

## 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>			
KETCHUM COMPUTERS, INC.	20991	MONTHLY WORKSTATION MAINTENANCE	49.50
SUN VALLEY ECONOMIC DEVEL	1652	KURA QRTLY CONTRACT FOR SERVICES	2,250.00
ELAM & BURKE	213130	GENERAL REPRESENTATION	696.00
ELAM & BURKE	213131	1ST & WASHINGTON PROJECT	551.00
<b>98-4410-4400 ADVERTISING &amp; LEGAL PUBLICATIO</b>			
EXPRESS PUBLISHING, INC.	10002196 0331	URA ANNUAL REPORT	20.24
EXPRESS PUBLISHING, INC.	10002196 0331	URA DRAFT ANNUAL REPORT	22.08
<b>98-4410-7100 INFRASTRUCTURE PROJECTS</b>			
CONRAD BROTHERS CONSTRU	132223	COST ESTIMATING SERVICES FOR 1ST & WASHINGTON	19,992.49
OPAL ENGINEERING, PLLC	1051	DESIGN SERVICES FOR 1ST AND WASHINGTON	1,208.75
PHILLIPS LAND SURVEYING, PL	1199	SURVEYING FOR 1ST AND WASHINGTON	1,115.00
PIVOT NORTH	6024	DESIGN SERVICES FOR 1ST AND WASHINGTON	11,495.00
PIVOT NORTH	6074	DESIGN SERVICES FOR 1ST AND WASHINGTON	4,887.50
DECHASE DEVELOPMENT SERV	KURA-10	DEVELOPMENT FEES	7,500.00
HOLLAND & HART	2138800	LEGAL FEES FOR 1ST AND WASHINGTON	1,479.25
KPFF INC	547692	PARKING STUDIES FOR 1ST AND WASHINGTON	7,000.00
<b>98-4410-8801 REIMBURSE CITY GENERAL FUND</b>			
CITY OF KETCHUM	8998	SALARIES & BENEFITS MARCH 2025	6,597.55
Total URBAN RENEWAL EXPENDITURES:			64,864.36
Total URBAN RENEWAL AGENCY:			64,864.36
Grand Totals:			64,864.36

Sun Valley Economic Development \_ SVED  
PO Box 3893  
Ketchum, ID 83340 US  
+12087207779  
Harry@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
1652	04/01/2025	\$2,250.00	05/01/2025	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



P.O. Box 5186  
Ketchum, ID 83340

# Invoice

Date	Invoice #
4/1/2025	20991
Terms	Due Date
Net 30	5/1/2025

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
4/3/2025	Mandeville	Monthly Workstation Maintenance: KURA laptop	1	49.50	49.50
Total					\$49.50

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



February 28, 2025

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

Invoice No. 213130  
Client No. 8962  
Matter No. 1  
Billing Attorney: ARG

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### INVOICE SUMMARY

For Professional Services Rendered from February 24, 2025 through February 28, 2025.

**RE: General Representation**

Total Professional Services	\$ 696.00
Total Costs Advanced	<u>\$ .00</u>
<b>TOTAL THIS INVOICE</b>	<b>\$ 696.00</b>

# ELAM & BURKE

February 28, 2025  
Invoice No. 213130  
Client No. 8962  
Matter No. 1  
Billing Attorney: ARG

## PROFESSIONAL SERVICES

Date	Atty	Description	Hours
2/24/25	ARG	Attend KURA Board meeting. Analyze issues related to use of 1st and Washington as parking lot for World Cup event. Review Board packet and pertinent materials for Board meeting. Attend joint City Council and KURA meeting to discuss status of 1st and Washington project and results of LID survey.	2.40

TOTAL PROFESSIONAL SERVICES \$ 696.00

## SUMMARY OF PROFESSIONAL SERVICES

Name	Staff Level	Rate	Billed Hours	Billed Amount	Non-Chargeable Hours	Non-Chargeable Amount
Germaine, Abbey R.	Shareholder	290.00	2.40	696.00	.00	.00
Total			2.40	\$ 696.00	.00	\$ .00

TOTAL THIS INVOICE \$ 696.00

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



February 28, 2025

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

Invoice No. 213130  
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**

**\$ 696.00**

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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: [Pay Now](http://PayNow) 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 213130, 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



February 28, 2025

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

Invoice No. 213131  
Client No. 8962  
Matter No. 3  
Billing Attorney: ARG

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### INVOICE SUMMARY

For Professional Services Rendered from February 18, 2025 through February 28, 2025.

**RE: 1st and Washington Project**

Total Professional Services	\$ 551.00
Total Costs Advanced	<u>\$ .00</u>
<b>TOTAL THIS INVOICE</b>	<b>\$ 551.00</b>

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



February 28, 2025

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

Invoice No. 213131  
Client No. 8962  
Matter No. 3  
Billing Attorney: ARG

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### REMITTANCE

RE: 1st and Washington Project

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**BALANCE DUE THIS INVOICE**

**\$ 551.00**

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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: [Pay Now](http://PayNow) 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 213131, File # 8962 - 3 on all payments.*

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





IDAHO MOUNTAIN EXPRESS • SUN VALLEY GUIDE • REAL ESTATE GUIDE  
P.O. BOX 1013 • KETCHUM, IDAHO 83340-1013 • 208.726.8060

## STATEMENT

KETCHUM, CITY OF  
PO Box 2315  
Ketchum ID 83340

ACCT. NO.  
10002196

DATE:  
3/31/2025

DATE	TYPE	ORDER #	PUBLICATION	AD TYPE	SIZE	DESCRIPTION	AMOUNT
02/28/25	BBF					Balance Brought Forward	19,665.73
03/20/25	CSH					Payment	-19,665.73
03/05/25	INV	12687975	Idaho Mountain Express	Display	5 X 8	Comp Plan Feedback	1,276.00
03/05/25	INV	12688225	Idaho Mountain Express	Class Display	1 X 12	Legal-3/25 P&Z 140 W. 2nd St.	85.56
03/05/25	INV	12688226	Idaho Mountain Express	Class Display	1 X 11	Legal-3/25 P&Z Cohesive Ketchum	78.20
03/12/25	INV	12687975	Idaho Mountain Express	Display	5 X 8	COHESIVE KETCHUM	1,276.00
03/12/25	INV	12688358	Idaho Mountain Express	Display	3 X 8	MOBILITY WORKSHOP	761.60
03/12/25	INV	12688428	Idaho Mountain Express	Class Display	1 X 12	Legal-Warm Spgs Preserve Restoration Pro	167.33
03/12/25	INV	12688429	Idaho Mountain Express	Class Display	1 X 12	Legal-Adv. for Bids Sidewalk Infills Project	162.15
03/12/25	INV	12688431	Idaho Mountain Express	Class Display	1 X 11	Legal-3/31 P&Z 120 East LLC	79.12
03/12/25	INV	12688432	Idaho Mountain Express	Class Display	1 X 12	Legal-3/31 P&Z - ARCH	91.08
03/12/25	INV	12688433	Idaho Mountain Express	Class Display	1 X 3	Legal-URA Draft Annual Report	22.08
03/14/25	INV	12688358	Idaho Mountain Express	Display	3 X 8	MOBILITY WORKSHOP	637.28
03/19/25	INV	12687975	Idaho Mountain Express	Display	5 X 8	COHESIVE KETCHUM	1,276.00
03/19/25	INV	12688500	Idaho Mountain Express	Display	3 X 8	MOBILITY WORKSHOP	761.60
03/19/25	INV	12688742	Idaho Mountain Express	Class Display	1 X 10	Legal-4/8 P&Z Limelight Hotel	74.52
03/19/25	INV	12688743	Idaho Mountain Express	Class Display	1 X 9	Legal-4/8 P&Z Ordinance 1260	65.32
03/26/25	INV	12688950	Idaho Mountain Express	Class Display	1 X 14	Legal-Bids WRF Solids	280.83
03/26/25	INV	12688951	Idaho Mountain Express	Class Display	1 X 12	Legal-Bids Community Housing	235.29
03/26/25	INV	12688952	Idaho Mountain Express	Class Display	1 X 13	Legal-Bids Screw Press	177.68
03/26/25	INV	12688953	Idaho Mountain Express	Class Display	1 X 3	Legal-URA 2024 Report	20.24

CURRENT	30 DAYS	60 DAYS	90 DAYS	AMOUNT DUE
7,527.88	0.00	0.00	0.00	7,527.88

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

Express Publishing, Inc. P.O. Box 1013, Ketchum, ID 83340  
(208) 726-8060

ACCT. NO. DATE:  
10002196 3/31/2025

AMOUNT DUE: \$7,527.88

KETCHUM, CITY OF  
PO Box 2315  
Ketchum ID 83340

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

PAYMENT DUE BY: 4/15/2025



# AFFIDAVIT of PUBLICATION

State of Idaho  
County of Blaine

Pam Morris, being first duly sworn, deposes and says that she is the publisher of the Idaho Mountain Express, a newspaper published every week in Ketchum, County of Blaine, State of Idaho; that said newspaper has been continuously and uninterruptedly published for a period of more than seventy-eight consecutive weeks prior to the first publication of the annexed notice, and is a newspaper qualified to publish legal notices as provided by the laws of the State of Idaho, and that the annexed advertisement was published once each week for 1 consecutive issues in said newspaper proper and not in a supplement; that the date of the first publication of said advertisement was on the 26 day of March, 20 25, and the date of the last publication was on the 26 day of March, 20 25, and, in addition thereto, the annexed advertisement was published beginning on the 24 day of March, 20 25, digitally on the website "idnewspaper.idahopublicnotices.com" as provided by Idaho Code 60-160A.

Pam Morris

PUBLISHER

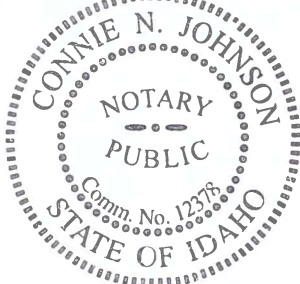
Subscribed and sworn to before me this 26 day of March, 2025.

Connie N. Johnson

NOTARY PUBLIC

Residing at Hailey, Idaho.

My commission expires  
on 7/10/2030



## COST OF PUBLICATION

Number of Picas per Line 11.5

Number of Lines in Notice 22

Number of Insertions 1

Lines tabular at \_\_\_\_\_ 9.0 cents/pica

22 Lines straight at \$20.24 8.0 cents/pica

Subsequent lines at \_\_\_\_\_ 7.0 cents/pica

\$20.24

TOTAL COST

## COPY OF NOTICE

Legal Notice

TITLE OF NOTICE

City of Ketchu

BILL TO

## PUBLIC NOTICE

As required by Idaho Code Section 50-2006(5)(c), the Ketchum Urban Renewal Agency has filed a report of its 2024 activities with the office of the Ketchum City Clerk and Idaho State Controller pursuant to Idaho Code Section 67-1076. The report is available for inspection during business hours in the office of the City Clerk. The report is also available on the Agency's website at <https://www.ketchumura.org/kura/page/finance>.

If you have any questions, please contact Suzanne Frick at (208) 727-5086 or [sfrick@ketchumidaho.org](mailto:sfrick@ketchumidaho.org).

PUBLISH  
IDAHO MOUNTAIN EXPRESS  
MARCH 26, 2025

AFFIDAVIT  
of  
PUBLICATION

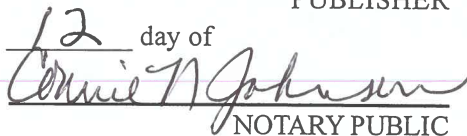
State of Idaho  
County of Blaine

Pam Morris, being first duly sworn, deposes and says that she is the publisher of the Idaho Mountain Express, a newspaper published every week in Ketchum, County of Blaine, State of Idaho; that said newspaper has been continuously and uninterruptedly published for a period of more than seventy-eight consecutive weeks prior to the first publication of the annexed notice, and is a newspaper qualified to publish legal notices as provided by the laws of the State of Idaho, and that the annexed advertisement was published once each week for 1 consecutive issues in said newspaper proper and not in a supplement; that the date of the first publication of said advertisement was on the 12 day of March, 2025, and the date of the last publication was on the 12 day of March, 2025 and, in addition thereto, the annexed advertisement was published beginning on the 10 day of March, 2025 digitally on the website "idnewspaper.idahopublicnotices.com" as provided by Idaho Code 60-160A.



PUBLISHER

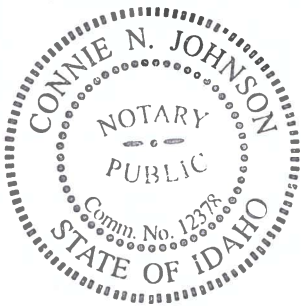
Subscribed and sworn to before me this 12 day of March, 2025.



NOTARY PUBLIC

Residing at Hailey, Idaho.

My commission expires  
on 7/10/2030



**COST OF PUBLICATION**

Number of Picas per Line 11.5  
Number of Lines in Notice 24  
Number of Insertions 1

\_\_\_\_ Lines tabular at \_\_\_\_\_ 9.0 cents/pica  
24 Lines straight at \$22.08 8.0 cents/pica  
\_\_\_\_ Subsequent lines at \_\_\_\_\_ 7.0 cents/pica

\$22.08

TOTAL COST

**COPY OF NOTICE**

Legal Notice

TITLE OF NOTICE

City of Ketchum

BILL TO

**NOTICE OF PUBLIC MEETING  
KETCHUM URBAN RENEWAL  
AGENCY**

Public Notice is hereby given that the Urban Renewal Agency of Ketchum, Idaho, will meet on Monday, March 17, 2025, at 2:00 P.M. at the Ketchum City Hall, 191 5th Street W., Ketchum, Idaho, for the purpose of considering and approving the 2024 Annual Report of the Ketchum Urban Renewal Agency.

The Draft Annual Report is available for public review on the KURA website: <https://www.ketchumura.org/kura/page/annual-reports>

Any interested party may appear and be heard on any part or parts of said Annual Report.

**PUBLISH  
IDAHO MOUNTAIN EXPRESS  
MARCH 12, 2025**

**22-33 - 1st and Washington Development LLC**  
**This Period Transactions Report**  
**Job: 22-33-K - 1st & Washington    Application #: 8**  
**Date: March 31, 2025**

Date	Vendor Name	Reference	Description	Unit Price	Amount
<b>GENERAL CONDITIONS</b>					
<b>10-1800 - Predevelopment - Boundary Survey/ALTA</b>					
3/6/2025	Phillips Land Surveying, PLLC	1199	Phillips Land Surveying, PLLC-Inv#1199	\$1,115.00	\$1,115.00
<b>20-1000 - A&amp;E</b>					
1/7/2025	KPFF Inc.	547692	KPFF Inc.-Inv#547692	\$7,000.00	\$7,000.00
1/31/2025	Pivot North Architecture	6024	Pivot North Architecture-Inv#6024	\$11,495.00	\$11,495.00
2/28/2025	Pivot North Architecture	6074	Pivot North Architecture-Inv#6074	\$4,887.50	\$4,887.50
<b>20-1000 Subtotal</b>					<b>\$23,382.50</b>
<b>20-1200 - Civil</b>					
3/3/2025	Opal Engineering, PLLC	1051	Opal Engineering, PLLC-Inv#1051	\$1,208.75	\$1,208.75
<b>30-1000 - GC - Cost of Work</b>					
2/26/2025	Conrad Brothers	132223	Conrad Brothers-Inv#132223	\$19,992.49	\$19,992.49
<b>40-1000 - Development Fee</b>					
2/28/2025	deChase Development Services, LLC	kura-10	deChase Development Services, LLC-Inv#kura-10	\$7,500.00	\$7,500.00
<b>GENERAL CONDITIONS TOTAL</b>					<b>\$53,198.74</b>
<b>Job Total</b>					<b>\$53,198.74</b>

**22-33 - 1st and Washington Development LLC**  
**Billing Breakdown**  
**Job: 22-33-K - 1st & Washington    Application #: 8**  
**Date: March 31, 2025**

Item No.	Description Of Work	Previously Billed	Current Bill	Cost To Date
<b>GENERAL CONDITIONS</b>				
<b>10 - Site and Due Diligence</b>				
10-1700	Predevelopment - Geotechnical	\$14,630.00	\$0.00	\$14,630.00
10-1800	Predevelopment - Boundary Survey/ALTA	\$6,800.00	\$1,115.00	\$7,915.00
<b>10 - Site and Due Diligence Subtotal</b>		<b>\$21,430.00</b>	<b>\$1,115.00</b>	<b>\$22,545.00</b>
<b>20 - Other Soft Costs</b>				
20-1000	A&E	\$75,382.52	\$23,382.50	\$98,765.02
20-1100	A&E (Reimbursable Expenses)	\$2,525.79	\$0.00	\$2,525.79
20-1200	Civil	\$787.50	\$1,208.75	\$1,996.25
20-1400	Lanscaping	\$918.75	\$0.00	\$918.75
<b>20 - Other Soft Costs Subtotal</b>		<b>\$79,614.56</b>	<b>\$24,591.25</b>	<b>\$104,205.81</b>
<b>30 - Contractor Hard Costs</b>				
30-1000	GC - Cost of Work	\$0.00	\$19,992.49	\$19,992.49
<b>30 - Contractor Hard Costs Subtotal</b>		<b>\$0.00</b>	<b>\$19,992.49</b>	<b>\$19,992.49</b>
<b>40 - Professional Fees</b>				
40-1000	Development Fee	\$67,500.00	\$7,500.00	\$75,000.00
<b>40 - Professional Fees Subtotal</b>		<b>\$67,500.00</b>	<b>\$7,500.00</b>	<b>\$75,000.00</b>
<b>GENERAL CONDITIONS TOTAL</b>		<b>\$168,544.56</b>	<b>\$53,198.74</b>	<b>\$221,743.30</b>
<b>Job Total</b>		<b>\$168,544.56</b>	<b>\$53,198.74</b>	<b>\$221,743.30</b>

Generated By: Lee Ruff @ March 31, 2025 3:12:07 PM

INVOICE

Phillips Land Surveying, PLLC  
941 CHERRY CREEK DR  
Hailey, ID 83333

pls16670.id@gmail.com  
+1 (208) 720-3760



**Bill to**  
Matt Neilson  
deChase Miksis Development  
Lots 5-8, Block 19, Village of Ketchum

**Ship to**  
Matt Neilson  
deChase Miksis Development

Invoice details

Invoice no.: 1199  
Terms: Net 30  
Invoice date: 03/06/2025  
Due date: 04/05/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Office Work	Project coordination, setup for survey, calc points, make plot and point file for field survey	1.25	\$160.00	\$200.00
2.		Field Work	Gather Boundary & Partial Topographic data	4.25	\$140.00	\$595.00
3.		Office Work	Import points and check, start drafting boundary	1.25	\$160.00	\$200.00
4.		Office Work	Complete boundary, send data to Sam, at Opal Engineering, coordination about topo survey from different company and the work that I provided, making sure information was matching up for a good design	0.75	\$160.00	\$120.00

**Total** **\$1,115.00**

Please send check to;  
Phillips Land Surveying, PLLC  
941 Cherry Creek Dr.  
Hailey, ID 83333

Note to customer

Thank you for your business.



DECHASE MIKSIS DEVELOPMENT, LLC  
PO BOX 11942  
EUGENE, OR 97440

Project Name : 1st and Washington Parking Study  
Project Fee: 7,000.00

INVOICE

Invoice Date: 1/7/2025  
Invoice #: 547692  
KPFF Project #: 10212400160  
KPFF PM: Ashley Thompson  
KPFF PIC: Judsen Williams  
KPFF Tax ID: 91-0755897

For Professional Services Rendered Through 1/2/2025

	Fee	Available	Invoice		
			To Date	Previous	Current
Structural Engineering	7,000.00	7,000.00	8,160.00	0.00	8,160.00
Less Fee Exceeded					-1,160.00
*Max Fee Exceeded					
Amount Due This Invoice					7,000.00

Project Summary	Project Budget	Previously Invoiced	Current Invoice	Budget Remaining
	7,000.00	0.00	7,000.00	0.00
A/R Summary	Previously Invoiced	Current Invoice	Total Paid to Date	Amount Outstanding
	0.00	7,000.00	0.00	7,000.00



100 - Structural Engineering			
Labor			
Class / Employee	Hours	Rate	Amount
Associate			
Ashley Thompson	6.00	180.00	1,080.00
Joel Parks	2.50	180.00	450.00
Total Associate	8.50		1,530.00
Engineer			
Jacqueline Celin	10.00	180.00	1,800.00
Project Manager			
Nicolas Pena	5.00	145.00	725.00
CAD/Technical			
Jessica Pennell	30.00	135.00	4,050.00
Project Coordinator			
Crystal Olbera	0.50	110.00	55.00
Total Labor			8,160.00
Total Bill Task: 100 - Structural Engineering			8,160.00





**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 6024  
Date 01/31/2025  
Project **22-059 1st & Washington**

For Professional Services Through January 31, 2025

**A1-02. Design Review/Concept Design**

Professional Fees

	Date	Hours	Multiplier	Rate	Billed Amount
Concept Design					
Project Manager Lead					
	01/06/2025	0.50		175.00	87.50
Weekly call					
	01/13/2025	0.50		175.00	87.50
Weekly meeting					
	01/17/2025	1.50		175.00	262.50
Design coordination					
	01/21/2025	2.00		175.00	350.00
Weekly meeting, Coordinate plan & massing revisions					
	01/27/2025	1.50		175.00	262.50
Massing discussion & development, Weekly meeting					
	01/28/2025	1.00		175.00	175.00
Design coordination meeting with Morgan & Abby					
	01/29/2025	1.00		175.00	175.00
Reach out to Idaho Power, revisit power infrastructure requirements					
	01/31/2025	1.00		175.00	175.00
Design development, zoning code research					
Principal					
	01/21/2025	1.00		200.00	200.00
Design adjustments per KURA/Ownership direction					
Design Studio Lead					
	01/06/2025	0.50		175.00	87.50
OAC meeting					
	01/13/2025	0.50		175.00	87.50
OAC meeting					
	01/15/2025	5.00		175.00	875.00

**A1-02. Design Review/Concept Design**

Professional Fees

	Date	Hours	Multiplier	Rate	Billed Amount
Concept Design					
Design Studio Lead					
Start on below grade garage vertical circulation and concept	01/16/2025	3.00		175.00	525.00
Revised concept development with below grade parking	01/17/2025	4.00		175.00	700.00
Concept massing and layout for below grade garage	01/21/2025	7.00		175.00	1,225.00
Concept development and OAC meeting	01/24/2025	3.50		175.00	612.50
Concept development massing unit mix	01/27/2025	5.50		175.00	962.50
Concept review package for city design meeting, review and revisions with OAC	01/28/2025	3.50		175.00	612.50
PnZ design check-in package and meeting	01/29/2025	3.00		175.00	525.00
Concept design development	01/30/2025	6.50		175.00	1,137.50
Concept design development	01/31/2025	6.00		175.00	1,050.00
Concept design development, model work					
Subtotal		58.00			10,175.00
Phase subtotal					10,175.00

**AS-02. Parking Studies 2 (NTE)**

Professional Fees

	Date	Hours	Multiplier	Rate	Billed Amount
Feasibility Study					
Project Manager Lead					
Parking coordination meeting with KPFF & Matt	10/21/2024	1.00		165.00	165.00
Parking coordination items to structural	10/22/2024	0.50		165.00	82.50
Below grade parking travel distance exhibit - requested by City,	10/24/2024	1.00		165.00	165.00
Parking coordination meeting	10/28/2024	1.00		165.00	165.00
Update call, follow up with KPFF	10/29/2024	0.50		165.00	82.50
Subtotal		4.00			660.00
Concept Design					
Design Studio Lead					
Meeting with KPFF	10/21/2024	1.00		165.00	165.00
	10/22/2024	1.00		165.00	165.00

**AS-02. Parking Studies 2 (NTE)**

Professional Fees

	Date	Hours	Multiplier	Rate	Billed Amount
Concept Design					
Design Studio Lead					
Parking cad plans for consultant	10/30/2024	0.50		165.00	82.50
New parking study download from lan	11/04/2024	1.50		165.00	247.50
Parking overlay					
Subtotal		4.00			660.00
Phase subtotal					1,320.00
Invoice total					<b>11,495.00</b>

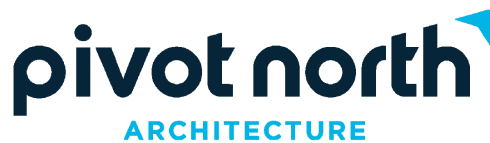
**Invoice Summary**

Description	Total Billed	Prior Billed	Current Billed
A1-02. Design Review/Concept Design	81,585.95	71,410.95	10,175.00
A3-01. Schematic Design	0.00	0.00	0.00
A3-02. Design Development	0.00	0.00	0.00
A3-03. Construction Documents	0.00	0.00	0.00
A3-04. Permitting	0.00	0.00	0.00
A3-05. Construction Administration	0.00	0.00	0.00
AS-01. Parking Studies	11,655.00	11,655.00	0.00
AS-02. Parking Studies 2 (NTE)	1,320.00	0.00	1,320.00
Reimbursable Expenses	2,087.36	2,087.36	0.00
Total	96,648.31	85,153.31	11,495.00

**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
5897	10/31/2024	1,617.50				1,617.50	
6024	01/31/2025	11,495.00	11,495.00				
Total		14,312.50	11,495.00	0.00	0.00	1,617.50	1,200.00

Thank you! We appreciate your business



**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 6074  
Date 02/28/2025  
Project **22-059 1st & Washington**

For Professional Services Through February 28, 2025

**A1-02. Design Review/Concept Design**

Professional Fees

	Date	Hours	Multiplier	Rate	Billed Amount
Concept Design					
Project Manager Lead					
	02/03/2025	4.00		165.00	660.00
<i>Idaho Power Coordination meeting, compile notes &amp; CAD file for coordination, weekly team meeting, budget/scoping discussion</i>					
	02/06/2025	1.50		165.00	247.50
<i>Pricing package to team, Meeting to discuss schedule with WRCHT and KURA</i>					
	02/10/2025	1.50		175.00	262.50
<i>Weekly meeting, updated schedule</i>					
Design Studio Lead					
	02/03/2025	7.50		165.00	1,237.50
<i>Meeting with Idaho power, OAC meeting, pricing meeting, concept design development</i>					
	02/04/2025	6.00		165.00	990.00
<i>Concept pricing package development</i>					
	02/05/2025	6.50		165.00	1,072.50
<i>Pricing package</i>					
	02/06/2025	2.00		165.00	330.00
<i>Finalized pricing package</i>					
	02/10/2025	0.50		175.00	87.50
<i>OAC meeting</i>					
	Subtotal	29.50			4,887.50
	Phase subtotal				4,887.50
Invoice total					<b>4,887.50</b>

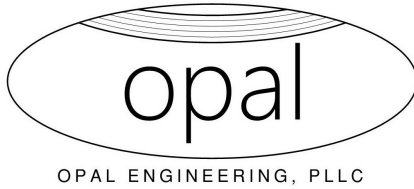
**Invoice Summary**

Description	Total Billed	Prior Billed	Current Billed
<b>A1-02. Design Review/Concept Design</b>	86,473.45	81,585.95	4,887.50
<b>A3-01. Schematic Design</b>	0.00	0.00	0.00
<b>A3-02. Design Development</b>	0.00	0.00	0.00
<b>A3-03. Construction Documents</b>	0.00	0.00	0.00
<b>A3-04. Permitting</b>	0.00	0.00	0.00
<b>A3-05. Construction Administration</b>	0.00	0.00	0.00
<b>AS-01. Parking Studies</b>	11,655.00	11,655.00	0.00
<b>AS-02. Parking Studies 2 (NTE)</b>	1,320.00	1,320.00	0.00
<b>Reimbursable Expenses</b>	2,087.36	2,087.36	0.00
Total	101,535.81	96,648.31	4,887.50

**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
5897	10/31/2024	1,617.50					1,617.50
6024	01/31/2025	11,495.00		11,495.00			
6074	02/28/2025	4,887.50	4,887.50				
Total		19,200.00	4,887.50	11,495.00	0.00	0.00	2,817.50

*Thank you! We appreciate your business*



From **Opal Engineering**  
PO Box 2530  
Hailey, ID 83333

Invoice For **deChase Miksis Development**

Invoice ID **1051**  
PO Number **23045**  
Issue Date **03/03/2025**  
Due Date **04/02/2025 (Net 30)**

Subject **1st and Washington**

Description	Quantity	Rate	Amount
08/05/2024 - Samantha Stahlnecker: Coordination meeting with city and URA regarding potential underground parking.	1.00	\$175.00	<b>\$175.00</b>
08/08/2024 - Samantha Stahlnecker: Team meeting- Pivot North parking alternatives.	0.75	\$175.00	<b>\$131.25</b>
08/15/2024 - Samantha Stahlnecker: Team meeting- add water and sewer linework on survey.	0.50	\$175.00	<b>\$87.50</b>
08/29/2024 - Yessica Calvo: Request Idaho Power utility map and share it with Sam.	0.25	\$110.00	<b>\$27.50</b>
08/29/2024 - Samantha Stahlnecker: Team meeting.	0.75	\$175.00	<b>\$131.25</b>
10/16/2024 - Samantha Stahlnecker: Meeting- parking discussion with city/ KURA.	0.50	\$175.00	<b>\$87.50</b>
01/21/2025 - Samantha Stahlnecker: Attend weekly design meeting.	0.75	\$175.00	<b>\$131.25</b>
01/27/2025 - Samantha Stahlnecker: Weekly team meeting.	0.50	\$175.00	<b>\$87.50</b>
02/03/2025 - Samantha Stahlnecker: Idaho Power coordination meeting.	1.00	\$175.00	<b>\$175.00</b>
02/03/2025 - Samantha Stahlnecker: Attend design meeting; compile CAD file with survey and floorplans for Idaho Power use.	0.75	\$175.00	<b>\$131.25</b>
02/10/2025 - Samantha Stahlnecker: Team coordination meeting.	0.25	\$175.00	<b>\$43.75</b>

**Amount Due \$1,208.75**



**Conrad Brothers**  
General Contractors and Builders  
P.O. Box 3432 - Hailey, Idaho 83333  
208-726-3830 Fax 208-726-5788  
www.conradbrothersconstruction.com

# Invoice

DATE	INVOICE NO.
2/26/2025	132223

BILL TO

1st & Washington

P.O. NO.	TERMS	PROJECT
	Net 15	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	Preconstruction Services 1st & Washington			
	Labor			
CBOE	Project Manager - OE	10	155.00	1,550.00
CBOE	Preconstruction Services - OE	64	155.00	9,920.00
CBJE	Project Manager - JE	14	105.00	1,470.00
CBLE	Project Manager - LE	56	125.00	7,000.00
CBOE	Paul Conrad - No Charge	0	155.00	0.00
	Materials			
01038-01 33 23	Drawings & Specifications	1	52.49	52.49

**Total** \$19,992.49

RCE - 376

**Deposit Credited** \$0.00

**Balance Due** \$19,992.49

# CONRAD BROTHERS

## Time by Job Detail

### All Transactions

	Date	Name	Billing Status	Duration	Notes
<b>Misc</b>					
<b>01:01000-01 24 00:CBOE</b>					
	09/09/2024	Echeverria, Brad	Unbilled	2:00	1st & Washington
	09/10/2024	Echeverria, Brad	Unbilled	2:00	1st & Washington
	09/11/2024	Echeverria, Brad	Unbilled	2:00	1st & Washington
	09/12/2024	Echeverria, Brad	Unbilled	2:00	1st & Washington
	09/13/2024	Echeverria, Brad	Unbilled	2:00	1st & Washington
	09/16/2024	Echeverria, Brad	Unbilled	2:00	1st & Washington
	09/17/2024	Echeverria, Brad	Unbilled	2:00	1st & Washington
	09/18/2024	Echeverria, Brad	Unbilled	2:00	1st & Washington
	09/19/2024	Echeverria, Brad	Unbilled	2:00	1st & Washington
	09/20/2024	Echeverria, Brad	Unbilled	2:00	1st & Washington
	09/23/2024	Echeverria, Brad	Unbilled	2:00	1st & Washington
	09/24/2024	Echeverria, Brad	Unbilled	2:00	1st & Washington
	09/25/2024	Echeverria, Brad	Unbilled	2:00	1st & Washington
	09/26/2024	Echeverria, Brad	Unbilled	2:00	1st & Washington
	09/27/2024	Echeverria, Brad	Unbilled	2:00	1st & Washington
	09/30/2024	Echeverria, Brad	Unbilled	2:00	1st & Washington
	10/01/2024	Echeverria, Brad	Unbilled	2:00	1st & Washington
	10/02/2024	Echeverria, Brad	Unbilled	2:00	1st & Washington
	10/03/2024	Echeverria, Brad	Unbilled	4:00	1st & Washington
	10/04/2024	Echeverria, Brad	Unbilled	4:00	1st & Washington
	10/07/2024	Echeverria, Brad	Unbilled	4:00	1st & Washington
	10/08/2024	Echeverria, Brad	Unbilled	2:00	1st & Washington
	10/14/2024	Echeverria, Brad	Unbilled	2:00	1st & Washington
	10/15/2024	Echeverria, Brad	Unbilled	2:00	1st & Washington
	10/16/2024	Echeverria, Brad	Unbilled	2:00	1st & Washington
	10/17/2024	Echeverria, Brad	Unbilled	2:00	1st & Washington
	10/21/2024	Echeverria, Brad	Unbilled	2:00	1st & Washington
	10/22/2024	Echeverria, Brad	Unbilled	2:00	1st & Washington
	10/23/2024	Echeverria, Brad	Unbilled	2:00	1st & Washington
<b>Total 01:01000-01 24 00:CBOE</b>				<b>64:00</b>	
<b>01:01040-01 31 13:CBJE</b>					
	09/09/2024	Ward, Daniel B	Unbilled	2:00	1st & Washington
	09/10/2024	Ward, Daniel B	Unbilled	4:00	1st & Washington
	09/11/2024	Ward, Daniel B	Unbilled	8:00	1st & Washington
<b>Total 01:01040-01 31 13:CBJE</b>				<b>14:00</b>	
<b>01:01040-01 31 13:CBLE</b>					
	09/19/2024	Ward, Daniel B	Unbilled	8:00	1st & Washington
	09/20/2024	Ward, Daniel B	Unbilled	8:00	1st & Washington
	09/24/2024	Ward, Daniel B	Unbilled	8:00	1st & Washington
	09/26/2024	Ward, Daniel B	Unbilled	8:00	1st & Washington
	10/03/2024	Ward, Daniel B	Unbilled	8:00	1st & Washington



# CONRAD BROTHERS

## Time by Job Detail

### All Transactions

Date	Name	Billing Status	Duration	Notes
10/17/2024	Ward, Daniel B	Unbilled	8:00	1st & Wash
11/13/2024	Ward, Daniel B	Unbilled	8:00	1st & Washington
Total 01:01040-01 31 13:CBLE			56:00	
01:01040-01 31 13:CBOE				
12/12/2024	Echeverria, Brad	Unbilled	2:00	1st & Washington
12/13/2024	Echeverria, Brad	Unbilled	2:00	1st & Washington
12/16/2024	Echeverria, Brad	Unbilled	2:00	1st & Washington
12/17/2024	Echeverria, Brad	Unbilled	2:00	1st & Washington
12/18/2024	Echeverria, Brad	Unbilled	2:00	1st & Washington
Total 01:01040-01 31 13:CBOE			10:00	
Total Misc			144:00	
TOTAL			144:00	

deChase > Miksis

## deChase Development Services, LLC

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

AR Contact: Lee Ruff  
208-761-7451  
lee@deChase.com

# Invoice

Invoice Number: KURA - 10  
Invoice Date: Feb 28, 2025  
**Due Date: Mar 30, 2025**

### Bill To:

Ketchum Urban Renewal Agency, KURA

PO Box 2315  
Ketchum, ID 83340

<i>Description</i>	<i>Amount</i>
Development Fees, February	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 208-761-7451 for ACH information. Thank you for your business,



PLEASE REMIT TO:  
P.O. Box 17283  
DENVER, CO 80217-0283

January 13, 2025

Zions Bancorporation, N.A. dba Zions First National Bank  
Thomas C. Etzel  
One South Main, Suite 300  
Salt Lake City, UT 84133

Client: 17173

### **STATEMENT OF ACCOUNT**

Following is an updated statement of your account. Please remit the past due portion of this balance. If payment has already been sent, thank you. If you have any questions regarding this statement, please contact Desiree Broker at 303-295-8194 or [DABroker@hollandhart.com](mailto:DABroker@hollandhart.com).

<b>Invoice</b>	<b>Date</b>	<b>Original Balance</b>	<b>Payments</b>	<b>Current Balance</b>
<b>Matter ID: 0224</b> 2138800	<b>Matter Desc: WRCHT Document Review</b> 12/29/2023	\$2,958.50	\$1,479.25	\$1,479.25
<b>Total Due:</b>				<b>\$1,479.25</b>

**Holland & Hart LLP**

Phone (303) 295-8000 Fax (303) 295-8261 [www.hollandhart.com](http://www.hollandhart.com)

555 17th Street Suite 3200 Denver, Colorado 80202-3979 Mailing Address P.O. Box 8749 Denver, Colorado 80201-8749

Anchorage Aspen Billings Boise Boulder Cheyenne Denver Jackson Las Vegas Reno Salt Lake City Santa Fe Washington, D.C.



IRS EMPLOYER NO. 84-0382505  
PLEASE REMIT TO:  
P.O. BOX 17283  
DENVER, CO 80217-0283

**December 29, 2023**

Zions Bancorporation, N.A. dba Zions First National Bank Wes Jost Senior Vice President   Real Estate Banking Group Wesley.Jost@zionsbank.com 800 W. Main St.   Ste. 700 Boise, ID 83702	Invoice No. H&H Ref. No. Client No. Attorney:	2138800 4199625 17173 HSV Vaughn
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**Regarding: Matter No. 0224 - WRCHT Document Review**

**Invoice Summary**

<b>Current fees</b>	<b>\$2,958.50</b>
<b>Current charges this invoice</b>	<b>\$2,958.50</b>

**ACH / Wire Instructions – Please Remit in US Dollars**

UMB Bank, N.A.  
1670 Broadway, Denver, CO 80202  
ABA# 101000695  
Holland & Hart Operating Account  
Acct # 6971172602  
Swift Code UMKCUS44  
Please include invoice #2138800 on payment.

**Holland & Hart LLP**

17173 Zions Bancorporation, N.A. dba Zions Fir	Invoice No. H&H Ref. No.	2138800 4199625
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For professional services rendered through November 30, 2023

**Itemized Fees**

<b>Description of Work</b>	<b>Date</b>	<b>Tkpr</b>	<b>Hours</b>
Correspondence with client regarding documents for review;	11/08/23	HSV	0.20
Review Disposition and Development Agreement for 1st & Washington Project;	11/15/23	HSV	1.20
Continue reviewing forms of Disposition and Development Agreement and Ground Lease;	11/22/23	HSV	0.40
Finish reviewing Disposition and Development Agreement, including addenda and anticipated timeline for documents and project development; review Ground Lease and mortgagee protection provisions in sample HUD lease addenda;	11/27/23	HSV	1.30
Finish reviewing Ground Lease; outline potential lender concerns under draft documents; conference with client regarding proposed documents and lender concerns; draft analysis of same;	11/28/23	HSV	2.20
Finish drafting analysis of Disposition and Development Agreement and Ground Lease to client and WRCHT; correspondence with client and potential borrower providing same; conference with counsel for WRCHT regarding same; follow-up correspondence with client and WRCHT confirming discussion;	11/29/23	HSV	0.80
<b>Total Current Fees:</b>			<b>\$2,958.50</b>

**Timekeeper Summary**

<b>Timekeeper</b>	<b>Tkpr ID</b>	<b>Rate</b>	<b>Hours</b>	<b>Amount</b>
HSVvaughn	5258	485.00	6.10	2,958.50
			<b>6.10</b>	<b>\$2,958.50</b>



IRS EMPLOYER NO. 84-0382505  
PLEASE REMIT TO:  
P.O. BOX 17283  
DENVER, CO 80217-0283

**December 29, 2023**

Zions Bancorporation, N.A. dba Zions First National Bank Wes Jost Senior Vice President   Real Estate Banking Group Wesley.Jost@zionsbank.com 800 W. Main St.   Ste. 700 Boise, ID 83702	Invoice No. H&H Ref. No. Client No. Attorney:	2138800 4199625 17173 HSVaughn
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**Regarding: Matter No. 0224 - WRCHT Document Review**

**Invoice Summary**

<b>Current fees</b>	<b>\$2,958.50</b>
<b>Current charges this invoice</b>	<b>\$2,958.50</b>

Thank you for your prompt payment. Questions regarding this invoice should be directed to the attorney responsible for your account, or Kelby Busmann, Billing Specialist in our Boise office, at (208) 383-5101 or [KMBusmann@hollandhart.com](mailto:KMBusmann@hollandhart.com).

**Due On Receipt**

Please return this page with your remittance.

**CITY OF KETCHUM**

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

**INVOICE**

Date	Number	Page
03/31/2025	8998	1

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

KETCHUM ID 83340

**Customer No.** 410

**Project:**

**Terms:** Due Upon Receipt

**Invoice Due Date:** 03/31/2025

Quantity	Description	Unit Price	Net Amount
1	SALARIES AND BENEFITS MARCH 2025	6,597.55	6,597.55

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

**Amount** 6,597.55

**Balance Due** 6,597.55

Employee	Rate w/benefits	Hours	Amount
Frick, Suzanne	100.33	63	6,320.61
Donat, Trent	67.81	2	135.62
McCollum, Suzanne	46.46	0	-
Ching, Carly	46.38	1	46.38
Davis, Brent	94.94	1	94.94
Total			6,597.55
		67.00	

February		
Rate	Hours	Financial Statement
100.33	61.5	6,170.12

	PERIOD ACTUAL	YTD ACTUAL	BUDGET
NON-DEPARTMENTAL			
PERSONAL SERVICES:			
01-4193-1000 SALARIES	4,095.00	29,510.00	70,98
01-4193-2100 FICA TAXES-CITY	313.27	2,257.53	5,42
01-4193-2200 STATE RETIREMENT-CITY	489.76	3,529.39	8,48
01-4193-2400 WORKMEN'S COMPENSATION-CITY	4.09	29.70	7
01-4193-2500 HEALTH INSURANCE-CITY	1,210.00	7,260.00	14,52
01-4193-2510 DENTAL INSURANCE-CITY	42.00	192.41	50
01-4193-2515 VISION	16.00	54.08	
TOTAL PERSONAL SERVICES	6,170.12	42,833.11	99,99