

Report Criteria:

Invoices with totals above \$0 included.  
Paid and unpaid invoices included.  
[Report].GL Account Number = "961000000"- "9848009999"

Vendor Name	Invoice Number	Description	Net Invoice Amount
<b>URBAN RENEWAL AGENCY</b>			
<b>URBAN RENEWAL EXPENDITURES</b>			
<b>98-4410-4200 PROFESSIONAL SERVICES</b>			
KETCHUM COMPUTERS, INC.	20724	Monthly Workstation Maintenance	49.50
ELAM & BURKE	210443	GENERAL REPRESENTATION	387.00
ELAM & BURKE	210444	1ST & WASHINGTON PROJECT	50.00
<b>98-4410-7100 INFRASTRUCTURE PROJECTS</b>			
PIVOT NORTH	111124	DESIGN SERVICES FOR 1ST AND WASHINGTON	1,342.50
DECHASE DEVELOPMENT SERV	111124	DESIGN SERVICES FOR 1ST AND WASHINGTON	7,500.00
<b>98-4410-8801 REIMBURSE CITY GENERAL FUND</b>			
CITY OF KETCHUM	8671	REFUNDS AND REIMBURSEMENTS	7,180.46
Total URBAN RENEWAL EXPENDITURES:			16,509.46
Total URBAN RENEWAL AGENCY:			16,509.46
Grand Totals:			16,509.46

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



September 30, 2024

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

Invoice No. 210444  
Client No. 8962  
Matter No. 3  
Billing Attorney: ARG

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### INVOICE SUMMARY

For Professional Services Rendered from September 13, 2024 through September 30, 2024.

**RE: 1st and Washington Project**

Total Professional Services	\$ 50.00
Total Costs Advanced	<u>    \$ .00</u>
<b>TOTAL THIS INVOICE</b>	<b>\$ 50.00</b>

98-4410-4200

# ELAM & BURKE

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September 30, 2024  
Invoice No. 210444  
Client No. 8962  
Matter No. 3  
Billing Attorney: ARG

## PROFESSIONAL SERVICES

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Date	Atty	Description	Hours
9/13/24	RPA	Review status of project, updated schedule and next steps.	.20

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**TOTAL PROFESSIONAL SERVICES** \$ 50.00

## SUMMARY OF PROFESSIONAL SERVICES

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Name	Staff Level	Rate	Billed Hours	Billed Amount	Non-Chargeable Hours	Non-Chargeable Amount
Armbruster, Ryan P.	Of Counsel	250.00	.20	50.00	.00	.00
<b>Total</b>			<b>.20</b>	<b>\$ 50.00</b>	<b>.00</b>	<b>\$ .00</b>

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**TOTAL THIS INVOICE** \$ 50.00

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Telephone 208-343-5454  
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September 30, 2024

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Attn: Suzanne Frick  
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**REMITTANCE**

**RE: 1st and Washington Project**

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**BALANCE DUE THIS INVOICE**

**\$ 50.00**

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**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 3% convenience surcharge will be applied to all of these transactions.

To pay online, please click here: [www.elamburke.com/payments](http://www.elamburke.com/payments) or go to: [www.elamburke.com/payments](http://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 210444, File # 8962 - 3 on all payments.*

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

251 E. Front Street, Suite 300  
Boise, Idaho 83702  
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Telephone 208-343-5454  
Fax 208-384-5844



September 30, 2024

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

Invoice No. 210443  
Client No. 8962  
Matter No. 1  
Billing Attorney: ARG

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### INVOICE SUMMARY

For Professional Services Rendered from September 13, 2024 through September 30, 2024.

**RE: General Representation**

Total Professional Services	\$ 387.00
Total Costs Advanced	<u>    \$ .00</u>
<b>TOTAL THIS INVOICE</b>	<b>\$ 387.00</b>

98-4410-4200

# ELAM & BURKE

September 30, 2024  
Invoice No. 210443  
Client No. 8962  
Matter No. 1  
Billing Attorney: ARG

## PROFESSIONAL SERVICES

Date	Atty	Description	Hours
9/13/24	RPA	Review agenda item concerning closure of 1st and Washington for function, need for insurance and other protections. Propose to "piggyback" with City requirements.	.30
9/16/24	ARG	Prepare for September Agency Board meeting by reviewing agenda. Attend Board meeting via Zoom and advise on issues related to allowing use of 1st and Washington.	1.30

**TOTAL PROFESSIONAL SERVICES \$ 387.00**

## SUMMARY OF PROFESSIONAL SERVICES

Name	Staff Level	Rate	Billed Hours	Billed Amount	Non-Chargeable Hours	Non-Chargeable Amount
Armbruster, Ryan P.	Of Counsel	250.00	.30	75.00	.00	.00
Germaine, Abbey R.	Shareholder	240.00	1.30	312.00	.00	.00
<b>Total</b>			<b>1.60</b>	<b>\$ 387.00</b>	<b>.00</b>	<b>\$ .00</b>

**TOTAL THIS INVOICE \$ 387.00**

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



September 30, 2024

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

Invoice No. 210443  
Client No. 8962  
Matter No. 1  
Billing Attorney: ARG

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**REMITTANCE**

**RE: General Representation**

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**BALANCE DUE THIS INVOICE**

**\$ 387.00**

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**ACH PAYMENTS IN USD**

Account Holder: Elam & Burke, PA  
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(Please return this advice with payment.)

*Please reference: Invoice 210443, File # 8962 - 1 on all payments.*

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



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

# INVOICE

Date	Number	Page
10/30/2024	8671	1

**Bill To:** KETCHUM URBAN RENEWAL AGENCY  
BOX 2315

KETCHUM ID 83340

**Customer No.** 410

**Project:**

**Terms:** Due Upon Receipt

**Invoice Due Date:** 10/30/2024

Quantity	Description	Unit Price	Net Amount
1	REFUNDS & REIMBURSEMENTS-GENERAL  98-4410-8801	7,180.46	7,180.46
<b>Please remit payment via:</b> <a href="https://www.ketchumidaho.org/administration/page/online-payments">https://www.ketchumidaho.org/administration/page/online-payments</a> OR City of Ketchum PO Box 2315 Ketchum, ID 83340		<b>Amount</b>	7,180.46
		<b>Balance Due</b>	<u>7,180.46</u>



Employee	Rate w/benefits	Hours	Amount	February Financial Statement
Frick, Suzanne	95.01	71.5	6,793.14	71.5
Donat, Trent	67.83	1	67.83	
McCollum, Suzanne	42.31	1	42.31	
Ching, Carly	37.49	2	74.98	
Dank, Brent	101.11	2	202.22	
<b>Total</b>		<b>77.50</b>	<b>7,180.46</b>	

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCT
PERSONAL SERVICES:					
01-4193-1000 SALARIES	4,647.50	4,647.50	70,980.00	66,332.50	6.6
01-4193-2100 FICA TAXES-CITY	355.53	355.53	5,429.87	5,074.44	6.6
01-4193-2200 STATE RETIREMENT-CITY	555.85	555.85	8,489.21	7,933.36	6.6
01-4193-2400 WORKMEN'S COMPENSATION-CITY	4.88	4.88	75.00	70.32	6.2
01-4193-2500 HEALTH INSURANCE-CITY	1,210.00	1,210.00	14,520.00	13,310.00	8.3
01-4193-2510 DENTAL INSURANCE-CITY	19.58	19.58	504.00	484.42	3.9
<b>TOTAL PERSONAL SERVICES</b>	<b>6,793.14</b>	<b>6,793.14</b>	<b>99,998.18</b>	<b>93,205.04</b>	<b>6.8</b>

NON-DEPARTMENTAL

- PERSONAL SERVICES:
- 01-4193-1000 SALARIES
- 01-4193-2100 FICA TAXES-CITY
- 01-4193-2200 STATE RETIREMENT-CITY
- 01-4193-2400 WORKMEN'S COMPENSATION-CITY
- 01-4193-2500 HEALTH INSURANCE-CITY
- 01-4193-2510 DENTAL INSURANCE-CITY

TOTAL PERSONAL SERVICES

# Invoice



P.O. Box 5186  
Ketchum, ID 83340

Date	Invoice #
11/1/2024	20724
Terms	Due Date
Net 30	12/1/2024

Bill To
Ketchum Urban Renewal Agency finance@ketchumidaho.org

Federal Tax ID: 26-1671669
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billing@ketchumcomputers.com
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Date	Employee	Description	Quantity	Rate	Amount
11/3/2024	Mandeville	Monthly Workstation Maintenance: KURA laptop  98-4410-4200 KC	1	49.50	49.50

<b>Total</b>	\$49.50
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**22-33 - 1st and Washington Development LLC**  
**This Period Transactions Report**  
**Job: 22-33-K - 1st & Washington Application #: 4**  
**Date: November 6, 2024**

Date	Vendor Name	Reference	Description	Amount
<b>GENERAL CONDITIONS</b>				
<b>20-1000 - A&amp;E</b>				
9/30/2024	Pivot North Architecture	5829	Pivot North Architecture-Inv#5829	\$1,342.50
<b>40-1000 - Development Fee</b>				
10/30/2024	deChase Development Services, LLC	KURA-06	deChase Development Services, LLC-Inv#KURA-06	\$7,500.00
<b>GENERAL CONDITIONS TOTAL</b>				<b>\$8,842.50</b>
<b>Job Total</b>				<b>\$8,842.50</b>

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**22-33 - 1st and Washington Development LLC**

**Billing Breakdown**

**Job: 22-33-K - 1st & Washington Application #: 4**

**Date: November 6, 2024**

Item No.	Description Of Work	Previously Billed	Budget Revisions	Current Bill	Cost To Date
<b>GENERAL CONDITIONS</b>					
<b>10 - Site and Due Diligence</b>					
10-1700	Predevelopmet - Geotechnical	\$4,000.00	\$0.00	\$0.00	\$4,000.00
10-1800	Predevelopmet - Boundary Survey/ALTA	\$6,800.00	\$0.00	\$0.00	\$6,800.00
<b>10 - Site and Due Diligence Subtotal</b>		<b>\$10,800.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$10,800.00</b>
<b>20 - Other Soft Costs</b>					
20-1000	A&E	\$66,022.52	(\$1,200.00)	\$1,342.50	\$66,165.02
20-1100	A&E (Reimbursable Expenses)	\$2,525.79	\$0.00	\$0.00	\$2,525.79
20-1200	Civil	\$1,225.00	(\$437.50)	\$0.00	\$787.50
20-1400	Lanscaping	\$918.75	\$0.00	\$0.00	\$918.75
<b>20 - Other Soft Costs Subtotal</b>		<b>\$70,692.06</b>	<b>(\$1,637.50)</b>	<b>\$1,342.50</b>	<b>\$70,397.06</b>
<b>40 - Professional Fees</b>					
40-1000	Development Fee	\$37,500.00	\$0.00	\$7,500.00	\$45,000.00
<b>40 - Professional Fees Subtotal</b>		<b>\$37,500.00</b>	<b>\$0.00</b>	<b>\$7,500.00</b>	<b>\$45,000.00</b>
<b>Job Total</b>		<b>\$118,992.06</b>	<b>(\$1,637.50)</b>	<b>\$8,842.50</b>	<b>\$126,197.06</b>

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CITY OF KETCHUM  
CHECK REQUEST

Date: 11/11/2024

Vendor: Pivot North

Vendor Mailing Address: PO Box 45503

Boise ID, 83711

Service Provided: \_\_\_\_\_

Design Services for 1st and WA Project

\_\_\_\_\_  
\_\_\_\_\_

Dollar Amount Requested: \$1,342.50

Person Requesting:  
Suzanne Frick

Approved by:

GL Code: 98-4410-7100

A completed W-9 will need to be received by Accounts Payable prior to releasing a check over \$600



**Pivot North Architecture**  
 PO Box 45503  
 Boise, ID 83711  
 (208) 690-3108

De Chase Miksis  
 DeChase Miksis  
 P.O. Box 733  
 Boise, ID 83701  
 Sammy Newell

Invoice number 5829  
 Date 09/30/2024  
 Project **22-059 1st & Washington**

For Professional Services Through September 30, 2024

**AS-01. Parking Studies**

Professional Fees

	Date	Hours	Multiplier	Rate	Billed Amount
Concept Design					
Project Manager Lead					
	09/12/2024	1.50		160.00	240.00
<i>Weekly meeting, structural coordination-parking deck structure</i>					
	09/13/2024	0.50		160.00	80.00
<i>Structural coordination discussion</i>					
	09/26/2024	1.00		160.00	160.00
<i>Weekly meeting</i>					
	09/30/2024	1.00		160.00	160.00
<i>Review parking cost estimates</i>					
Principal					
	09/12/2024	1.00		185.00	185.00
<i>Team mtg</i>					
	09/19/2024	0.50		185.00	92.50
<i>Meeting w Ownership, deChase, Civil and Pivot</i>					
	09/26/2024	1.00		185.00	185.00
<i>Team mtg, Ownership, Pivot, deChase</i>					
Design Studio Lead					
	09/12/2024	0.50		160.00	80.00
<i>OAC meeting</i>					
	09/16/2024	0.50		160.00	80.00
<i>Meeting to discuss parking deck sections and structural impacts for being under public right of way</i>					
	09/19/2024	0.50		160.00	80.00
<i>OAC meeting</i>					
	Subtotal	8.00			1,342.50
	Phase subtotal				1,342.50

Invoice total **1,342.50**

**Invoice Summary**

Description	Contract Amount	Total Billed	Percent Complete	Prior Billed	Current Billed
<b>A1-02. Design Review/Concept Design</b>	73,300.99	62,770.95	85.63	62,770.95	0.00
<b>A3-01. Schematic Design</b>	0.00	0.00	0.00	0.00	0.00
<b>A3-02. Design Development</b>	0.00	0.00	0.00	0.00	0.00
<b>A3-03. Construction Documents</b>	0.00	0.00	0.00	0.00	0.00
<b>A3-04. Permitting</b>	0.00	0.00	0.00	0.00	0.00
<b>A3-05. Construction Administration</b>	0.00	0.00	0.00	0.00	0.00
<b>AS-01. Parking Studies</b>	10,000.99	11,077.50	110.76	9,735.00	1,342.50
<b>AS-02. Parking Studies 2 (NTE)</b>	0.00	0.00	0.00	0.00	0.00
<b>Reimbursable Expenses</b>	0.00	2,087.36	0.00	2,087.36	0.00
<b>Total</b>	<b>83,301.98</b>	<b>75,935.81</b>	<b>91.16</b>	<b>74,593.31</b>	<b>1,342.50</b>

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
5615	04/30/2024	1,200.00					1,200.00
5829	09/30/2024	1,342.50		1,342.50			
	Total	2,542.50	0.00	1,342.50	0.00	0.00	1,200.00

*Thank you! We appreciate your business*



CITY OF KETCHUM  
CHECK REQUEST

Date: 11/11/2024

Vendor: deChase Development Services

Vendor Mailing Address: PO Box 733  
Boise, Idaho, 83701

Service Provided: \_\_\_\_\_  
Design Services for 1st and WA Project  
\_\_\_\_\_  
\_\_\_\_\_

Dollar Amount Requested: \$7,500.00

Person Requesting:  
Suzanne Frick

Approved by:

GL Code: 98-4410-7100

A completed W-9 will need to be received by Accounts Payable prior to releasing a check over \$600





# deChase Development Services, LLC

PO Box 733  
Boise, ID 83701  
EIN: 27-5253797

AR Contact: Sammy Newell  
208-570-0025  
Sammy@deChase.com

# Invoice

Invoice Number: KURA-06  
Invoice Date: Oct 30, 2024  
**Due Date: Nov 29, 2024**

## Bill To:

Ketchum Urban Renewal Agency, KURA

PO Box 2315  
Ketchum, ID 83340

### Billing Details:

<i>Description</i>	<i>Amount</i>
Development Fees, October	7,500.00
Subtotal	7,500.00
Retainage	0.00
Tax	0.00
<b>Total</b>	<b>\$7,500.00</b>

We accept check and ACH payments. You can call our controller at 208-570-0025 for ACH information.  
Thank you for your business,