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Sent: Monday, December 15, 2025 11:45 AM
To: urbanaffairs@ketchumura.com; Participate
Cc: Andrew Theophilus; Sarah Lurie; vcampos@5bgazette.com; Neil Bradshaw; Amanda Breen; Courtney Hamilton; Tripp Hutchinson; Spencer Cordovano; Peter Prekeges; Perry Boyle
Subject: EMERGENCY REQUEST TO SUSPEND CONSIDERATION OF EXCESS PAYMENTS

EMERGENCY REQUEST TO HALT CONSIDERATION OF EXCESS PAYMENTS

Dear Members of the Ketchum Urban Renewal Agency Board:

I submit this emergency request that the Agency immediately suspend and defer any consideration of proposed contract amendments, change orders, or requests by developers or contractors seeking additional compensation—including claims framed as arising from weather, unforeseen conditions, or other “exceptional” circumstances—until full public review and legal vetting has occurred.

As has been placed on the public record repeatedly, the legality and proper scope of the Urban Renewal Agency itself, including its Revenue Allocation Area and underlying blight findings, are under serious challenge. Those concerns have not been resolved. Proceeding to approve contract rewrites involving additional millions of dollars while foundational legal questions remain unsettled would compound existing exposure and materially increase risk.

This request is narrow but urgent.

Before the Agency considers altering contracts or authorizing additional public expenditures, the public must be given the opportunity to review the actual contract terms, the asserted justifications for modification, and the legal authority under which such amendments are proposed.

Continuing to act while the Agency’s statutory validity and compliance are in question creates avoidable risk—not only to the public fisc, but to individual board members. Participation in decisions that expand obligations or deepen commitments under a legally contested framework raises the prospect of personal liability, particularly where adequate notice, transparency, and independent legal review have not been provided.

Accordingly, I respectfully request that the Agency:

1. **Immediately suspend consideration** of all proposed contract amendments, change orders, or extraordinary compensation requests related to URA projects;
2. **Disclose the full contract documents and proposed revisions** for public inspection;
3. **Require the requesting parties to submit their request in writing itemizing the justification monetarily and also detailing the legal basis for the claim based on the contracts between the parties.**

4. **Defer action** until the underlying legal issues surrounding the URA have been addressed and the public has had a meaningful opportunity to review all pertinent contractual documents and requests for extra payments and then to comment.

This pause is necessary to prevent further entanglement, protect the Agency and its members, and preserve public trust.

Thank you for your prompt attention to this matter.

Respectfully,

JIM HUNGELMANN