

## 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
<b>URBAN RENEWAL AGENCY</b>			
<b>URBAN RENEWAL EXPENDITURES</b>			
<b>98-4410-4200 PROFESSIONAL SERVICES</b>			
CITY OF KETCHUM	7227	GGLO REIMBURSE #0000002	10,457.65
CITY OF KETCHUM	7228	GGLO REIMBURSE #0000001	6,256.25
KETCHUM COMPUTERS, INC.	19942	Monthl Workstation Maintenance	43.50
ELAM & BURKE	204638	General Representation	1,275.30
ELAM & BURKE	204639	1st & Washington Profession Fees	6,533.90
<b>98-4410-4600 LIABILITY INSURANCE</b>			
ICRMP	18023-2024-1	KURA 100123-93024 POLICY ANNUAL PREMIUM	1,707.00
<b>98-4410-7100 INFRASTRUCTURE PROJECTS</b>			
EXPRESS PUBLISHING, INC.	10002196 0831	LEGAL-URA PROPOSED BUDGET	216.09
<b>98-4410-8801 REIMBURSE CITY GENERAL FUND</b>			
CITY OF KETCHUM	7233	SALARIES & BENEFITS 8-26 to 9-29-2023	10,379.86
Total URBAN RENEWAL EXPENDITURES:			36,869.55
Total URBAN RENEWAL AGENCY:			36,869.55
Grand Totals:			36,869.55

98-4410-4200

**CITY OF KETCHUM**

P.O. Box 2315  
 Ketchum ID 83340  
 Phone: (208) 726-3841  
 Fax: (208) 727-5070

**INVOICE**

Date	Number	Page
09/25/2023	7228	1

**Bill To:** KETCHUM URBAN RENEWAL AGENCY  
 BOX 2315  
 KETCHUM ID 83340

**Customer No.** 410

**Project:**

**Terms:** Due Upon Receipt

**Invoice Due Date:** 09/25/2023

Quantity	Description	Unit Price	Net Amount
1	GGLO REIMBURSE #0000001	6,256.25	6,256.25

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

**Amount** 6,256.25

**Balance Due** 6,256.25

**GGLO****INVOICE**1301 FIFTH AVENUE SUITE 2200 SEATTLE, WA 98101  
P +1 206.467.5828 E accounting-team@gglo.comAly Swindley  
City of Ketchum  
191 Fifth Street W  
Ketchum, ID 83340August 24, 2023  
Project No: 2023040.01  
Invoice No: 0000001

Project 2023040.01 City of Ketchum (COKTM): Ketchum Town Square

**Professional Services from July 01, 2023 to July 31, 2023**

Task 00100 Phase 1 Discovery

**Professional Personnel**

	Hours	Rate	Amount
Decker, Phillip	1.00	195.00	195.00
Sindell, Mark	6.50	310.00	2,015.00
Watkins, Lyndsay	28.00	155.00	4,340.00
White, Benjamin	22.50	265.00	5,962.50
Totals	58.00		12,512.50
<b>Total Labor</b>			<b>12,512.50</b>

**Billing Limits**

	Current	Prior	To-Date
Total Billings	12,512.50	0.00	12,512.50
Limit			18,500.00
Remaining			5,987.50

**Total this Task \$12,512.50****Total this Invoice \$12,512.50**

Payment is due upon receipt. A monthly interest charge may accrue on unpaid invoices after 30 days. For proper allocation of your payment, please reference project and invoice numbers on your check.

DocuSigned by:

Mark Sindell

Authorized By:

123A8D3466B14A0...

Date:

30-Aug-2023 | 3:25:28 PM PDT

Mark Sindell

PO# 23118

03-4193-7115

**CITY OF KETCHUM**

P.O. Box 2315  
Ketchum ID 83340  
Phone: (208) 726-3841  
Fax: (208) 727-5070

**INVOICE**

Date	Number	Page
09/25/2023	7227	1

**Bill To:** KETCHUM URBAN RENEWAL AGENCY  
BOX 2315  
KETCHUM ID 83340

**Customer No.** 410

**Project:**

**Terms:** Due Upon Receipt

**Invoice Due Date:** 09/25/2023

Quantity	Description	Unit Price	Net Amount
1	GGLO REIMBURSEMENT #0000002	10,457.65	10,457.65

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

**Amount** 10,457.65

**Balance Due** 10,457.65





# INVOICE

1301 FIFTH AVENUE SUITE 2200 SEATTLE, WA 98101  
P +1 206.467.5828 E accounting-team@gglo.com

Aly Swindley  
City of Ketchum  
191 Fifth Street W  
Ketchum, ID 83340

September 14, 2023  
Project No: 2023040.01  
Invoice No: 0000002

Project 2023040.01 City of Ketchum (COKTM): Ketchum Town Square

**Professional Services from August 01, 2023 to August 31, 2023**

Task 00000 Reimbursable Expenses

**Reimbursable Expenses**

Parking/Mileage/Travel	220.00	
Consultant Expenses	219.90	
<b>Total Reimbursables</b>	<b>439.90</b>	<b>439.90</b>

**Billing Limits**

	<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Total Billings	439.90	0.00	439.90
Limit			2,000.00
Remaining			1,560.10

**Total this Task \$439.90**

Task 00100 Phase 1 Discovery

**Professional Personnel**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>
Sindell, Mark	3.00	310.00	930.00
White, Benjamin	2.00	265.00	530.00
Totals	5.00		1,460.00
<b>Total Labor</b>			<b>1,460.00</b>

**Consultants**

Consultant: Structural	1,237.50
<b>Total Consultants</b>	<b>1,237.50</b>

**Reimbursable Expenses**

Lodging	305.40
<b>Total Reimbursables</b>	<b>305.40</b>

**Billing Limits**

	<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Labor	1,460.00	12,512.50	13,972.50
Limit			14,000.00
Remaining			27.50
Consultants	1,237.50	0.00	1,237.50
Limit			4,500.00
Remaining			3,262.50

**Total this Task \$3,002.90**

Task 00110 Phase 1: Public Involvement

Project	2023040.01	COKTM: Ketchum Town Square	Invoice	0000002
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#### Professional Personnel

	Hours	Rate	Amount
Decker, Phillip	1.00	195.00	195.00
Sindell, Mark	4.50	310.00	1,395.00
Watkins, Lyndsay	8.00	155.00	1,240.00
White, Benjamin	17.50	265.00	4,637.50
Totals	31.00		7,467.50
<b>Total Labor</b>			<b>7,467.50</b>

Billing Limits	Current	Prior	To-Date
Labor	7,467.50	0.00	7,467.50
Limit			7,500.00
Remaining			32.50
<b>Total this Task</b>			<b>\$7,467.50</b>

Task 00120 Phase 1: Programming Alts

#### Professional Personnel

	Hours	Rate	Amount
Sindell, Mark	9.00	310.00	2,790.00
Watkins, Lyndsay	38.00	155.00	5,890.00
White, Benjamin	5.00	265.00	1,325.00
Totals	52.00		10,005.00
<b>Total Labor</b>			<b>10,005.00</b>

Billing Limits	Current	Prior	To-Date
Labor	10,005.00	0.00	10,005.00
Limit			13,500.00
Remaining			3,495.00
Consultants	0.00	0.00	0.00
Limit			8,000.00
Remaining			8,000.00
<b>Total this Task</b>			<b>\$10,005.00</b>

**Total this Invoice** **\$20,915.30**

#### Outstanding Invoices

Number	Date	Balance
0000001	8/24/2023	12,512.50
<b>Total</b>		<b>12,512.50</b>

PO # 23118  
03-4193-7115  
**Total Now Due** **\$33,427.80**

Payment is due upon receipt. A monthly interest charge may accrue on unpaid invoices after 30 days. For proper allocation of your payment, please reference project and invoice numbers on your check.

Authorized By: \_\_\_\_\_

Date: \_\_\_\_\_

Mark Sindell

Please review your reservation information carefully and give us a ring if we can be of any further assistance. Yay for vacay!

## Confirmation Details

Confirmation	5759
Guest Name	Ben White
Arrival Date	Monday, August 21, 2023
Departure Date	Tuesday, August 22, 2023
Room Type	Ketchum King
Rate Description	Idaho Resident Rate
Average Daily Rate	\$237.30
Total Taxes	\$26.10
Resort Fee	\$14.24
Total Stay Amount	\$277.64

+ 102. = \$305.40

on GGLO  
invoice

The above rate(s) may not reflect all possible fees, additional charges or taxes associated with this reservation. For clarification regarding these charges, please contact our reservations department.

Add To Calendar

Hotel Ketchum offers limited housekeeping services, provided once every third day of your stay. If you would like to opt out of our third day housekeeping services, please let the front desk know when you arrive.

Learn More

## Our Policies

Policies	Hotel Ketchum is a destination resort and all policies are non-negotiable. Travel insurance is recommended.
Cancellation Policy	Payment is taken upon booking and is 100% non-refundable. No changes or modification to reservations will be allowed.
Deposit Policy	Full Payment upon booking that is non-refundable
Pet Policy	Pets are welcome at Hotel Ketchum! There is a \$25 per pet/per night fee, with a maximum of two pets per room. Pets are never to be left in the



Attention: accounting-team@gglo.com

GGLO ARCHITECTS

1301 FIRST AVE

SUITE 301

SEATTLE, WA 98101

Project Name : Ketchum Town Square Master Plan

Project Fee:

## INVOICE

Invoice Date: 8/22/2023

Invoice #: 485733

KPFF Project #: 10212300067

KPFF PM: Ashley Thompson

KPFF PIC: Judsen Williams

KPFF Tax ID: 91-0755897

For Professional Services Rendered Through 7/31/2023

	Fee	% Complete	Invoice		
			To Date	Previous	Current
Phase 1: Discovery (Building & Systems Assessment)	2,500.00	45.00	1,125.00	0.00	1,125.00
Total:	2,500.00	45.00	1,125.00	0.00	1,125.00

	Invoice		
	To Date	Previous	Current
Expenses	199.91	0.00	199.91

Amount Due This Invoice 1,324.91

Project Summary	Project Budget	Previously Invoiced	Current Invoice	Budget Remaining
		0.00	1,324.91	-1,324.91
A/R Summary	Previously Invoiced	Current Invoice	Total Paid to Date	Amount Outstanding
	0.00	1,324.91	0.00	1,324.91

+ 10 %

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

98.4410.4200 BA



September 30, 2023

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

Invoice No. 204638  
Client No. 8962  
Matter No. 1  
Billing Attorney: MSC

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### INVOICE SUMMARY

For Professional Services Rendered from September 11, 2023 through September 30, 2023.

**RE: General Representation**

Total Professional Services	\$ 1,260.00
Total Costs Advanced	<u>\$ 15.30</u>
<b>TOTAL THIS INVOICE</b>	<b>\$ 1,275.30</b>



# ELAM & BURKE

September 30, 2023  
Invoice No. 204638  
Client No. 8962  
Matter No. 1  
Billing Attorney: MSC

## PROFESSIONAL SERVICES

Date	Atty	Description	Hours
9/11/23	RPA	(NO CHARGE) Review information on agreement with City of Ketchum for undergrounding of the power lines and status of the Town Square Master Plan.	.20
9/12/23	RPA	Review draft of City-Agency agreement for the undergrounding project and Town Square project.	.40
9/13/23	ARG	Draft revisions to reimbursement agreement for Main Street undergrounding and Town Square Master Plan. Draft resolution approving same. Provide both documents to Suzanne Frick.	1.80
9/13/23	RPA	Provide comments on the draft City-Agency agreement for funding of the undergrounding project of electrical facilities and Town Square project. Review revised agreement. Attend work session with Suzanne Frick and Abbey Germaine on the status of the agreement and approval process.	1.50
9/14/23	ARG	Revise and provide resolution for approval of reimbursement agreement to Suzanne Frick.	.20
9/14/23	RPA	(NO CHARGE) Review resolution and agreement between City-Agency for power project and Town Square project.	.20
9/15/23	ARG	Review Board packet for Board meeting on 9/18. Send email correspondence to Suzanne Frick regarding same.	.20
9/15/23	RPA	(NO CHARGE) Review and provide comment on the KURA agenda packet. Review minutes and provide comment.	1.00
9/18/23	ARG	Prepare for KURA Board meeting. Attend KURA Board meeting via Zoom, and advise on issues related to reimbursement agreement and 1st and Washington.	1.10
9/21/23	RPA	Review emails re the retention/destruction of records and compliance with applicable statutes.	.20
9/22/23	RPA	Respond to emails concerning electronic storage of certain records. Review email on special meeting with City Council.	.20

**TOTAL PROFESSIONAL SERVICES**

**\$ 1,260.00**



# ELAM & BURKE

September 30, 2023

Invoice No. 204638

Client No. 8962

Matter No. 1

Billing Attorney: MSC

## SUMMARY OF PROFESSIONAL SERVICES

Name	Staff Level	Rate	Billed Hours	Billed Amount	Non-Chargeable Hours	Non-Chargeable Amount
Armbruster, Ryan P.	Of Counsel	.00	.00	.00	.20	45.00
Germaine, Abbey R.	Of Counsel	225.00	3.30	742.50	.00	.00
Armbruster, Ryan P.	Of Counsel	225.00	2.30	517.50	1.20	270.00
<b>Total</b>			<b>5.60</b>	<b>\$ 1,260.00</b>	<b>1.40</b>	<b>\$ 315.00</b>

## COSTS ADVANCED

Description	Amount
Copies	11.40
Color Copies	3.90

**TOTAL COSTS ADVANCED** **\$ 15.30**

**TOTAL THIS INVOICE** **\$ 1,275.30**

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



September 30, 2023

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

Invoice No. 204638  
Client No. 8962  
Matter No. 1  
Billing Attorney: MSC

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**REMITTANCE**

**RE: General Representation**

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**BALANCE DUE THIS INVOICE**

**\$ 1,275.30**

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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: [Pay Now](http://Pay Now) or go to: [www.elamburke.com/payments](http://www.elamburke.com/payments)

**WIRE/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: 122105155  
SWIFT Code: RKEBKUS12345

**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 204638, 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

98-4410.4200  
BA



September 30, 2023

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

Invoice No. 204639  
Client No. 8962  
Matter No. 3  
Billing Attorney: MSC

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### INVOICE SUMMARY

For Professional Services Rendered from September 1, 2023 through September 30, 2023.

**RE: 1st and Washington Project**

Total Professional Services	\$ 6,485.00
Total Costs Advanced	<u>\$ 48.90</u>
<b>TOTAL THIS INVOICE</b>	<b>\$ 6,533.90</b>

# ELAM & BURKE

September 30, 2023

Invoice No. 204639

Client No. 8962

Matter No. 3

Billing Attorney: MSC

## PROFESSIONAL SERVICES

Date	Atty	Description	Hours
9/01/23	ARG	Revise DDA before sending to Suzanne Frick for her review and comment. Send same to Suzanne Frick.	.30
9/01/23	RPA	Review and respond to emails re content of DDA and distribution to Agency.	.30
9/05/23	RPA	Review emails concerning status of the DDA, revisions to the DDA and issues concerning the ground lease.	.20
9/06/23	ARG	Prepare for meeting with Suzanne Frick regarding 1st and Washington. Review changes to DDA provided by Suzanne Frick. Attend Teams meeting with Suzanne Frick to discuss same. Outline revisions to DDA based on discussion.	1.80
9/06/23	RPA	Telephone conference with Board member re housing development issues and relationship to economic factors of interest rates, construction costs, etc. Telephone conference with Suzanne Frick and Abbey Germaine re outstanding issues with the development. Review the DDA and outline remaining issues.	2.00
9/07/23	ARG	Revise DDA based on discussion with Suzanne Frick. Review procedure for project drawing approval by Agency.	1.90
9/07/23	RPA	Review emails re revisions/comments to the DDA and ground lease. Forward narrative on schematic, design review, design development drawings for possible inclusion in the DDA.	.60
9/08/23	RPA	Review comments to DDA and ground lease. Outline next steps.	1.00
9/11/23	ARG	Review and revise ground lease. Review DDA for purposes of consistency with ground lease.	3.20
9/11/23	RPA	Follow up on comments for the draft DDA. Outline comments for the draft ground lease.	1.00
9/12/23	ARG	Review ground lease and provide revisions to same. Draft amendment to ANE. Draft resolution approving amendment to ANE. Review ANE for purposes of drafting same.	2.30
9/12/23	RPA	Follow up on comments for the DDA and ground lease and extension of the agreement to negotiate exclusively.	.80
9/13/23	ARG	Attend meeting with Suzanne Frick to discuss status of DDA and developer updates. Continue drafting revisions to ground lease. Send ANE amendment and resolution to Suzanne Frick.	1.60



# ELAM & BURKE

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September 30, 2023

Invoice No. 204639

Client No. 8962

Matter No. 3

Billing Attorney: MSC

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9/13/23	RPA	Review and comment on the amendment to the ANE and approving resolution. Review and comment on the draft City-Agency agreement and approval process. Attend work session with Abbey Germaine and Suzanne Frick on 1st and Washington issues.	1.50
9/18/23	ARG	Begin drafting form capital reimbursement agreement for inclusion as attachment to DDA. Continue revising DDA and ground lease.	1.40
9/19/23	ARG	Continue drafting revisions to ground lease based on specifics of 1st and Washington project. Send same to Suzanne Frick and outline items for discussion.	1.40
9/19/23	RPA	Review emails re status and issues related to the DDA and the ground lease.	.20
9/20/23	ARG	Attend meeting with Suzanne Frick to discuss revisions to DDA and ground lease. Review documents related to ground lease including insurance provisions.	1.00
9/20/23	RPA	Review and note comments on the draft DDA and ground lease. Attend work session via Teams with Suzanne Frick and Abbey Germaine.	1.00
9/21/23	RPA	Retrieve insurance provisions and forward for inclusion in the DDA and/or the ground lease.	.80
9/23/23	ARG	Further revise DDA and ground lease with certain necessary insurance provisions. Update DDA and ground lease based on further conversation with Suzanne Frick.	1.00
9/25/23	ARG	Finalize draft DDA and ground lease to send to development team. Draft email correspondence to Frank Lee and team regarding items for consideration in DDA and ground lease.	.60
9/25/23	RPA	Review emails re ground lease and DDA revisions. Outline next steps.	.50
9/26/23	RPA	(NO CHARGE) Review status of revised DDA and ground lease, schedule for response by the development team, and next steps.	.50
9/28/23	RPA	Consider whether AHA-type payments to incentivize housing project can work for non-profit developer.	.20

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**TOTAL PROFESSIONAL SERVICES**

**\$ 6,485.00**

# ELAM & BURKE

September 30, 2023

Invoice No. 204639

Client No. 8962

Matter No. 3

Billing Attorney: MSC

## SUMMARY OF PROFESSIONAL SERVICES

Name	Staff Level	Rate	Billed Hours	Billed Amount	Non-Chargeable Hours	Non-Chargeable Amount
Germaine, Abbey R.	Of Counsel	240.00	16.50	3,960.00	.00	.00
Armbruster, Ryan P.	Of Counsel	250.00	10.10	2,525.00	.50	125.00
<b>Total</b>			<b>26.60</b>	<b>\$ 6,485.00</b>	<b>.50</b>	<b>\$ 125.00</b>

## COSTS ADVANCED

Description	Amount
Copies	5.25
Color Copies	43.65

**TOTAL COSTS ADVANCED** **\$ 48.90**

**TOTAL THIS INVOICE** **\$ 6,533.90**



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



September 30, 2023

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

Invoice No. 204639  
Client No. 8962  
Matter No. 3  
Billing Attorney: MSC

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### REMITTANCE

RE: 1st and Washington Project

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**BALANCE DUE THIS INVOICE**

**\$ 6,533.90**

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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: [Pay Now](http://PayNow) or go to: [www.elamburke.com/payments](http://www.elamburke.com/payments)

### WIRE/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: 122105155  
SWIFT Code: RKEBKUS12345

### 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 204639, File # 8962 - 3 on all payments.*

**INVOICES ARE PAYABLE UPON RECEIPT**

***Thank you! Your business is greatly appreciated.***

98-4410-4600

(TD)

per attached email

**Member Billing Contact:**

Trent Donat  
Ketchum Urban Renewal District  
PO Box 2315  
Ketchum, ID 83340

**Invoice Date:** 9/1/2023  
**Invoice Number:** 18023 - 2024 - 1  
**Policy Period:** 10-1-23 to 9-30-24  
**Policy Number:** 43A18023100123

## Insurance Billing

DESCRIPTION
10/1/2023 - 9/30/2024 Policy Year Annual Premium: \$3,414.00
Minimum Due 10/15/2023: \$1,707.00
Balance Due 4/15/2024: \$1,707.00
For proper application, please do not combine other payments with your premium remittance.

Please Detach and Submit with Payment

Ketchum Urban Renewal District  
PO Box 2315  
Ketchum, ID 83340

**Make Checks Payable to:**

ICRMP  
PO Box 15116  
Boise, ID 83715

<b>Invoice Date:</b>	9/1/2023
<b>Invoice Number:</b>	18023 - 2024 - 1
<b>Due Date:</b>	10/15/2023
<b>Minimum Due:</b>	\$1,707.00
<b>Amount Paid:</b>	

Write Amount Paid Here

Address Corrections? Please make changes on the back of this form and enclose with your payment.

Please fill in new contact information below:

Name

Title

Address

City

State

Zip Code

Office Phone #

Email Address

## Trent Donat

---

**From:** Shellie Gallagher  
**Sent:** Tuesday, September 5, 2023 6:21 AM  
**To:** Suzanne Frick  
**Cc:** Trent Donat  
**Subject:** RE: Ketchum Urban Renewal District 2023-2024 ICRMP Renewal Communication + Invoice

Yes.

---

**From:** Suzanne Frick <sfrick@ketchumidaho.org>  
**Sent:** Monday, September 4, 2023 3:46 PM  
**To:** Shellie Gallagher <sgallagher@ketchumidaho.org>  
**Cc:** Trent Donat <TDonat@ketchumidaho.org>  
**Subject:** FW: Ketchum Urban Renewal District 2023-2024 ICRMP Renewal Communication + Invoice

Thanks Trent for the information. Shellie—will you please process this payment for the Sept KURA meeting. I think we should pay the full amount.  
Please charge to 98-4410-4600.

Thank you both—  
Suzanne

**SUZANNE FRICK | KETCHUM URBAN RENEWAL AGENCY**  
KURA Executive Director  
P.O. Box 2315 | 191 Fifth St. W. | Ketchum, ID 83340  
o: 208.727.5086 | m: 208.721.2765  
[sfrick@ketchumidaho.org](mailto:sfrick@ketchumidaho.org) | [www.ketchumura.org](http://www.ketchumura.org)

---

**From:** Trent Donat <TDonat@ketchumidaho.org>  
**Sent:** Friday, September 1, 2023 3:56 PM  
**To:** Suzanne Frick <sfrick@ketchumidaho.org>  
**Subject:** Ketchum Urban Renewal District 2023-2024 ICRMP Renewal Communication + Invoice

Hi Suzanne –

I hope you are well! Following up on the email below and attaching the ICRMP KURA invoice and policy changes I received today.

Thank you, and I'll look forward to your reply!

Enjoy your holiday weekend!  
Trent

**TRENT DONAT | CITY OF KETCHUM**  
City Clerk & Business Manager  
P.O. Box 2315 | 191 Fifth St. W. | Ketchum, ID 83340  
o: 208.806.7010 | f: 208.726.7812  
[TDonat@ketchumidaho.org](mailto:TDonat@ketchumidaho.org) | [www.ketchumidaho.org](http://www.ketchumidaho.org)



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**From:** Trent Donat  
**Sent:** Thursday, August 24, 2023 1:25 PM  
**To:** Suzanne Frick <[sfrick@ketchumidaho.org](mailto:sfrick@ketchumidaho.org)>  
**Subject:** FW: Ketchum Urban Renewal District 2023-2024 ICRMP Renewal Communication

Hi Suzanne –

I hope you are having a good day! I wanted to be sure you were looped in on this renewal information. Please let me know if you have any questions. I will let you know once the invoice arrives.

A few questions for you...

1. Would you like me to schedule a meeting with Mary to have her go over the documents and ensure we understand everything? I can also meet with her on my own when I speak to her about the City's renewal.
2. Did you want the JPA sent to Ryan and Abbey for their review before signing?
3. Any other items you want me to address and take care of related to this this renewal?

Thank you, Suzanne! I will look forward to your reply.

Kind regards,  
Trent

**TRENT DONAT | CITY OF KETCHUM**

City Clerk & Business Manager

P.O. Box 2315 | 191 Fifth St. W. | Ketchum, ID 83340

o: 208.806.7010 | f: 208.726.7812

[TDonat@ketchumidaho.org](mailto:TDonat@ketchumidaho.org) | [www.ketchumidaho.org](http://www.ketchumidaho.org)

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**From:** Mary Kummer <[MKummer@icrmp.org](mailto:MKummer@icrmp.org)>  
**Sent:** Thursday, August 24, 2023 11:46 AM  
**To:** Trent Donat <[TDonat@ketchumidaho.org](mailto:TDonat@ketchumidaho.org)>  
**Subject:** Ketchum Urban Renewal District 2023-2024 ICRMP Renewal Communication

Hi Trent,

In advance of the October 1, 2023, policy renewal, I am attaching the pertinent documents to this email for your convenience and records. Please note that your invoice has already or will soon be mailed via USPS. If you don't receive your invoice in the next week, please let me know.

For your convenience, we are attaching the following renewal documents to this email for you:

- 2023-2024 Renewal Policy
- Red-lined version of the 2023-2024 Policy, so you can see the changes.
- Summary of policy changes for the 2023-2024 policy year
- Vehicle ID Cards (last page of the renewal policy document)
- ICRMP Joint Powers Agreement – the JPA has been completely re-written to make it easier to read and understand. Please review the new JPA and return a signed copy to me at your earliest convenience. By paying your member contribution, you're agreeing to the terms of the JPA in-force.

Please also note that your property deductible has been increased, and there are new deductibles for specific items like hail, wind, and others.

I offer to meet with you to go through the Summary of Policy Changes to make sure you're aware of the changes and what they mean. We can review the insured property list at that meeting too.

Please contact me if you have any questions about the attached documents or your ICRMP policy and membership in general.

Thank you for being an ICRMP member!

Mary

**Mary Kummer, AINS**  
**Marketing Representative**  
**Direct: (208) 246-8210**  
[www.icrmp.org](http://www.icrmp.org)



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**Member Billing Contact:**

Trent Donat  
Ketchum Urban Renewal District  
PO Box 2315  
Ketchum, ID 83340

**Invoice Date:** 9/1/2023  
**Invoice Number:** 18023 - 2024 - 1  
**Policy Period:** 10-1-23 to 9-30-24  
**Policy Number:** 43A18023100123

## Insurance Billing

DESCRIPTION
10/1/2023 - 9/30/2024 Policy Year Annual Premium: \$3,414.00
Minimum Due 10/15/2023: \$1,707.00 Balance Due 4/15/2024: \$1,707.00
For proper application, please do not combine other payments with your premium remittance.

---

Please Detach and Submit with Payment

---

**Member:**

Ketchum Urban Renewal District  
PO Box 2315  
Ketchum, ID 83340

**Make Checks Payable to:**

ICRMP  
PO Box 15116  
Boise, ID 83715

<b>Invoice Date:</b>	9/1/2023
<b>Invoice Number:</b>	18023 - 2024 - 1
<b>Due Date:</b>	10/15/2023
<b>Minimum Due:</b>	\$1,707.00
<b>Amount Paid:</b>	

Write Amount Paid Here

\_\_\_\_\_  
Address Corrections? Please make changes on the back of this form and enclose with your payment.

Please fill in new contact information below:

<hr/>			
Name	Title		
<hr/>			
Address	City	State	Zip Code
<hr/>			
Office Phone #			
<hr/>			
Email Address			
<hr/>			

**SUMMARY OF ICRMP PUBLIC Entity POLICY CHANGES**  
**October 1, 2023 through September 30, 2024**

**A. SECTION II, GENERAL DEFINITIONS**

**Item 1: A. (22.) *Personal Injury* – CLARIFY**

Removed duplicitous terms already contained within “bodily injury” definition, as this removes ambiguity. (Page 4)

**Item 2: A. (24.) *Pollutants* – CLARIFY**

Added to the definition to include “PFAS” or Perfluoroalkyl and Polyfluoroalkyl Substances are considered a pollutant. (Page 4)

**Item 3: A. (30.) *Terrorism* – CLARIFY**

Amended the definition to align with program reinsurers to mirror within the policy issued to ICRMP members as this removes ambiguity. (Page 5)

**B. SECTION III, GENERAL CONDITIONS**

**Item 1: A. (4.) *Cancellation* – CLARIFY**

Added language to explain the premium refund to the member in the event of a cancellation. (Page 8)

**Item 2: A. (6.) *Deductibles* – CLARIFY**

Amended language to include how a percentage deductible will apply to a covered loss, as well as how the deductible(s) apply to a loss. (Page 9)

**C. SECTION IV, GENERAL EXCLUSIONS**

**Item 1: A. (2.) *Asbestos, Dioxin, Polychlorinated Biphenyls or PFAS* – REDUCTION**

Added PFAS (Perfluoroalkyl and Polyfluoroalkyls Substances) to this exclusion to remove coverage for claims related to PFAS. Additionally, expanded language to match that of reinsurers (Page 15)

**Item 2: A. (3.) *Bids or Estimates* – REDUCTION**

Added wording “or failure to comply with bid statutes” to align with intent of exclusion (Page 15)

**Item 3: A. (9.) *Course and Scope* – CLARIFY**

Removed language surrounding malice and criminal intent as its own stand-alone exclusion to remove ambiguity. (Page 16)

**Item 4: A. (10.) *Criminal and Malicious Acts* – REDUCTION**

Added exclusion to not cover claims resulting from an act performed with malice or criminal intent. This language was previously found in the Course and Scope exclusion and is now an exclusion on its own. (Page 16)

**Item 5: A. (17.) *Fungi* – REDUCTION**

Expanded the exclusion to match reinsurers exclusion language to ICRMP. (Page 18)



**Item 6: A. (18.) *Hostile or Warlike* – REDUCTION**

Expanded the exclusion to match reinsurers exclusion language to ICRMP. (Page 18-19)

**Item 7: A. (26.) *Library Materials* – REDUCTION**

Added exclusion for claims stemming from allegations of materials accessed through a library, claimed to be harmful to a minor, or in violation of any section contained in Idaho Code Title 18, Chapter 15, or any other local, state or federal law or rule. Included in this exclusion are claims brought for enforcement or compliance with state law pertaining to duties. (Page 20)

**Item 8: A. (31.) *Silica* – REDUCTION**

Expanded the exclusion to match reinsurers exclusion language to ICRMP. (Page 22)

**D. SECTION V. PROPERTY INSURANCE**

**Item 1: Property Insurance – CLARIFY**

Updated “limit of indemnification” to “limit(s) of insurance” (Throughout)

**Item 2: Property Insurance A. 1. (2) *Debris Removal* – REDUCTION**

The sublimit for debris removal is now whichever is lesser, instead of greater (Page 23)

**Item 3: Property Insurance A. 1. (3) *Increased Cost of Construction* – REDUCTION**

The sublimit is reduced to \$2,500,000 per occurrence (Page 23-24)

**Item 4: Property Insurance A. 1. (5) *Operational Disruption Expense* – REDUCTION**

The sublimit is reduced to \$500,000 per occurrence (Page 24)

**Item 5: Property Insurance A. 1. (6) *Property in the Course of Construction* – REDUCTION**

The sublimit is reduced to \$1,000,000 per occurrence (Page 25)

**Item 6: Property Insurance A. 1. (7) *Protection and Preservation of Property* – REDUCTION**

Sublimited to \$250,000 per occurrence, where it was not previously sublimited (Page 25)

**Item 7: Property Insurance A. 1. (8) *Valuable Papers and Records* – REDUCTION**

The sublimit is reduced to \$250,000 per occurrence (Page 25-26)

**Item 8: Property Insurance A. 7. *Property in Transit* – REDUCTION**

The sublimit is reduced to \$250,000 per occurrence. Amended language to include coverage for insured property while being transported by others on the named insureds behalf. ICRMP will be secondary to any insurance available to those transporting the property. (Page 26)

**Item 9: Property Insurance A. 9. *Inadvertently Omitted Property* – REDUCTION**

Removed coverage for Inadvertently Omitted Property. (Page 26)

**Item 10: Property Insurance A. 9. *Newly Acquired Property* – REDUCTION**

The sublimit is reduced to \$1,000,000 per occurrence. (Page 26-27)

**Item 11: Definitions 3. *Cosmetic Damage* – CLARIFY**

Added a definition to match that of the reinsurer to the program. (Page 27)



**Item 12: Definition B. 4. – Coverings and Roof-Mounted Equipment - CLARIFY**

Amended definition to align with that of the reinsurer to the program. (Page 27)

**Item 13: Definition B. 10. – Lease Interest - CLARIFY**

Amended definition to apply only to buildings and structures. (Page 28)

**Item 14: Definition B. 11. – Net Lease Interest - CLARIFY**

Amended definition to apply only to buildings and structures. (Page 28)

**Item 15: Definition B. 21. – Wind - CLARIFY**

Added definition of Wind, to mean gust or sustained wind 50 mph or more. (Page 29)

**Item 16: Conditions 2. – Borrowed Vehicles from Other Public Entities - CLARIFY**

Added condition that vehicles borrowed from other entities, for less than 90 days, need not be listed on the schedule of values.. (Page 29)

**Item 17: Conditions 4. – Deductibles - REDUCTION**

Amended to better explain how deductibles are applied to the limit of insurance and not the overall loss, including percentage deductibles. (Page 29-30)

**Item 18: Property Deductibles – Flood Type 2 - REDUCTION**

The deductible for Flood Type 2 is increased to \$50,000 per covered occurrence. (Page D-2)

**Item 19: Property Deductibles – Gymnasium Flooring - REDUCTION**

A new deductible for water damage to Gymnasium Flooring is added at 20% of the loss per covered occurrence. (Page D-2)

**Item 20: Conditions 4. e. – Gymnasium Floor - REDUCTION**

Explains when Gymnasium Floor deductible is applicable. (Page 30)

**Item 21: Property Deductibles – Hail - REDUCTION**

A new deductible for Hail is added at 5% of the loss per covered occurrence. (Page D-2)

**Item 22: Conditions 4. f. – Hail - REDUCTION**

Explains when Hail deductible is applicable. (Page 30)

**Item 23: Property Deductibles –Weight of Snow - REDUCTION**

A new deductible for Weight of Snow is added at 10% of the loss per covered occurrence. (Page D-2)

**Item 24: Conditions 4. g. –Weight of Snow - REDUCTION**

Explains when Weight of Snow deductible is applicable. (Page 30)

**Item 25: Property Deductibles – Wind - REDUCTION**

A new deductible for Wind is added at 5% of the loss per covered occurrence. (Page D-2)

**Item 26: Conditions 4. g. – Wind - REDUCTION**

Explains when Wind deductible is applicable. (Page 30)

**Item 27: Property Deductibles – Earthquake - REDUCTION**

The deductible for Earthquake is increased to \$50,000 per covered occurrence. (Page D-2)

**Item 28: Property Deductibles – *Hail* - REDUCTION**

A new deductible for hail damage to insured property is added at 5% of the loss per covered occurrence. (Page D-2)

**Item 29: Condition C. 5. – *Earthquake* - CLARIFY**

Amended this condition to clarify how the overall sublimit of earthquake coverage will apply if multiple members are impacted in one Earthquake. Earthquake limit is now shared between public entities, public education and colleges. (Page 30-31)

**Item 30: Condition C. 6. – *Flood* - CLARIFY**

Amended this condition to clarify how the overall sublimit of flood coverage will apply if multiple members are impacted in one Flood. Flood limit is now shared between public entities, public education and colleges. (Page 31)

**Item 31: Property Limits of Insurance – *Pipes or Fittings Failure* - CLARIFY**

Added this sublimit for Pipes or Fittings Failure at \$100,000 per occurrence. (D-2)

**Item 32: Condition C. 7. – *Pipes or Fittings Failure* - CLARIFY**

Added this condition to explain how a sublimit for Pipes or Fittings Failure applies. (Page 31)

**Item 33: Condition C. 8. – *Schedule of Values* - REDUCTION**

Amended this condition to explain what must be listed on the schedule of values for coverage to extend, and that if an item is listed that is excluded in the language of the policy, no coverage exists. Where previously, mobile equipment items less than \$100,000 needn't be listed individually, now that threshold is \$25,000 (Page 31-32)

**Item 34: Condition C. 9. a. – *Valuation of Loss, Contents* - REDUCTION**

Added this condition to clarify that the most we shall pay for loss or damage to contents inside or associated with a building or structure is up to the value of contents per location as listed on the schedule of values you have on file with us. Also added valuations clause for most we will pay will not exceed the lesser of the options listed. (Page 32)

**Item 35: Condition C. 9. b. – *Valuation of Loss, Mobile Equipment, Vehicles, etc* - REDUCTION**

Amended item to clarify section as to when replacement cost or actual cash values will be used depending on the purchase date of the insured property. Additionally, limited the amount payable to 110% of the stated value for that insured property using actual cash valuations. (Page 32-33)

**Item 36: Condition C. 9. j. – *Valuation of Loss, All Other Insured Property* - REDUCTION**

Amended this condition to clarify that we shall not pay for loss or damage in excess of 110% of the stated value per location as listed on the schedule of values you have on file with us. This applies to every building and structure, regardless of the value placed on the location. We removed condition C. 8. k., as that is no longer applicable. (Page 34-35)

**Item 37: Condition C. 11. – *Wind* - REDUCTION**

Added this condition to explain how the sublimit for wind damage claims will be applied, and how a loss in excess of the public entity program aggregate will be divided among affected members. (Page 35)



**Item 38: Exclusion D. 2. g. – *Ground Water Seepage* - REDUCTION**

Amended this exclusion to not provide coverage for physical damage caused by water or other liquid under the ground surface pressing on, or flowing or seeping through. (Page 37)

**Item 39: Exclusion D. 2. h. – *Cosmetic Damage* - REDUCTION**

Added new exclusion to not provide coverage for physical damage to insured property coverings and roof-mounted equipment, where the damage is only cosmetic. (Page 37)

**Item 40: Exclusion D. 2. i. – *Sprinkler System Cessation* - REDUCTION**

Added new exclusion to not provide coverage for physical damage to insured property, where the damage is caused by fire in which the fire suppression system or sprinkler system has been out of service or otherwise intentionally caused to cease operation. (Page 37)

**Item 41: Exclusion D. 4. a. – *Service Animals* - BROADEN**

Increased limit for your service animals from \$25,000 to \$30,000 per occurrence. (Page 37)

**Item 41: Exclusion D. 4. i. – *Canal Tunnels* - REDUCTION**

Amended exclusion to clarify intent to exclude “canal tunnels”. (Page 37)

**E. SECTION VI – CRIME INSURANCE**

**Item 1: Insuring Agreement A. 4. – *Notary Public*– CLARIFY**

Amended this insuring agreement to remove “Policy in Lieu of Public Officials Surety Bond”. No change has been made to coverage; rather, we removed this language because there’s no need for an insuring agreement for the Public Officials Surety Bond, as the Crime Insurance provided is “in lieu of” the Bond. Instead, the only item remaining here is coverage for Notary Public and is the same as it was in prior year. (Page 39)

**F. SECTION VIII – GENERAL LIABILITY**

**Item 1: Exclusion C. 1. t. – *Prescribing Medication* – REDUCTION**

Added this exclusion to clarify that claims involving the prescription of medication are not covered. (Page 50)

**G. SECTION IX, LAW ENFORCEMENT LIABILITY INSURANCE**

**Item 1: Definition B. 1. – *Personal Injury* – CLARIFY**

Amended this definition to remove components that are found in the definition of Bodily Injury, as Bodily Injury is included in the definition already. (Page 51)

**H. SECTION XII, EMPLOYMENT PRACTICES LIABILITY INSURANCE**

**Item 1: Exclusion D. 1. f. – *Bodily Injury* – BROADEN**

Amended this exclusion to exclude bodily injury instead of personal injury. (Page 58)

## **I. SECTION XV, ENDORSEMENTS**

### **Item 1: #1 Pollutants Amendatory Endorsement. – CLARIFY**

Amended the name of the endorsement to better communicate this endorsement's coverage.  
(Page 64)

### **Item 2: #2 Cyber Privacy or Security Event Endorsement. – REDUCTION**

Placed sublimits of \$500,000 on Privacy Response Expenses, Regulatory Proceedings & Penalties and PCI-DSS Assessments, where they were previously included in the overall \$1,000,000 limit.

(Pages D-2; 65-74)



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## STATEMENT

KETCHUM, CITY OF  
PO Box 2315  
Ketchum ID 83340

ACCT. NO.  
10002196

DATE:  
8/31/2023

DATE	TYPE	ORDER #	PUBLICATION	AD TYPE	SIZE	DESCRIPTION	AMOUNT
07/31/23	BBF					Balance Brought Forward	9,118.52
08/04/23	INV	12666724	Idaho Mountain Express	Display	3 X 6	OPERA & STRINGS	534.90 ✓
08/09/23	INV	12666911	Idaho Mountain Express	Classified	4.50 In.	Community Engagement Manager The City c	124.50 ✓
08/09/23	INV	12666692	Idaho Mountain Express	Display	3 X 6	SUMMER SOLSTICE	534.90 ✓
08/11/23	INV	12666911	Idaho Mountain Express	Classified	4.50 In.	Community Engagement Manager The City c	112.50 ✓
08/11/23	INV	12667030	Idaho Mountain Express	Display	3 X 6	TOWN SQUARE MASTER PLANNING	451.92 ✓
08/16/23	INV	12667103	Idaho Mountain Express	Display	3 X 6	TOWN SQUARE MASTER PLANNING	534.90 ✓
08/16/23	INV	12667104	Idaho Mountain Express	Display	3 X 6	First Aid & CPR/Fire Dept.	534.90 ✓
08/16/23	INV	12666911	Idaho Mountain Express	Classified	4.50 In.	Community Engagement Manager The City c	112.50 ✓
08/16/23	INV	12667482	Idaho Mountain Express	Class Display	3 X 8	Legal-Ord. 1250	203.67 ✓
08/16/23	INV	12667483	Idaho Mountain Express	Class Display	3 X 5	Legal-URA Proposed Budget 23-24	216.09 ✓
08/18/23	INV	12666911	Idaho Mountain Express	Classified	4.50 In.	Community Engagement Manager The City c	112.50 ✓
08/23/23	INV	12666911	Idaho Mountain Express	Classified	4.50 In.	Community Engagement Manager The City c	112.50 ✓
08/23/23	INV	12667453	Idaho Mountain Express	Classified	5.75 In.	Equipment Operator and Facilities Mainten	155.75 ✓
08/23/23	INV	12667865	Idaho Mountain Express	Class Display	1 X 12	Legal-9/12 P & Z	88.32 ✓
08/25/23	INV	12666911	Idaho Mountain Express	Classified	4.50 In.	Community Engagement Manager The City c	112.50 ✓
08/25/23	INV	12667453	Idaho Mountain Express	Classified	5.75 In.	Equipment Operator and Facilities Mainten	143.75 ✓
08/30/23	INV	12667400	Idaho Mountain Express	Display	5 X 16	WAGON DAYS	2,059.00 ✓
08/30/23	INV	12668195	Idaho Mountain Express	Class Display	1 X 7	Legal-Candidate Filing Deadline	52.44 ✓
08/30/23	INV	12668196	Idaho Mountain Express	Class Display	1 X 9	Legal-9/18 City Council	66.24 ✓
08/30/23	INV	12667453	Idaho Mountain Express	Classified	5.75 In.	Equipment Operator and Facilities Mainten	143.75 ✓
08/30/23	INV	12667831	Idaho Mountain Express	Classified	4.62 In.	The Administrative Services Specialist is re	127.62 ✓

CURRENT	30 DAYS	60 DAYS	90 DAYS	AMOUNT DUE
6,535.15	4,639.63	4,478.89	0.00	15,653.67

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU

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ACCT. NO.  
10002196

DATE:  
8/31/2023

AMOUNT DUE: \$15,653.67

KETCHUM, CITY OF  
PO Box 2315  
Ketchum ID 83340

AMOUNT ENCLOSED \$ \_\_\_\_\_

PAYMENT DUE BY: 9/15/2023