Report Criteria:
Invoices with totals above $0 included.
Paid and unpaid invoices included.
[Report].GL Account Number = "9610000000"-"9848009999"

Vendor Name	Invoice Number	Description	Net Invoice Amount
URBAN RENEWAL AGENCY			
URBAN RENEWAL EXPENDITURES			
98-4410-4200 PROFESSIONAL SERVICES			
Sun Valley Economic Development	1782	SVED Quarterly Contract for Service	2,250.00
ELAM & BURKE	221949	Professional Services May 1-31, 2026	3,684.44
ELAM & BURKE	221950	Professional Services May 8-31, 2026	1,728.50
ELAM & BURKE	221964	Professional Services May 19-31, 2026	390.00
HOLST ARCHITECTURE, INC	0031618	Lift Tower Lodge and Scattered Sites	3,410.00
98-4410-7100 INFRASTRUCTURE PROJECTS			
City of Ketchum	9811	City of Ketchum Capital Infrastructure Reimbursements July 2026	1,100,287.99
98-4410-8801 REIMBURSE CITY GENERAL FUND			
City of Ketchum	9800	Salaries and Benefits June 2026	9,511.15
Total URBAN RENEWAL EXPENDITURES:			1,121,262.08
Total URBAN RENEWAL AGENCY:			1,121,262.08
Grand Totals:			1,121,262.08

Sun Valley Economic Development _ SVED
PO Box 3893
Ketchum, ID 83340 US
+12083500539
mel@sunvalleyeconomy.org
www.sunvalleyeconomy.org

Invoice

BILL TO
Shellie Gallagher Ketchum Urban Renewal Agency City of Ketchum

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1782	07/01/2026	$2,250.00	07/31/2026	Net 30	

ACTIVITY	QTY	RATE	AMOUNT
Public Sector - KURA Quarterly Contract for Service	1	2,250.00	2,250.00

Thank you for your support.

BALANCE DUE **$2,250.00**

Ways to pay

BANK

View and pay

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

May 31, 2026

Ketchum Urban Renewal Agency	Invoice No. 221949
Attn: Brent Davis & Trent Donat	Client No. 8962
bdavis@ketchumidaho.org	Matter No. 1
tdonat@ketchumidaho.org	Billing Attorney: ARG
finance@ketchumidaho.org	

INVOICE SUMMARY

For Professional Services Rendered from May 1, 2026 through May 31, 2026.

RE: General Representation

Total Professional Services	$ 3,654.00
Total Costs Advanced	$ 30.44
TOTAL THIS INVOICE	**$ 3,684.44**

ELAM & BURKE

May 31, 2026

Invoice No.	221949
Client No.	8962
Matter No.	1
Billing Attorney:	ARG

PROFESSIONAL SERVICES

Date	Atty	Description	Hours
5/01/26	ARG	Teams meeting with Jade Riley regarding items for upcoming Board meeting and necessary deliverables related to same. Review and revise attorney/client memo on housing funding.	1.50
5/02/26	ARG	Continue reviewing and revising attorney/client memo on housing. Review and revise OPA table showing active and terminated OPAs.	2.10
5/03/26	ARG	Begin drafting OPA for Harriman Hotel. Review pertinent terms of agreement for purposes of drafting same. Review prior OPA with Trail Creek Fund for purposes of drafting new OPA.	1.30
5/04/26	ARG	Finalize attorney/client memo on affordable housing funding and list of OPAs and RAs for KURA.	.20
5/05/26	ARG	Continue drafting OPA for Harriman Hotel. Draft cover memo related to same. Review participation policy related to affordable housing funding. Draft email correspondence to Jade Riley providing documents for Board packet.	1.70
5/06/26	ARG	Review proposed agenda for May Board meeting.	.10
5/07/26	ARG	Review email correspondence from Jade Riley regarding request for reconsideration of Board decision. Review bylaws related to same. Draft analysis of options related to reconsideration. Telephone call with Jade Riley to discuss risks related to reconsideration. Review PSA and revisions to same.	1.50
5/07/26	ARG	Telephone call with Jade Riley to discuss various items for Board consideration, including real property purchase, etc. Review and respond to email correspondence from Jade Riley on agenda items. Review and respond to email correspondence from Randy Hall regarding property disposition.	1.20
5/11/26	ARG	Review and respond to email correspondence from Tyler Davis Jeffers regarding OPA duration and termination. Review and respond to email correspondence from Jade Riley regarding necessary motion. Prepare for Board meeting by reviewing issues for executive session and next steps.	1.00
5/11/26	ARG	Attend May Board meeting. Advise on issues related to real property acquisition and funding options.	1.80
5/27/26	ARG	Review and respond to email correspondence from Jade Riley regarding items for Board consideration. Prepare items for next Board meeting.	.20

May 31, 2026
Invoice No. 221949
Client No. 8962
Matter No. 1
Billing Attorney: ARG

TOTAL PROFESSIONAL SERVICES **$ 3,654.00**

SUMMARY OF PROFESSIONAL SERVICES

Name	Staff Level	Rate	Billed Hours	Billed Amount	Non-Chargeable Hours	Non-Chargeable Amount
Germaine, Abbey R.	Shareholder	290.00	12.60	3,654.00	.00	.00
Total			**12.60**	**$ 3,654.00**	**.00**	**$ .00**

COSTS ADVANCED

Description	Amount
Online Legal Research (ACG search: 4/30/26)	30.44

TOTAL COSTS ADVANCED **$ 30.44**

TOTAL THIS INVOICE **$ 3,684.44**

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

ELAM & BURKE
ATTORNEYS AT LAW

May 31, 2026

Ketchum Urban Renewal Agency	Invoice No.	221949
Attn: Brent Davis & Trent Donat	Client No.	8962
bdavis@ketchumidaho.org	Matter No.	1
tdonat@ketchumidaho.org	Billing Attorney:	ARG
finance@ketchumidaho.org		

REMITTANCE

RE: General Representation

BALANCE DUE THIS INVOICE **$ 3,684.44**

ONLINE PAYMENTS

Elam & Burke is committed to offering safe, secure, and convenient options to pay your bill using Visa, MasterCard, Discover, American Express, Apple Pay, Google Pay, and eCheck.
NOTE: A convenience surcharge will be applied to all of these transactions.

To pay online, please click here: Pay Now or go to: www.elamburke.com/payments

ACH PAYMENTS IN USD

Account Holder:	Elam & Burke, PA
Bank Name:	U.S. Bank
Branch Name:	Meridian CenterPoint Office
Account Number:	82982196
ABA Routing Number:	021052053

CHECK PAYMENTS

All checks should be made payable to:
Elam & Burke, PA
ATTN: Accounts Receivable
251 E. Front Street, Suite 300
Boise, ID 83702
(Please return this advice with payment.)

Please reference: Invoice 221949, File # 8962 - 1 on all payments.

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

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

ELAM & BURKE
ATTORNEYS AT LAW

May 31, 2026

Ketchum Urban Renewal Agency
Attn: City Administrator
PO Box 2315
jriley@ketchumidaho.org
Ketchum, ID 83340

Invoice No.	221950
Client No.	8962
Matter No.	4
Billing Attorney:	ARG

INVOICE SUMMARY

For Professional Services Rendered from May 8, 2026 through May 31, 2026.

RE: 700 N. Washington - Hetherington

Total Professional Services	$ 1,728.50
Total Costs Advanced	$ .00
TOTAL THIS INVOICE	**$ 1,728.50**

ELAM & BURKE

May 31, 2026

Invoice No.	221950
Client No.	8962
Matter No.	4
Billing Attorney:	ARG

PROFESSIONAL SERVICES

Date	Atty	Description	Hours
5/08/26	AKE	Review and analyze real estate purchase and sale agreement. Provide comments to A. Germaine.	1.00
5/13/26	ARG	Review PSA for Washington property. Provide revisions to same. Send revisions to Ketchum and broker. Review proposed addendum to PSA and provide comments to same to broker.	.80
5/14/26	ARG	Finalize PSA for Washington real property. Prepare additional revisions. Draft email correspondence to KURA Chair analyzing certain proposed changes. Finalize all documents for Chair signature.	1.30
5/18/26	ARG	Review fully executed PSA and addendum. Review and respond to email correspondence from buyer broker.	.20
5/20/26	ARG	Review preliminary title report and send correspondence regarding same and deadline to submit comments.	.30
5/21/26	AKE	Telephone call with D. Fauth regarding title commitment. Prepare title objection letter. Email client group regarding same.	1.20
5/21/26	ARG	Discussion regarding title commitment and need for title objection letter and potential need for extended coverage. Review of title objection letter and email correspondence related to same.	.40
5/25/26	ARG	Draft email correspondence to Jade Riley regarding approval of title commitment letter (objection). Review need for extended coverage and next steps.	.20
5/26/26	AKE	Email correspondence regarding title letter, survey and extended coverage insurance.	.50
5/26/26	ARG	Review email correspondence from broker regarding title objections. Draft email correspondence to Jade Riley regarding same.	.20

TOTAL PROFESSIONAL SERVICES **$ 1,728.50**

May 31, 2026

Invoice No.	221950
Client No.	8962
Matter No.	4
Billing Attorney:	ARG

SUMMARY OF PROFESSIONAL SERVICES

Name	Staff Level	Rate	Billed Hours	Billed Amount	Non-Chargeable Hours	Non-Chargeable Amount
Germaine, Abbey R.	Shareholder	290.00	3.40	986.00	.00	.00
Edwards, Angela K.	Of Counsel	275.00	2.70	742.50	.00	.00
Total			**6.10**	**$ 1,728.50**	**.00**	**$ .00**

TOTAL THIS INVOICE	**$ 1,728.50**

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

May 31, 2026

Ketchum Urban Renewal Agency	Invoice No.	221950
Attn: City Administrator	Client No.	8962
PO Box 2315	Matter No.	4
jriley@ketchumidaho.org	Billing Attorney:	ARG
Ketchum, ID 83340		

REMITTANCE

RE: 700 N. Washington - Hetherington

BALANCE DUE THIS INVOICE **$ 1,728.50**

ONLINE PAYMENTS

Elam & Burke is committed to offering safe, secure, and convenient options to pay your bill using Visa, MasterCard, Discover, American Express, Apple Pay, Google Pay, and eCheck.
NOTE: A convenience surcharge will be applied to all of these transactions.

To pay online, please click here: Pay Now or go to: www.elamburke.com/payments

ACH PAYMENTS IN USD

Account Holder:	Elam & Burke, PA
Bank Name:	U.S. Bank
Branch Name:	Meridian CenterPoint Office
Account Number:	82982196
ABA Routing Number:	021052053

CHECK PAYMENTS

All checks should be made payable to:
Elam & Burke, PA
ATTN: Accounts Receivable
251 E. Front Street, Suite 300
Boise, ID 83702
(Please return this advice with payment.)

Please reference: Invoice 221950, File # 8962 - 4 on all payments.

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

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

ELAM & BURKE
ATTORNEYS AT LAW

May 31, 2026

City of Ketchum, City Council
Attn: Matt Johnson
City Attorney
191 5th St. W.
Ketchum, ID 83340

Invoice No.	221964
Client No.	10138
Matter No.	2
Billing Attorney:	ARG

INVOICE SUMMARY

For Professional Services Rendered from May 19, 2026 through May 31, 2026.

RE: Sawtooth Serenade Design Review

Total Professional Services	$ 390.00
Total Costs Advanced	$ .00
TOTAL THIS INVOICE	**$ 390.00**

ELAM & BURKE

May 31, 2026
Invoice No. 221964
Client No. 10138
Matter No. 2
Billing Attorney: ARG

PROFESSIONAL SERVICES

Date	Atty	Description	Hours	Amount
5/19/26	ARG	Review and respond to email correspondence from Matt Johnson regarding conflict matter and issues related to same. Review potential appeal matter.	.30	90.00
5/20/26	ARG	Review and respond to email correspondence from Matt Johnson regarding issues related to transcript preparation and process regarding same.	.30	90.00
5/27/26	ARG	Review and respond to email correspondence regarding hearing date and review of additional transcript document. Review information related to appeal issue and proposed project.	.70	210.00

TOTAL PROFESSIONAL SERVICES **$ 390.00**

SUMMARY OF PROFESSIONAL SERVICES

Name	Staff Level	Rate	Billed Hours	Billed Amount	Non-Chargeable Hours	Non-Chargeable Amount
Germaine, Abbey R.	Shareholder	300.00	1.30	390.00	.00	.00
Total			**1.30**	**$ 390.00**	**.00**	**$ .00**

TOTAL THIS INVOICE **$ 390.00**

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

May 31, 2026

City of Ketchum, City Council
Attn: Matt Johnson
City Attorney
191 5th St. W.
Ketchum, ID 83340

Invoice No.	221964
Client No.	10138
Matter No.	2
Billing Attorney:	ARG

REMITTANCE

RE: Sawtooth Serenade Design Review

BALANCE DUE THIS INVOICE	**$ 390.00**

ONLINE PAYMENTS

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ACH PAYMENTS IN USD

Account Holder:	Elam & Burke, PA
Bank Name:	U.S. Bank
Branch Name:	Meridian CenterPoint Office
Account Number:	82982196
ABA Routing Number:	021052053

CHECK PAYMENTS

All checks should be made payable to:
Elam & Burke, PA
ATTN: Accounts Receivable
251 E. Front Street, Suite 300
Boise, ID 83702
(Please return this advice with payment.)

Please reference: Invoice 221964, File # 10138 - 2 on all payments.

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

HOLST

123 NE 3RD AVE
SUITE 310
PORTLAND, OR
97232

P: 503.233.9856

June 22, 2026
Project No: 26-037.00
Invoice No: 0031618

Jade Riley
Ketchum Urban Renewal Agency
P.O. Box 2315
191 5th Street West
Ketchum, ID 83340

Invoice Total	**$3,410.00**

Project 26-037.00 City of Ketchum - LTL and Scattered Site

Professional Services from May 01, 2026 to May 31, 2026

Professional Personnel

	Hours	**Rate**	**Amount**	
Architect 5	6.00	175.00	1,050.00	
Architect 6	10.00	190.00	1,900.00	
Architect 7	2.00	230.00	460.00	
Totals	18.00		3,410.00	
Total Labor				**3,410.00**
Total this Invoice				**$3,410.00**

Terms: Net 30

CITY OF KETCHUM
P.O. Box 2315
Ketchum ID 83340
Phone: (208) 726-3841

INVOICE

Date	Number	Page
07/09/2026	9811	1

Bill To: KETCHUM URBAN RENEWAL AGENCY
BOX 2315

KETCHUM ID 83340

Customer No. 410
Project:
Terms: Due Upon Receipt
Invoice Due Date: 07/19/2026

Quantity	Description	Unit Price	Net Amount
1	Downtown Core Sidewalks	617,569.43	617,569.43
1	Parking Management / Options	100,000.00	100,000.00
1	YMCA Parking	9,555.50	9,555.50
1	Forest Service Park Renovation	10,110.50	10,110.50
1	Town Square Remodel Phase 1	113,052.56	113,052.56
1	Warm Springs Preserve Welcome Building	250,000.00	250,000.00

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

Amount 1,100,287.99

Balance Due 1,100,287.99

CITY OF KETCHUM
P.O. Box 2315
Ketchum ID 83340
Phone: (208) 726-3841

INVOICE

Date	Number	Page
07/01/2026	9800	1

Bill To: KETCHUM URBAN RENEWAL AGENCY
BOX 2315

KETCHUM ID 83340

Customer No. 410
Project:
Terms: Due Upon Receipt
Invoice Due Date: 07/11/2026

Quantity	Description	Unit Price	Net Amount
1	SALARIES & BENEFITS DIRECT COSTS	9,511.15	9,511.15

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

Amount	9,511.15
Balance Due	9,511.15