

Report Criteria:

Summary report type printed

Invoice Detail.GL account = "9610000000"- "9848008200"

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
1650	CITY OF KETCHUM	6228	OCT 29 TO NOV 25, 2022	1	11/30/2022	4,933.98	.00	4,933.98	2721	12/12/2022
Total 1650:						4,933.98	.00	4,933.98		
4561	ELAM & BURKE	194413	1st & Washington Professi	1	11/30/2022	5,860.50	.00	5,860.50	2723	12/14/2022
		199412	General Representation N	1	11/30/2022	1,809.55	.00	1,809.55	2723	12/14/2022
Total 4561:						7,670.05	.00	7,670.05		
5050	AGNEW BECK CONSULTI	10874	PROFORMA TEMPLATE,	1	11/11/2022	2,243.75	.00	2,243.75	2720	12/12/2022
Total 5050:						2,243.75	.00	2,243.75		
5303	WORKMAN AND COMPA	2022 AUDIT	Audited Financial Stateme	1	11/21/2022	1,900.00	.00	1,900.00	2722	12/12/2022
Total 5303:						1,900.00	.00	1,900.00		
Grand Totals:						16,747.78	.00	16,747.78		



**KETCHUM URBAN
RENEWAL AGENCY**

P.O. BOX 2315
KETCHUM, IDAHO 83340
(208) 726-3841

U.S. BANK
KETCHUM OFFICE
KETCHUM, IDAHO 83340

92-372/1231

2721

Check #: 2721

DATE
12/12/2022

AMOUNT
4,933.98

Four Thousand Nine Hundred Thirty-Three and 98/100 Dollars

CITY OF KETCHUM
BOX 2315
KETCHUM ID 83340



THE BACK OF THIS DOCUMENT CONTAINS CHECK SECURITY WATERMARK AND COIN REACTIVE INK

⑈002721⑈ ⑆123103729⑆153352231531⑈

KETCHUM URBAN RENEWAL AGENCY • KETCHUM, IDAHO 83340

2721

Vendor: 1650 CITY OF KETCHUM	12/12/2022	Check No: 2721	
INVOICE #	INV DATE	DESCRIPTION	INV AMOUNT
6228	11/30/2022	OCT 29 TO NOV 25, 2022 REIMBURSE	4,933.98

TOTAL AMOUNT

4,933.98

**CITY OF KETCHUM**

P.O. Box 2315
Ketchum ID 83340
Phone: (208) 726-7801
Fax: (208) 726-7812

INVOICE

Date	Number	Page
11/30/2022	6228	1

Bill To: KETCHUM URBAN RENEWAL AGENCY

KETCHUM ID 83340

Customer No. 410**Project:** BOX 2315**Terms:** Due Upon Receipt**Invoice Due Date:** 11/30/2022

Quantity	Description	Unit Price	Net Amount
1	OCT 29 TO NOV 25, 2022 CITY REIMBURSEMENT FOR SALARIES & BENEFITS	4,933.98	4,933.98
		Amount	4,933.98
		Balance Due	<u>4,933.98</u>

Please remit payment to:
City of Ketchum
Post Office Box 2315
Ketchum, Idaho 83340

OCT 29, 2022 to NOV 25, 2022

Employee	Rate w/benefits	Hours	Amount
Frick, Suzanne	87.03	49	4,264.47
Landers, Morgan	75.38	3.5	263.83
Crutcher, Adam	48.48	0	-
Enourato, Lisa	66.16	2	132.32
Donat, Trent	71.23	2	142.46
Gallagher, Shellie	65.45	2	130.90
		Total	4,933.98
		58.50	

Report Criteria:

Activity/Activity code = 415003,417002

Employee Number	Name	Date	Reference Number	Task Number	Activity Code	Activity Description	Hours	Pay Code	Comments
DONAT, TRENT									
1400	DONAT, TRENT	11/14/2022	2	1	415003	URA ADMINISTRATION	2.00		
Total DONAT, TRENT:							2.00		
ENOURATO, LISA									
1112	ENOURATO, LISA	11/14/2022	1	1	415003	URA ADMINISTRATION	2.00		
Total ENOURATO, LISA:							2.00		
FRICK, SUZANNE									
2600	FRICK, SUZANNE	10/29/2022	1	6	417002	URA ADMINISTRATION	2.00		
2600	FRICK, SUZANNE	11/01/2022	2	6	417002	URA ADMINISTRATION	3.00		
2600	FRICK, SUZANNE	11/02/2022	3	6	417002	URA ADMINISTRATION	4.00		
2600	FRICK, SUZANNE	11/03/2022	2	6	417002	URA ADMINISTRATION	3.00		
2600	FRICK, SUZANNE	11/05/2022	1	6	417002	URA ADMINISTRATION	2.00		
2600	FRICK, SUZANNE	11/07/2022	2	6	417002	URA ADMINISTRATION	2.00		
2600	FRICK, SUZANNE	11/08/2022	2	6	417002	URA ADMINISTRATION	3.00		
2600	FRICK, SUZANNE	11/09/2022	2	6	417002	URA ADMINISTRATION	5.00		
2600	FRICK, SUZANNE	11/10/2022	2	6	417002	URA ADMINISTRATION	4.00		
2600	FRICK, SUZANNE	11/12/2022	1	6	417002	URA ADMINISTRATION	2.00		
2600	FRICK, SUZANNE	11/13/2022	1	6	417002	URA ADMINISTRATION	5.00		
2600	FRICK, SUZANNE	11/14/2022	2	6	417002	URA ADMINISTRATION	6.00		
2600	FRICK, SUZANNE	11/15/2022	2	6	417002	URA ADMINISTRATION	3.00		
2600	FRICK, SUZANNE	11/16/2022	2	6	417002	URA ADMINISTRATION	2.00		
2600	FRICK, SUZANNE	11/17/2022	2	6	417002	URA ADMINISTRATION	3.00		
Total FRICK, SUZANNE:							49.00		
GALLAGHER, SHELLIE L									
1500	GALLAGHER, SHELLIE L	11/02/2022	1	1	415003	URA ADMINISTRATION	1.00		
1500	GALLAGHER, SHELLIE L	11/14/2022	2	1	415003	URA ADMINISTRATION	1.00		
Total GALLAGHER, SHELLIE L:							2.00		
LANDERS, MORGAN R									
2602	LANDERS, MORGAN R	11/03/2022	5	6	417002	URA ADMINISTRATION	1.50		

Report Dates: 10/29/2022 - 11/25/2022

Nov 30, 2022 12:35PM

Employee Number	Name	Date	Reference Number	Task Number	Activity Code	Activity Description	Hours	Pay Code	Comments
2602	LANDERS, MORGAN R	11/14/2022	2	6	417002	URA ADMINISTRATION	2.00		
Total LANDERS, MORGAN R:							3.50		
Grand Totals:							58.50		

Report Criteria:

Activity Activity code = 415003,417002



**KETCHUM URBAN
RENEWAL AGENCY**

P.O. BOX 2315
KETCHUM, IDAHO 83340
(208) 726-3841

U.S. BANK
KETCHUM OFFICE
KETCHUM, IDAHO 83340

92-372/1231

2723

Check #: 2723

DATE
12/14/2022

AMOUNT
7,670.05

Seven Thousand Six Hundred Seventy and 05/100 Dollars

ELAM & BURKE
P.O. BOX 1539
BOISE ID 83701



MP

THE BACK OF THIS DOCUMENT CONTAINS CHECK SECURITY WATERMARK AND COIN REACTIVE INK

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KETCHUM URBAN RENEWAL AGENCY • KETCHUM, IDAHO 83340

Vendor: 4561 ELAM & BURKE

12/14/2022

Check No: 2723

2723

INVOICE #	INV DATE	DESCRIPTION	INV AMOUNT
194413	11/30/2022	1st & Washington Profession Fees	5,860.50
199412	11/30/2022	General Representation November 202	1,809.55

TOTAL AMOUNT

7,670.05

ELAM & BURKE
ATTORNEYS AT LAW

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Tax Id No. 82-0451327

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

November 30, 2022

Invoice # 199412

Billing Atty - MSC

FOR PROFESSIONAL SERVICES RENDERED

From November 2, 2022 Through November 30, 2022

RE: General Representation

CLIENT/MATTER: 08962-00001

HOURS

11/02/22	RPA	.50	Review issues concerning Kneebone reimbursement agreement on obligation for payment. Address approval for funding Sun Valley Road improvements and payment to the city of Ketchum.
11/03/22	RPA	.50	Follow up on Kneebone payment and Sun Valley Road payment to the City.
11/10/22	RPA	.70	Review board packet. Review and respond to email inquiry on election of new secretary for the board. Review bylaws for compliance. Prepare for board meeting
11/11/22	RPA	.50	Review board meeting packet. Prepare for board meeting.
11/14/22	ARG	5.00	Travel to and from KURA board meeting in Ketchum, Idaho. [Billed @ 1/2 hourly rate.]
11/14/22	ARG	2.20	Prepare for and attend KURA Board meeting for selection of developer to begin negotiations with on First and Washington project. Review Board packet for Board meeting.
11/14/22	RPA	1.00	[NO CHARGE] Prepare for and attend general portion of the special board meeting.
11/14/22	RPA	5.00	[NO CHARGE] Travel Boise/Ketchum/Boise to attend special meeting of the Agency Board.
11/16/22	RPA	.20	Review updated information from SVED to comply with KURA agreement and request from board.
11/19/22	RPA	.10	Review response from board member on SVED submission.

PAGE 1

ELAM & BURKE
ATTORNEYS AT LAW

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Tax Id No. 82-0451327

RE: General Representation

CLIENT/MATTER: 08962-00001
November 30, 2022
Invoice # 199412

PROFESSIONAL FEES 1,573.00

Timekeeper	Staff	Rate	Hours	Amount	Non-Chargeable	
					Hours	Amount
Germaine, Abbey R.	Of Counsel	107.50	5.00	537.50	.00	.00
Germaine, Abbey R.	Of Counsel	215.00	2.20	473.00	.00	.00
Armbruster, Ryan P.	Of Counsel	225.00	2.50	562.50	6.00	1,350.00
			9.70	1,573.00	6.00	1,350.00

COSTS ADVANCED	QTY	RATE	AMOUNT
Ryan P. Armbruster (roundtrip mileage to/from Ketchum/Boise to attend Board meeting, 300 miles @ \$.625)			187.50
Copies	36.00	.15	5.40
Color Copies	291.00	.15	43.65
TOTAL COSTS ADVANCED			236.55

INVOICE TOTAL 1,809.55

PAGE 2

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Tax Id No. 82-0451327

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

November 30, 2022

Invoice # 199413

Billing Atty - MSC

FOR PROFESSIONAL SERVICES RENDERED

From November 1, 2022 Through November 30, 2022

RE: 1st and Washington Project

CLIENT/MATTER: 08962-00003

HOURS

11/01/22	ARG	1.10	Review email correspondence from Dean Pape regarding disclosure of pro forma. Review revised pro forma and worksheets. Draft email correspondence to Suzanne Frick regarding same and next steps.
11/01/22	RPA	2.50	Review and comment on grant agreement between the City and Agency. Address deChase disclosure of information. Review interview notes and issues for the review group. Consider how to present to the Board and logistics for that meeting.
11/02/22	ARG	1.10	Finalize reimbursement agreement and send same to Suzanne Frick. Draft email correspondence to Suzanne Frick regarding release of proposal materials to the Board.
11/02/22	RPA	1.00	Follow up on additional information from Blueline. Follow up on disclosure of information from deChase. Consider information from interviews for selection.
11/03/22	ARG	1.30	Draft notes regarding interviews of developer teams. Review additional materials submitted by DeChase regarding proprietary materials and need for redactions of publicly provided responses. Revise reimbursement agreement for Sun Valley Road rehabilitation.
11/03/22	RPA	1.00	Review notes and material for review group session. Attend review group session via Zoom.

PAGE 1

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Tax Id No. 82-0451327

RE: 1st and Washington Project

CLIENT/MATTER: 08962-00003
November 30, 2022
Invoice # 199413

			Consider finding for staff report.
11/04/22	ARG	.50	Review and respond to email correspondence from Dean Pape regarding submissions of proposal materials. Review revised submittal from DeChase.
11/04/22	RPA	.40	Follow up concerning conditions of developer participation at the board meeting. Address approval resolution and options. Consider staff report content. Review status of developer disclosure of information.
11/07/22	RPA	.70	Follow up on meeting date, staff report, summary of interviews and questions from the developer. Follow up on approval resolution and disclosure.
11/08/22	ARG	.70	Review staff report memorandum prepared for distribution to Board regarding selection committees recommendation. Provide revisions to same.
11/08/22	KSK	.40	Draft resolution approving ranking of development team and selection of developer for 1st and Washington project.
11/08/22	RPA	2.00	Review status of approval resolution. Review notes from review group session and ranking of proposals. Review updated analysis of consultant. Review and comment on draft staff report.
11/09/22	ARG	1.50	Revise draft resolution for selection of developer in response to RFP. Provide revisions to staff report. Review selection memorandum outlining reasons for decision.
11/09/22	RPA	1.50	Review and revise approval resolutions. Review revised staff report. Address response to document disclosure. Coordinate logistics for board meeting.
11/10/22	RPA	.50	Review document package for consideration at the board meeting, disclosure of information, review group recommendation.
11/14/22	RPA	1.50	[NO CHARGE] Address logistics for board questions and responses concerning the decision to select developer. Attend that portion of the board meeting to consider selection of developer.

PAGE 2

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Tax Id No. 82-0451327

RE: 1st and Washington Project

CLIENT/MATTER: 08962-00003
November 30, 2022
Invoice # 199413

			Debriefing with Suzanne Frick and Abbey Germaine re: next steps for exclusive right agreement.
11/15/22	RPA	1.00	Summarize action of the board on developer selection. Outline how best to negotiate the exclusive right agreement. Consider protocol for meetings and follow up.
11/16/22	RPA	1.20	Prepare scheduling email on next steps, negotiating strategy, and how best to coordinate meetings and negotiation sessions. Address major issues. Follow up on developer's team participation.
11/17/22	RPA	.80	Review and respond to emails and draft letters concerning notice to developer submission. Outline next steps and schedule.
11/18/22	ARG	.40	Review and provide revisions to letters to prospective developers related to informing developers of choice for negotiations. Review and respond to email correspondence from deChase legal counsel. Provide revised letters to Suzanne Frick.
11/18/22	RPA	.70	Review and revise draft letters to three developers advising of Board action. Review and respond to email concerning the negotiation process and coordination among attorneys.
11/28/22	ARG	2.00	Begin drafting ANE for 1st and Washington. Review deChase proposal for purposes of drafting ANE.
11/28/22	RPA	.30	Review emails concerning input from financial consultant. Review emails re: work session and status of exclusive right agreement issues.
11/29/22	ARG	2.20	Continue drafting ANE for 1st and Washington project. Review proposal by deChase for purposes of drafting the ANE.
11/29/22	RPA	.70	Review emails concerning work session meeting. Review and respond to financing issues for KURA obligations and options for funding. Consider use of funds in final year of the plan.
11/30/22	ARG	1.00	Continue drafting ANE for 1st and Washington. Review proposal by deChase for purposes of drafting ANE.

PAGE 3



**KETCHUM URBAN
RENEWAL AGENCY**

P.O. BOX 2315
KETCHUM, IDAHO 83340
(208) 726-3841

U.S. BANK
KETCHUM OFFICE
KETCHUM, IDAHO 83340

2720

92-372/1231

Check #: 2720

DATE
12/12/2022

AMOUNT
2,243.75

Two Thousand Two Hundred Forty-Three and 75/100 Dollars

AGNEW BECK CONSULTING INC.
PO BOX 410
PALMER AK 99645



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⑈002720⑈ ⑆123103729⑆153352231531⑈

KETCHUM URBAN RENEWAL AGENCY • KETCHUM, IDAHO 83340

Vendor: 5050 AGNEW BECK CONSULTING INC.

12/12/2022

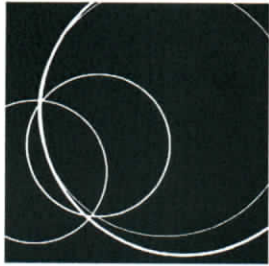
Check No: 2720

2720

INVOICE #	INV DATE	DESCRIPTION	INV AMOUNT
10874	11/11/2022	PROFORMA TEMPLATE, RFP Q&A, R	2,243.75

TOTAL AMOUNT

2,243.75



**AGNEW
::BECK**

Agnew::Beck Consulting, Inc.
PO Box 410
Palmer, AK 99645

Invoice

Date	Invoice #
11/11/2022	10874

Bill To
Ketchum Urban Renewal Agency P.O. Box 2315 Ketchum, ID 83340

Terms	Project
Net 30	KURA 2022 RFP Su...

Description	Contract Amt	Prior Amt	Total %	Amount
Task 1. Pro Forma Template	4,050.00	4,843.75	119.60%	0.00
Task 2. RFP Q&A	1,900.00	1,631.25	85.86%	0.00
Task 3. RFP Evaluation	6,500.00	3,981.25	95.77%	2,243.75
Task 4. Developer Comparison Analysis & On-going Support	14,000.00		0.00%	0.00
Contract Dates: 5/1/2022 - 1/2/2023				
For work completed 10/1/2022 - 10/31/2022				
Budget amount remaining after this invoice: \$13,750.00				
			Total	\$2,243.75
			Payments/Credits	\$0.00
			Balance Due	\$2,243.75

Engage, Plan, Implement.



**KETCHUM URBAN
RENEWAL AGENCY**

P.O. BOX 2315
KETCHUM, IDAHO 83340
(208) 726-3841

U.S. BANK
KETCHUM OFFICE
KETCHUM, IDAHO 83340

2722

92-372/1231

Check #: 2722

DATE
12/12/2022

AMOUNT
1,900.00

One Thousand Nine Hundred and 00/100 Dollars

WORKMAN AND COMPANY
PO BOX 2367
TWIN FALLS ID 83303



THE BACK OF THIS DOCUMENT CONTAINS CHECK SECURITY WATERMARK AND COIN REACTIVE INK

⑈002722⑈ ⑆123103729⑆ 153352231531⑈

KETCHUM URBAN RENEWAL AGENCY • KETCHUM, IDAHO 83340

Vendor: 5303 WORKMAN AND COMPANY

12/12/2022

Check No: 2722

2722

INVOICE #	INV DATE	DESCRIPTION	INV AMOUNT
2022 AUDIT	11/21/2022	Audited Financial Statement KURA 202	1,900.00

TOTAL AMOUNT

1,900.00

Certified Public Accountants
P.O. Box 2367
2190 Village Park Ave., Suite 300
Twin Falls, Idaho 83303-2367

Date	Invoice #
11/21/2022	

KETCHUM URBAN RENEWAL AGENCY
PO BOX 2315
KETCHUM, IDAHO 83340

			Terms	Due Date	Account #
			Net 30	11/21/2022	
Date	Item	Description	Rate	Amount	
11/21/2022	Balance Forward	Audited Financial Statements at September 30, 2022		0.00	
				1,900.00	
			Total	\$1,900.00	
			Payments/Credits		
Phone #	(208)733-1161		BALANCE DUE		\$1,900.00
Fax #	(208)733-6100				

WORKMAN AND COMPANY CPAS

ELAM & BURKE
ATTORNEYS AT LAW

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Tax Id No. 82-0451327

RE: 1st and Washington Project

CLIENT/MATTER: 08962-00003
November 30, 2022
Invoice # 199413

11/30/22 RPA .20 Address issues for work session and agreement to
negotiate exclusively.

PROFESSIONAL FEES 5,839.50

Timekeeper	Staff	Rate	Hours	Amount	Non-Chargeable Hours	Amount
Germaine, Abbey R.	Of Counsel	215.00	11.80	2,537.00	.00	.00
Armbruster, Ryan P.	Of Counsel	225.00	14.50	3,262.50	1.50	337.50
Kline, Kim S.	Paralegal	100.00	.40	40.00	.00	.00
			26.70	5,839.50	1.50	337.50

COSTS ADVANCED	QTY	RATE	AMOUNT
Color Copies	140.00	.15	21.00
TOTAL COSTS ADVANCED			21.00

INVOICE TOTAL 5,860.50

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