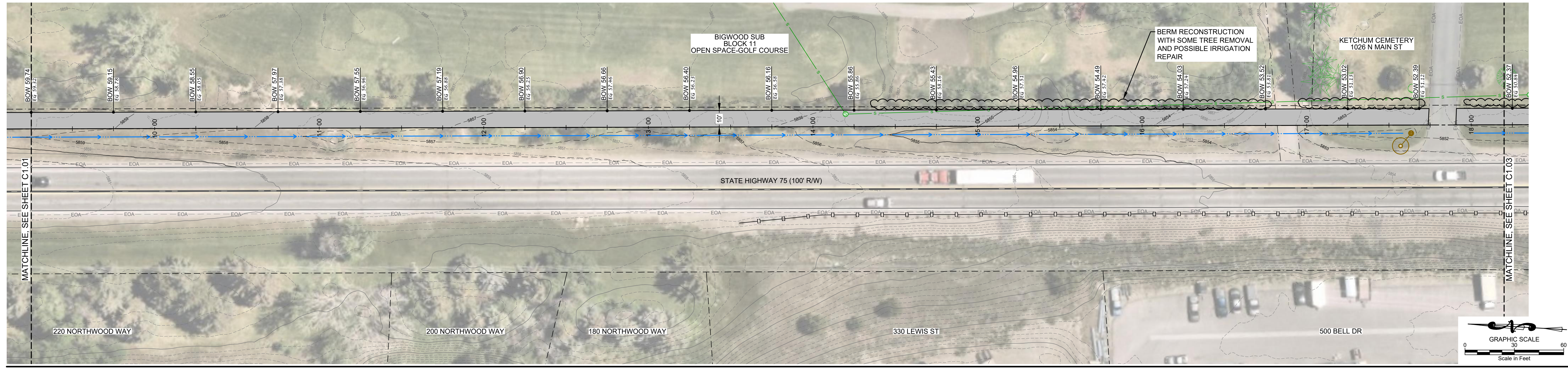
DESIGNED BY: CT  
 DRAWN BY: CT  
 CHECKED BY: JCL

**GALENA-BENCHMARK**  
**ENGINEERING**  
 Civil Engineers & Land Surveyors  
 100 Bell Drive  
 P.O. Box 733  
 Ketchum, ID 83340  
 (208) 726-9512  
 www.benchmark-associates.com

NO.	DATE	BY	REVISIONS

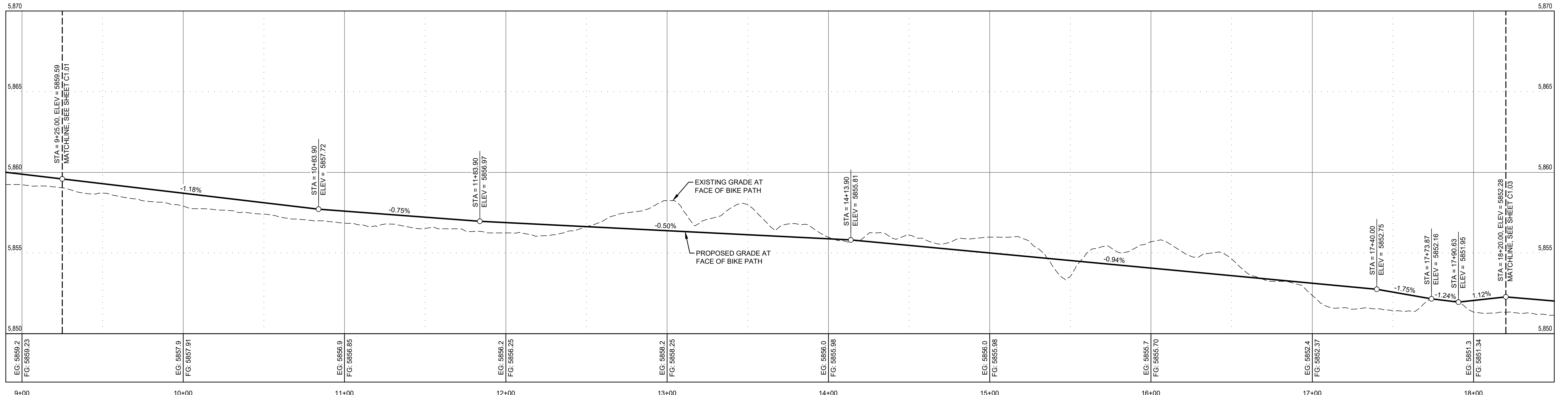
PURPOSE: **C1.00**





BIKE PATH PLAN (STA: 9+25 TO STA: 18+20)

EXISTING ITEMS		PROPOSED ITEMS	
	Property Line		New Asphalt
	Centerline		5' Contour Interval
	5' Contour Interval		1' Contour Interval
	1' Contour Interval		Flow Line of Ditch
	Curb & Gutter		Storm Drain
	Edge of Asphalt		Drywell
	Pavers		Catch Basin
	Guard Rail		
	Edge Of Gravel		
	Conifer Tree		
	Deciduous Tree		
	Sign		
	Telephone Riser		
	Overhead Power Line		
	Light		
	Power Pole		
	Sewer Main		
	Sewer Service		
	Sewer Manhole		
	Sewer Cleanout		
	Catch Basin		



BIKE PATH PROFILE (STA: 9+25 TO STA: 18+20)  
SCALE: 1"=30' H; 1"=3' V

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**KETCHUM BIKE PATH PROJECT, 2023**  
**FROM SADDLE ROAD TO 10TH STREET**  
 LOCATED WITHIN SECTIONS 12 & 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
 PREPARED FOR CITY OF KETCHUM

**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**

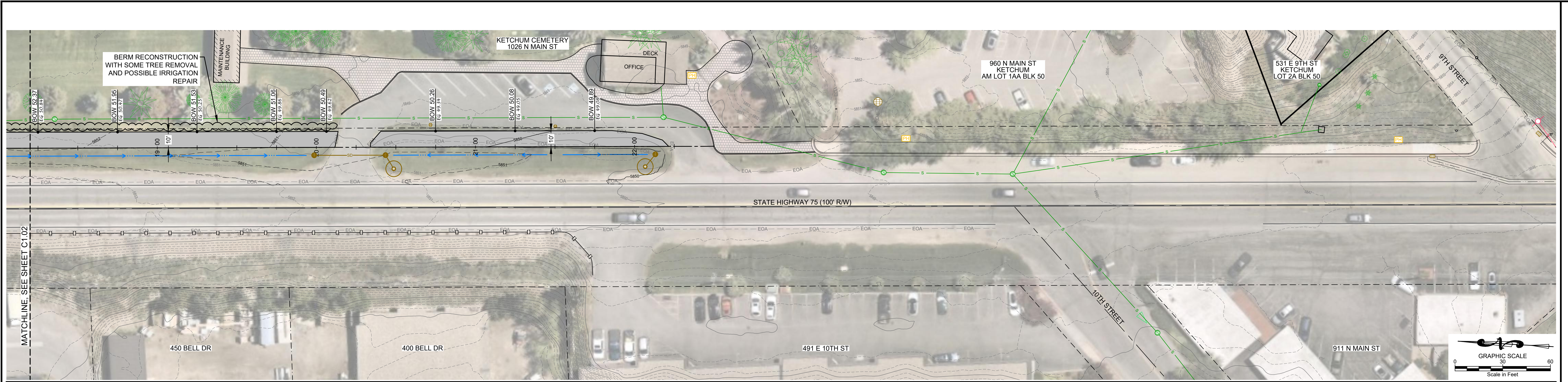
DESIGNED BY: CT  
 DRAWN BY: CT  
 CHECKED BY: JCL

**GALENA-BENCHMARK ENGINEERING**  
 Civil Engineers & Land Surveyors  
 100 Bell Drive  
 P.O. Box 733  
 Ketchum, Idaho 83340  
 (208) 726-9512  
 www.benchmark-associates.com

PURPOSE:	NO.	DATE	BY	REVISIONS

C1.02

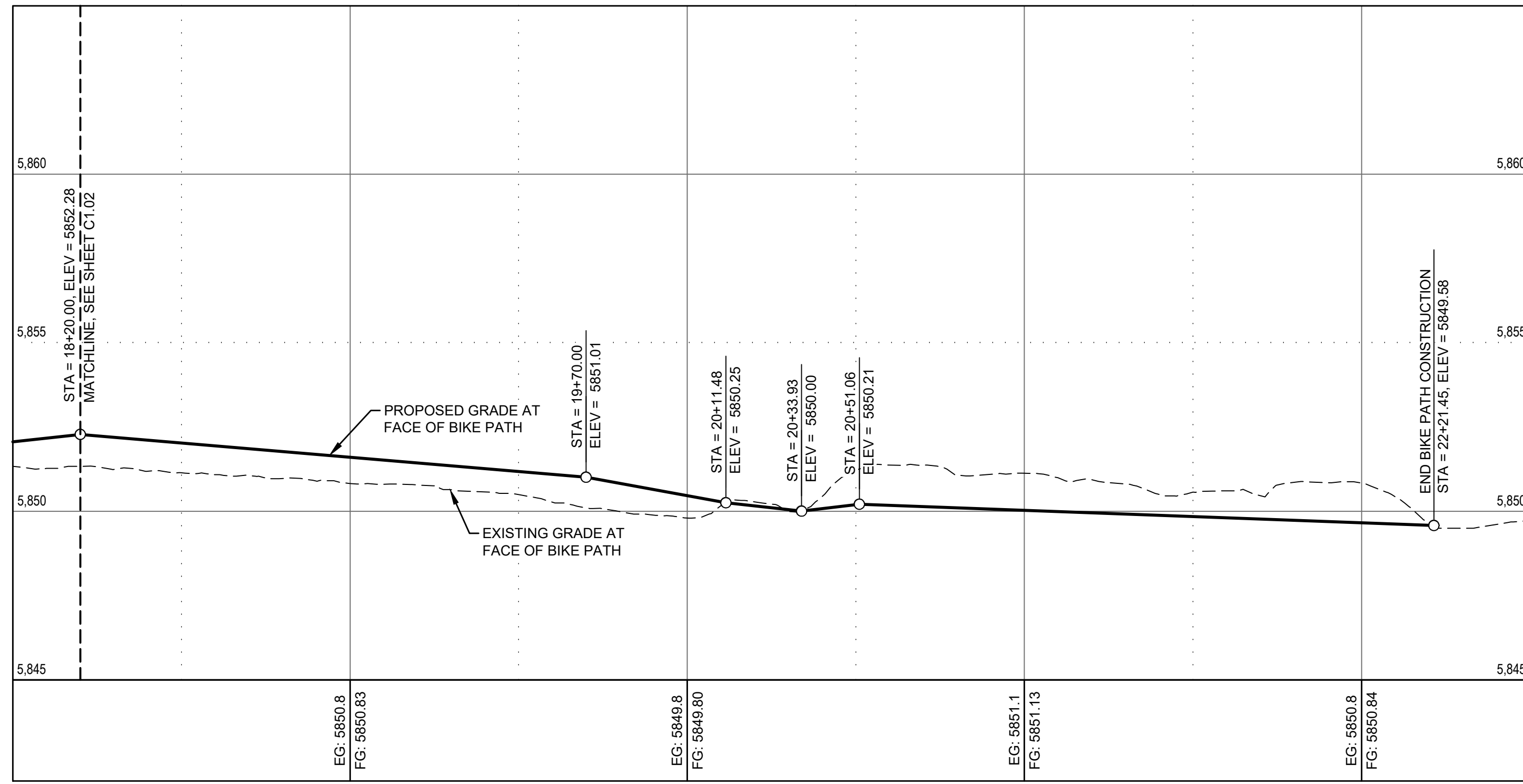
PROJECT INFORMATION  
 Prepared by: JCL  
 Date: 04/18/23 10:08 AM



BIKE PATH PLAN (STA: 18+20 TO STA: 22+21.45)

**LEGEND**

EXISTING ITEMS		PROPOSED ITEMS	
	Property Line		New Asphalt
	Centerline		5' Contour Interval
	5' Contour Interval		1' Contour Interval
	Curb & Gutter		Flow Line of Ditch
	Edge of Asphalt		Storm Drain
	Pavers		Drywell
	Guard Rail		Catch Basin
	Edge Of Gravel		
	Conifer Tree		
	Deciduous Tree		
	Sign		
	Telephone Riser		
	Overhead Power Line		
	Light		
	Power Box		
	Power Pole		
	Sewer Main		
	Sewer Service		
	Sewer Manhole		
	Sewer Cleanout		
	Catch Basin		



BIKE PATH PROFILE (STA: 18+20 TO STA: 22+21.45)  
SCALE: 1"=30' H; 1"=3' V

**KETCHUM BIKE PATH PROJECT, 2023**  
**FROM SADDLE ROAD TO 10TH STREET**  
 LOCATED WITHIN SECTIONS 12 & 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
 PREPARED FOR CITY OF KETCHUM

**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**

DESIGNED BY: CT  
 DRAWN BY: CT  
 CHECKED BY: JCL

**GALENA - BENCHMARK**  
**ENGINEERING**  
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PURPOSE:	NO.	DATE	BY	REVISIONS

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PROJECT INFORMATION  
 Prepared for: City of Ketchum  
 Project No: 1918-190-0175-BP  
 Date: 04/19/23 by: JCL/CT