KETCHUM URBAN RENEWAL AGENCY

Ketchum Urban Renewal Agency

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

July 13, 2026

Chair and Commissioners
Ketchum Urban Renewal Agency
Ketchum, Idaho

ADOPTION OF RESOLUTION 26-URA04 APPROVING REIMBURSEMENT AGREEMENT 50102 BETWEEN THE CITY OF KETCHUM AND THE KETCHUM URBAN RENEWAL AGENCY

<u>Introduction/History</u>
Staff requests approval of the Reimbursement Agreement 50102 between the City of Ketchum and the Ketchum Urban Renewal Agency (KURA) together with the accompanying Resolution authorizing execution of the agreement.

The Ketchum Urban Renewal Plan identifies public infrastructure improvements as a primary strategy for eliminating deteriorating conditions, improving pedestrian safety, supporting redevelopment, and encouraging continued investment within the Urban Renewal District. Each year, the Agency enters into a reimbursement agreement with the City establishing the eligible public improvement projects and maximum reimbursement amounts for the fiscal year. The agreement provides funding for eligible public infrastructure projects approved in the Agency's adopted budget and at subsequent meetings.

<u>Analysis</u>
The proposed Reimbursement Agreement 50102 establishes the responsibilities of both the City and the Agency for administering Agency-funded public improvement projects. The City will continue to manage project design, bidding, construction, contract administration, and project oversight while submitting documentation supporting reimbursement requests. The Agency will reimburse the City for eligible expenditures up to the approved budget amounts following review of supporting documentation.

As of July 8, 2026, the City has incurred One Million, One Hundred Thousand, Two Hundred Eighty-Seven Dollars 99/100 ($1,100,287.99) in eligible project expenditures. Approval of the agreement will authorize reimbursement of these expenditures and establish the reimbursement process for the remaining FY 2026 projects as work continues. The agreement provides accountability by requiring supporting documentation and reporting to the Agency.

<u>Financial Impact</u>
The Reimbursement Agreement 50102 authorizes reimbursement of up to Two Million, Five Hundred Fifty-One Thousand, Four Hundred Sixty-Seven Dollars 00/100 ($2,551,467.00) for eligible public infrastructure projects approved in the Agency's FY 2026 budget. As of July 8,

2026, reimbursable expenditures total One Million, One Hundred Thousand, Two Hundred Eighty-Seven Dollars 99/100 ($1,100,287.99), leaving One Million, Four Hundred Fifty-One Thousand, One Hundred Seventy-Nine Dollars 01/100 ($1,451,179.01) available for the remaining projects.

URA Reimbursable Expenditures as of 7/8/26

Project	Budget	YTD Expenditures	Remaining Balance
Downtown Core Sidewalks	$ 900,000.00	$ 617,569.43	$ 282,430.57
Parking Management/Options	$ 100,000.00	$ 100,000.00	$ -
YMCA Parking	$ 800,000.00	$ 9,555.50	$ 790,444.50
Forest Service Park Renovation	$ 55,921.00	$ 10,110.50	$ 45,810.50
Town Square Remodel Phase 1	$ 250,000.00	$ 113,052.56	$ 136,947.44
Warm Springs Preserve Welcome Building	$ 250,000.00	$ 250,000.00	$ -
1st & Washington Powerline Undergrounding	$ 195,546.00	$ -	$ 195,546.00
TOTAL	$ 2,551,467.00	$ 1,100,287.99	$ 1,451,179.01

Supporting financial reports documenting the reimbursable expenditures are included in the attachment.

Recommendation and Motion

Staff recommends approval of Resolution 26-URA04 approving the Reimbursement Agreement 50102 between the City of Ketchum and the Ketchum Urban Renewal Agency and authorizing the Chair to execute the agreement and associated documents.

"I move to adopt Resolution 26-URA04 approving the Reimbursement Agreement 50102 between the City of Ketchum and the Ketchum Urban Renewal Agency and authorizing the Chair to execute the agreement and associated documents."

Attachments
Expenditure Accounting
Resolution 26-URA04

URA Reimbursable Expenditures as of 7/8/26

Project	Budget	YTD Expenditures	Remaining Balance
Downtown Core Sidewalks	$ 900,000.00	$ 617,569.43	$ 282,430.57
Parking Management/Options	$ 100,000.00	$ 100,000.00	$ -
YMCA Parking	$ 800,000.00	$ 9,555.50	$ 790,444.50
Forest Service Park Renovation	$ 55,921.00	$ 10,110.50	$ 45,810.50
Town Square Remodel Phase 1	$ 250,000.00	$ 113,052.56	$ 136,947.44
Warm Springs Preserve Welcome Building	$ 250,000.00	$ 250,000.00	$ -
1st & Washington Powerline Undergrounding	$ 195,546.00	$ -	$ 195,546.00
TOTAL	**$ 2,551,467.00**	**$ 1,100,287.99**	**$ 1,451,179.01**

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

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

Date	Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance
03-4193-7110 DOWNTOWN CORE SIDEWALK (P) (continued)						
05/01/2026	AP	601	Chavez Engineering	3,600.00		
05/01/2026	AP	602	Chavez Engineering	3,735.00		
05/08/2026	AP	600	Urban Accessories	10,427.50		
05/20/2026	AP	136	Lunceford Excavation, Inc.	45,150.00		
05/25/2026	AP	378	Galena-Benchmark Engineering	3,405.00		
06/01/2026	AP	183	Chavez Engineering	300.00		
06/01/2026	AP	184	Chavez Engineering	225.00		
06/02/2026	AP	81	Enourato, Lisa	658.75		
06/02/2026	AP	484	Lunceford Excavation, Inc.	53,362.54		
06/02/2026	AP	485	Lunceford Excavation, Inc.	54,237.00		
06/03/2026	AP	486	Lunceford Excavation, Inc.	18,988.19		
06/05/2026	AP	379	Big Wood Landscape, Inc.	8,015.37		
06/05/2026	AP	487	Lunceford Excavation, Inc.	19,145.24		
			06/30/2026 (06/26) Period Totals and Balance	221,249.59 *	.00 *	617,569.43
			08/31/2026 (08/26) Period Totals and Balance	.00 *	.00 *	617,569.43

YTD Encumbrance 455,382.17 YTD Actual 617,569.43 Total 1,072,951.60 YTD Budget 900,000.00 Unexpended 172,951.60-

	Debit	Credit	Proof
Number of transactions: 55 Number of accounts: 1			
Total GENERAL CAPITAL IMPROVEMENT FD:	617,569.43	.00	617,569.43

	Debit	Credit	Proof
Number of transactions: 55 Number of accounts: 1			
Grand Totals:	617,569.43	.00	617,569.43

Report Criteria:

Actual amounts

All accounts

Account.Account number = "0341937110"

Report Criteria:
Actual amounts
All accounts
Account.Account number = "0341937501", "0341937500"

Date	Journal	Reference Number	Payee or Description	Debit Amount		Credit Amount		Balance
03-4193-7500 PARKING MANAGEMENT								
			10/01/2025 (00/25) Balance	.00	*	.00	*	.00
10/01/2025	AP	194	Cleverciti Systems Corporation	26,414.00				
11/08/2025	AP	124	IRISH ELECTRIC	9,472.00				
			12/31/2025 (12/25) Period Totals and Balance	35,886.00	*	.00	*	35,886.00
12/08/2025	AP	172	IRISH ELECTRIC	6,768.00				
12/26/2025	AP	173	IRISH ELECTRIC	6,078.30				
			01/31/2026 (01/26) Period Totals and Balance	12,846.30	*	.00	*	48,732.30
02/04/2026	AP	496	Cleverciti Systems Corporation	32,359.50				
			03/31/2026 (03/26) Period Totals and Balance	32,359.50	*	.00	*	81,091.80
05/30/2026	AP	248	Ramp	1,643.00				
			06/30/2026 (06/26) Period Totals and Balance	1,643.00	*	.00	*	82,734.80
			08/31/2026 (08/26) Period Totals and Balance	.00	*	.00	*	82,734.80

YTD Encumbrance 16,226.50 YTD Actual 82,734.80 Total 98,961.30 YTD Budget 95,000.00 Unexpended 3,961.30-

Date	Journal	Reference Number	Payee or Description	Debit Amount		Credit Amount		Balance
03-4193-7501 PUBLIC PARKING OPTIONS (P)								
			10/01/2025 (00/25) Balance	.00	*	.00	*	.00
01/23/2026	AP	113	Motorola Solutions	20,886.84				
			03/31/2026 (03/26) Period Totals and Balance	20,886.84	*	.00	*	20,886.84
04/01/2026	AP	132	IRISH ELECTRIC	2,351.90				
04/01/2026	AP	133	IRISH ELECTRIC	4,423.00				
			06/30/2026 (06/26) Period Totals and Balance	6,774.90	*	.00	*	27,661.74
			08/31/2026 (08/26) Period Totals and Balance	.00	*	.00	*	27,661.74

YTD Encumbrance 1,200.00 YTD Actual 27,661.74 Total 28,861.74 YTD Budget 100,000.00 Unexpended 71,138.26

Number of transactions: 9 Number of accounts: 2	Debit	Credit	Proof
Total GENERAL CAPITAL IMPROVEMENT FD:	110,396.54	.00	110,396.54

Number of transactions: 9 Number of accounts: 2	Debit	Credit	Proof
Grand Totals:	110,396.54	.00	110,396.54

Report Criteria:
Actual amounts
All accounts
Account.Account number = "0341937501", "0341937500"

Report Criteria:
Actual amounts
All accounts
Account.Account number = "0341937502"

Date	Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance
03-4193-7502 ~~INFRASTRUCTURE FOR HOUSING~~ YMCA Parking						
			10/01/2025 (00/25) Balance	.00 *	.00 *	.00
10/20/2025	AP	345	Galena-Benchmark Engineering	345.00		
			11/30/2025 (11/25) Period Totals and Balance	345.00 *	.00 *	345.00
11/20/2025	AP	227	Galena-Benchmark Engineering	975.00		
11/20/2025	AP	228	Galena-Benchmark Engineering	437.00		
			12/31/2025 (12/25) Period Totals and Balance	1,412.00 *	.00 *	1,757.00
12/17/2025	AP	124	HDR Engineering, Inc.	1,987.50		
01/08/2026	AP	329	Galena-Benchmark Engineering	425.00		
01/19/2026	AP	405	HDR Engineering, Inc.	813.50		
			01/31/2026 (01/26) Period Totals and Balance	3,226.00 *	.00 *	4,983.00
01/08/2026	AP	25	Galena-Benchmark Engineering	215.00		
02/03/2026	AP	457	Galena-Benchmark Engineering	520.00		
			02/28/2026 (02/26) Period Totals and Balance	735.00 *	.00 *	5,718.00
04/02/2026	AP	204	Galena-Benchmark Engineering	3,837.50		
			04/30/2026 (04/26) Period Totals and Balance	3,837.50 *	.00 *	9,555.50
			08/31/2026 (08/26) Period Totals and Balance	.00 *	.00 *	9,555.50

YTD Encumbrance 191,817.35 YTD Actual 9,555.50 Total 201,372.85 YTD Budget 800,000.00 Unexpended 598,627.15

	Debit	Credit	Proof
Number of transactions: 9 Number of accounts: 1			
Total GENERAL CAPITAL IMPROVEMENT FD:	9,555.50	.00	9,555.50

	Debit	Credit	Proof
Number of transactions: 9 Number of accounts: 1			
Grand Totals:	9,555.50	.00	9,555.50

Report Criteria:
Actual amounts
All accounts
Account.Account number = "0341937502"

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

Date	Journal	Reference Number	Payee or Description	Debit Amount		Credit Amount		Balance
03-4194-7135 FOREST SRV PARK RENOVATION								
			10/01/2025 (00/25) Balance	.00	*	.00	*	.00
10/15/2025	AP	145	Provisualization, Inc	1,000.00				
			11/30/2025 (11/25) Period Totals and Balance	1,000.00	*	.00	*	1,000.00
11/02/2025	AP	291	Provisualization, Inc	2,611.50				
12/31/2025	AP	763	Liv Jensen Engineering	1,100.00				
			01/31/2026 (01/26) Period Totals and Balance	3,711.50	*	.00	*	4,711.50
12/31/2025	AP	219	Thornton Heating	3,824.00				
02/01/2026	AP	411	Provisualization, Inc	810.00				
			02/28/2026 (02/26) Period Totals and Balance	4,634.00	*	.00	*	9,345.50
03/01/2026	AP	193	Provisualization, Inc	186.50				
03/01/2026	AP	194	Provisualization, Inc	578.50				
			03/31/2026 (03/26) Period Totals and Balance	765.00	*	.00	*	10,110.50
			08/31/2026 (08/26) Period Totals and Balance	.00	*	.00	*	10,110.50

YTD Encumbrance 46,154.56 YTD Actual 10,110.50 Total 56,265.06 YTD Budget 80,921.00 Unexpended 24,655.94

Number of transactions: 7 Number of accounts: 1	Debit	Credit	Proof
Total GENERAL CAPITAL IMPROVEMENT FD:	10,110.50	.00	10,110.50

Number of transactions: 7 Number of accounts: 1	Debit	Credit	Proof
Grand Totals:	10,110.50	.00	10,110.50

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

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

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

YTD Encumbrance 69,677.55 YTD Actual 113,052.56 Total 182,730.11 YTD Budget 250,000.00 Unexpended 67,269.89

Number of transactions: 21 Number of accounts: 1	Debit	Credit	Proof
Total GENERAL CAPITAL IMPROVEMENT FD:	113,052.56	.00	113,052.56

Number of transactions: 21 Number of accounts: 1	Debit	Credit	Proof
Grand Totals:	113,052.56	.00	113,052.56

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

Vendor:	1716	**Conrad Brothers Construction**
		PO Box 3432
		Hailey, ID 83333
Phone:		
Contact:		
Activation Date:		
Termination Date:		
Terms Code:		Open Terms
Default Description:		
Standard GL Accou		
Vendor Type:		Normal
Rating:		
1099 ID Number:		82-0521003
Balance:		.00
CORP		

Totals Category	Report Dates	Year 2026	Year 2025
1099 Amount	.00	.00	.00
Purchases	718,377.09	276,542.16	523,146.60
Adjustments	.00	.00	.00
Payments	718,377.09	425,929.50	373,759.26
Discounts	.00	.00	.00
Discounts Lost	.00	.00	.00

	Date	Number	Amount
Last PO:	01/08/2026	26084	12,143.06
Last Invoice:	05/31/2026	26-817	65,233.25
Last Check:	06/25/2026	98034	276,542.16

Invoice Detail

Invoice Date	Invoice Number	Seq	GL Period	Type	Input Date	Description	Amount	Payment Due Date	Discount	PO Number	PO Seq	Check Number	GL Account	1099 Type
11/07/2025	1222	1	12/25	Invoice	11/25/2025	Utilities & Grading of Warm Springs Preserve	48,140.00	11/25/2025	-	25115	2	96840	93-4900-7950	None
11/07/2025	1222	2	12/25	Invoice	11/25/2025	Welcome Building at Warm Springs Preserve	174,147.3	11/25/2025	-	25115	3	96840	93-4900-7950	None
11/18/2025	1359	1	12/25	Invoice	12/09/2025	Welcome Building at Warm Springs Preserve	70,160.26	12/09/2025	-	25115	3	96920	93-4900-7950	None
12/12/2025	24861	1	01/26	Invoice	01/22/2026	City Hall Door Installation	12,143.06	01/21/2026	-	26084	1	97203	01-4194-5900	None
12/18/2025	1260	1	02/26	Invoice	02/04/2026	Welcome Building at Warm Springs Preserve	137,244.2	02/04/2026	-	25115	3	97320	93-4900-7950	None
03/02/2026	U2510337	1	06/26	Invoice	06/17/2026	Welcome Building at Warm Springs Preserve	211,308.9	06/17/2026	-	25115	3	98034	93-4900-7950	None
05/31/2026	26-817	1	06/26	Invoice	06/17/2026	Welcome Building at Warm Springs Preserve	65,233.25	06/17/2026	-	25115	3	98034	93-4900-7950	None

Check Detail

Check Date	Check Number	Seq	GL Period	Type	Input Date	Amount	Discount Taken	Discount Lost	Invoice Number	Inv Seq	Invoice Description	Bank	GL Account	1099
12/01/2025	96840	1	12/25	Calculated	12/02/2025	48,140.00	.00	.00	1222	1	Utilities & Grading of Warm Springs Preserve	1	93-4900-795	None
12/01/2025	96840	2	12/25	Calculated	12/02/2025	174,147.3	.00	.00	1222	2	Welcome Building at Warm Springs Preserve	1	93-4900-795	None

Check Date	Check Number	Seq	GL Period	Type	Input Date	Amount	Discount Taken	Discount Lost	Invoice Number	Inv Seq	Invoice Description	Bank	GL Account	1099
12/15/2025	96920	1	12/25	Calculated	12/15/2025	70,160.26	.00	.00	1359	1	Welcome Building at Warm Springs Preserve	1	93-4900-795	None
01/29/2026	97203	1	01/26	Calculated	01/29/2026	12,143.06	.00	.00	24861	1	City Hall Door Installation	1	01-4194-590	None
02/12/2026	97320	1	02/26	Calculated	02/12/2026	137,244.2	.00	.00	1260	1	Welcome Building at Warm Springs Preserve	1	93-4900-795	None
06/25/2026	98034	1	06/26	Calculated	06/25/2026	65,233.25	.00	.00	26-817	1	Welcome Building at Warm Springs Preserve	1	93-4900-795	None
06/25/2026	98034	2	06/26	Calculated	06/25/2026	211,308.9	.00	.00	U2510337	1	Welcome Building at Warm Springs Preserve	1	93-4900-795	None

PO Detail

PO Date	PO Number	Seq	GL Period	Type	Input Date	Description	Amount	PO Balance	Req Number	Re Seq	Invoice Number	GL Account	Recvd
01/08/2026	26084	1	01/26	PO	01/08/2026	City Hall Door Installation	12,143.06	-			24861	01-4194-590	No

Requisition Detail

Requisition Date	Requisition Number	Seq	Status	Status Date	Description	Amount	PO Number	GL Account

Report Criteria:
[Report].Vendor Number = 1716

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

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF KETCHUM, IDAHO, APPROVING THE REIMBURSEMENT AGREEMENT FOR FY 2026 PUBLIC INFRASTRUCTURE FUNDING BETWEEN THE CITY OF KETCHUM AND THE KETCHUM URBAN RENEWAL AGENCY; AUTHORIZING THE CHAIR OR VICE-CHAIR AND SECRETARY, RESPECTIVELY, TO EXECUTE AND ATTEST SAID REIMBURSEMENT AGREEMENT SUBJECT TO CERTAIN CONDITIONS; AUTHORIZING THE CHAIR OR VICE-CHAIR AND SECRETARY TO EXECUTE ALL NECESSARY DOCUMENTS REQUIRED TO IMPLEMENT THE REIMBURSEMENT AGREEMENT AND TO MAKE ANY NECESSARY TECHNICAL CHANGES TO THE REIMBURSEMENT AGREEMENT SUBJECT TO CERTAIN CONDITIONS, INCLUDING SUBSTANTIVE CHANGES; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

WHEREAS, the 2010 Plan established the Revenue Allocation Area (the “Project Area”);

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

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

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

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

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

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

WHEREAS, Agency staff has reviewed the Reimbursement Agreement and recommends approval of the Reimbursement Agreement subject to certain conditions;

WHEREAS, the Board of Commissioners finds it in the best public interest to approve the Reimbursement Agreement and to authorize the Chair or Vice-Chair to execute and attest the Reimbursement Agreement, 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 Reimbursement Agreement, attached hereto as Exhibit A, is hereby incorporated herein and made a part hereof by reference and is hereby approved and accepted, recognizing technical changes or corrections may be required prior to execution of the Reimbursement Agreement.

Section 3: That the Chair or Vice-Chair and Secretary of the Agency are hereby authorized to sign and enter into the Reimbursement Agreement and, further, are hereby authorized to execute all necessary documents required to implement the actions contemplated by the Reimbursement

Agreement subject to representations by the Agency staff and Agency legal counsel, that all conditions precedent to and any necessary technical changes to the Reimbursement Agreement or other documents are acceptable upon advice from the Agency's legal counsel, that said changes are consistent with the provisions of the Reimbursement Agreement and the comments and discussions received at the July 13, 2026, Agency Board meeting, including any substantive changes discussed and approved at that 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 July 13, 2026. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on July 13, 2026.

URBAN RENEWAL AGENCY OF KETCHUM

By ___________________________________
Tyler Davis-Jeffers, Chair

ATTEST:

By ___________________________________
Secretary

EXHIBIT A

REIMBURSEMENT AGREEMENT 50102

KURA AGREEMENT 50102
REIMBURSEMENT AGREEMENT FOR CITY PROJECTS
(FY 2026)

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

RECITALS

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

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

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

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

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

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

WHEREAS, the City requested funding participation from the Agency for FY26 related to pedestrian and transit improvements, including sidewalks, public parking, forest service park renovation, town square design, and utility undergrounding ("Rehabilitation Project");

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

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

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

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

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

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

AGREEMENT

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

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

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

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

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

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

Rehabilitation Project shall mean the public infrastructure projects conducted by the City for FY26 and for which the Agency has agreed to reimburse a portion of the cost for same.

2. Recitals and Purpose.

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

b. The purpose of this Reimbursement Agreement 50102 is to provide for the definition of rights, obligations, and responsibilities of the Agency and the City regarding the reimbursement of said Rehabilitation Project.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6. Amount and Method of Reimbursement.

a. Total FY26 Rehabilitation Costs. As consideration for the public improvement and value of the Rehabilitation Project set forth above, the Agency shall pay the City a total funding contribution, not to exceed Two Million, Five Hundred Fifty-One Thousand, Four Hundred Sixty-Seven and 00/100 ($2,551,467.00). All project costs related to areas outside of the Project Area were borne by the City. The total funding contribution will be broken out into the following infrastructure improvements:

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

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

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

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

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

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

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

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

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

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

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

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

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

8. Insurance.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CITY OF KETCHUM

By ________________________________
Pete Prekeges, Mayor

ATTEST:

____
City Clerk

KETCHUM URBAN RENEWAL AGENCY

By ____________________________
Tyler Davis-Jeffers, Chair

ATTEST:

____
Secretary