

Report Criteria:

Invoices with totals above \$0 included.

Only unpaid invoices included.

[Report].GL Account Number = "9610000000"- "9848009999"

Vendor Name	Invoice Number	Description	Net Invoice Amount
URBAN RENEWAL AGENCY			
URBAN RENEWAL EXPENDITURES			
98-4410-4200 PROFESSIONAL SERVICES			
KETCHUM COMPUTERS, INC.	19550	Monthl Workstation Maintenance KURA	43.50
SKINNER FAWCETT	46055	2023 Tax Review KURA	8,579.50
SUN VALLEY ECONOMIC DEVEL	1427	Quarterly Contribution	2,500.00
SUN VALLEY ECONOMIC DEVEL	1457	Quarterly Contribution	3,750.00
ELAM & BURKE	201148	General Representation	2,342.97
ELAM & BURKE	201150	1st & Washington Profession Fees	5,588.30
98-4410-5000 ADMINISTRATIVE EXPNS-CITY GEN			
CITY OF KETCHUM	6474	FEBRUARY 11 TO MARCH 24, 2023 SALARIES & BENEFITS	12,237.42
98-4410-7100 INFRASTRUCTURE PROJECTS			
DESMAN, INC	D23009	PROJECT NUMBER 60-23101-1 1ST AND WASHINGTON	3,600.00
DESMAN, INC	D23016	PROJECT NUMBER 60-23101-1 1ST AND WASHINGTON	2,880.00
Total URBAN RENEWAL EXPENDITURES:			41,521.69
Total URBAN RENEWAL AGENCY:			41,521.69
Grand Totals:			41,521.69



Ketchum, ID 83340

Invoice

Date	Invoice #
3/30/2023	19550
Terms	Due Date
Net 30	4/29/2023

Federal Tax ID:
26-1671669

billing@ketchumcomputers.com

Date	Employee	Description	Quantity	Rate	Amount
4/1/2023	Mandeville	Monthly Workstation Maintenance: KURA laptop	1	43.50	43.50

Total

\$43.50

SKINNER FAWCETT LLP
250 W. Bobwhite Court, Suite 240
P.O. Box 700
Boise, ID 83701-0700
(208) 345-2663

March 1, 2023

Ketchum Urban Renewal Agency
Attn: Executive Director
491 Sun Valley Rd.
Ketchum, ID 83340

Invoice Number: 46055

In Reference To: Ketchum Urban Renewal Agency - 2023 Tax
Review
File No.: 06-6780(5) S

PROFESSIONAL SERVICES

				<u>Amount</u>
2/2/2023	JRM	Legal analysis with tax counsel re: Series 2021 Bond private use issues and parking structure. Follow up with Abbey re: ground lease structure.	1.50	525.00
	RAS	Review e-mail.	0.25	137.50
2/3/2023	JRM	Confer with Alison Bengé and follow up with Abbey re: tax analysis.	0.25	87.50
	RAS	Review e-mail on tax issues and confer with John.	0.25	137.50
2/6/2023	JRM	Finalize initial tax analysis and send analysis to Ryan and Abbey for review.	1.50	525.00
	RAS	Review tax issues e-mail.	0.25	137.50
2/7/2023	RAS	Review e-mail on tax analysis.	0.25	137.50
2/8/2023	JRM	Confer with Rick re: tax analysis and questions.	0.25	87.50
2/9/2023	JRM	Attend call with Ryan, Abbey, Alison and Rick re: tax analysis and financing structures.	1.25	437.50
	RAS	Call with counsel on tax alternatives.	1.25	687.50
2/13/2023	RAS	Reviewed tax counsel recommendations.	0.25	137.50
2/17/2023	JRM	Draft tax analysis memorandum and send to Elam & Burke for review.	2.00	700.00
2/21/2023	JRM	Finalize Memo and circulate to Elam & Burke. Confer with Abbey re: call/next steps.	0.25	87.50
	RAS	Respond to e-mail on tax analysis.	0.25	137.50
For Professional Services Rendered			9.75	\$3,962.50
COSTS ADVANCED				
3/1/2023	Miscellaneous			4,617.00
	Alison Bengé fees for February			
	Total costs			<u>\$4,617.00</u>
Total Fees and Costs Advanced				<u>\$8,579.50</u>

Shellie Gallagher

From: Suzanne Frick
Sent: Thursday, March 9, 2023 6:54 PM
To: Shellie Gallagher
Subject: FW: Skinner Fawcett KURA Invoices
Attachments: Ketchum URA February invoice.PDF

Shellie—could you please process this for the March 27th meeting and charge to 98-4410-4200. Thank you.

SUZANNE FRICK

KURA EXECUTIVE DIRECTOR
P.O. Box 2315 | 191 5th Street W | Ketchum, ID 83340
o: 208.727.5086 | m: 208.721.2765
sfrick@ketchumidaho.org | www.ketchumura.org

From: Kim Kline <ksk@elamburke.com>
Sent: Thursday, March 9, 2023 1:17 PM
To: Ketchum Finance <finance@ketchumidaho.org>; Suzanne Frick <sfrick@ketchumidaho.org>
Subject: Skinner Fawcett KURA Invoices

All,

Attached is an invoice from Skinner Fawcett.

Kim Kline | Legal Assistant



251 E. Front St., Ste. 300 | Boise, ID 83702
T: (208) 343-5454 | E: ksk@elamburke.com

Confidentiality Notice: This e-mail message may contain confidential and privileged information exempt from disclosure under applicable law. If you have received this message by mistake, please notify us immediately by replying to this message or telephoning us, and do not review, disclose, copy, or distribute it. Thank you.

Sun Valley Economic Development, Inc.
PO Box 3893
Ketchum, ID 83340 US
(208)720-7779
Harry@sunvalleyeconomy.org
www.sunvalleyeconomy.org

Invoice



**SUN VALLEY
ECONOMIC
DEVELOPMENT**

BILL TO

Shellie Rubel
Ketchum Urban Renewal Agency
City of Ketchum

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1427	01/01/2023	\$2,500.00	01/31/2023	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Public Sector - KURA Quarterly Contract for Service	1	2,500.00	2,500.00
Thank you for your support.			
		BALANCE DUE	\$2,500.00

23009
✓

Sun Valley Economic Development, Inc.
PO Box 3893
Ketchum, ID 83340 US
(208)720-7779
Harry@sunvalleyeconomy.org
www.sunvalleyeconomy.org

Invoice



SUN VALLEY
ECONOMIC
DEVELOPMENT

BILL TO
Shellie Rubel
Ketchum Urban Renewal Agency
City of Ketchum

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1457	04/01/2023	\$3,750.00	05/01/2023	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Public Sector - KURA Quarterly Contract for Service	1	3,750.00	3,750.00
BALANCE DUE			\$3,750.00

Thank you for your support.

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Tax Id No. 82-0451327

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

February 28, 2023

Invoice # 201150

Billing Atty - MSC

FOR PROFESSIONAL SERVICES RENDERED

From February 1, 2023 Through February 28, 2023

RE: 1st and Washington Project

CLIENT/MATTER: 08962-00003

HOURS

2/01/23	ARG	1.80	Teams meeting with Suzanne Frick to discuss project updates, including parking garage options. Revise parking consultant contract with Desman. Send same to Desman.
2/01/23	RPA	2.00	Review emails concerning utility location and possible relocation of those facilities. Follow up on parking consultant contract. Prepare for and attend work session with Abbey Germaine and Suzanne Frick.
2/02/23	ARG	.80	Review and respond to email correspondence from John McDevitt regarding tax counsel rates and scope of services. Review final executed ANE for outlining necessary compliance dates.
2/02/23	RPA	.20	Review emails concerning executed ANE and bond counsel engagement letters with bond counsel.
2/03/23	ARG	.60	Review and draft email correspondence in response to John McDevitt and tax counsel questions regarding project specifics. Draft email correspondence to Amanda Breen regarding recusal issue.
2/03/23	RPA	1.00	Address substitution of counsel for bond work. Review and respond to questions concerning ground lease consideration and parking garage ownership and construction. Follow up on parking consultant contract.

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ELAM & BURKE

ATTORNEYS AT LAW

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Tax Id No. 82-0451327

RE: General Representation

CLIENT/MATTER: 08962-00001

February 28, 2023

Invoice # 201148

Timekeeper	Staff	Rate	Hours	Amount	Non-Chargeable	
					Hours	Amount
Germaine, Abbey R.	Of Counsel	225.00	5.00	1,125.00	.00	.00
Armbruster, Ryan P.	Of Counsel	225.00	5.10	1,147.50	.00	.00
			10.10	2,272.50	.00	.00

COSTS ADVANCED	QTY	RATE	AMOUNT
Idaho Secretary of State - Lobbyist Registration (RPA)			10.47
Idaho Legislative Advisors - ILA 2023 Session Registration			60.00
TOTAL COSTS ADVANCED			70.47

INVOICE TOTAL	2,342.97
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251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Tax Id No. 82-0451327

RE: General Representation

CLIENT/MATTER: 08962-00001
February 28, 2023
Invoice # 201148

			amendment to city-agency agreement. Consider amendment text and approval. Address executive director designation and previous designation process.
2/15/23	ARG	.70	Draft amendments to services agreement and provide same to Suzanne Frick. Review other Board packet items needed for upcoming Board meeting.
2/16/23	ARG	.80	Review Board packet and 2022 annual report. Review parking options provided by Desman. Prepare packet documents and send same to Suzanne for inclusion in Board packet.
2/21/23	ARG	1.00	Attend Board meeting via Zoom. Advise on issues related to ANE requirements and next steps on 1st and Washington Project.
2/21/23	RPA	1.50	Prepare legislative summary of bills of interest for board meeting. Review meeting documents. Prepare for and attend board meeting.
2/22/23	RPA	.50	Follow up on annual report content, filing of audit report to bondholder. Address approval process and compliance with State Controller Office.
2/23/23	ARG	.70	Review annual report for requirements of state controller's office. Revise annual report approval resolution. Send same to Suzanne Frick, in addition to notice for post-approval filing.
2/23/23	RPA	.20	Address outstanding issues for annual report, filing of audit report to bondholder and compliance with State Controller.

PROFESSIONAL FEES

2,272.50

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251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Tax Id No. 82-0451327

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

February 28, 2023

Invoice # 201148

Billing Atty - MSC

FOR PROFESSIONAL SERVICES RENDERED

From February 1, 2023 Through February 28, 2023

RE: General Representation

CLIENT/MATTER: 08962-00001

HOURS

2/01/23	ARG	.60	Revise annual report approval resolution. Outline items for February Board meeting. Review and respond to email correspondence from Suzanne Frick regarding necessary action items.
2/01/23	RPA	.50	Follow up on annual report content and approval schedule. Follow up on agenda items for regular board meeting including revised city-agency agreement.
2/02/23	RPA	.20	Review email concerning conflict of interest question by board member and consider response.
2/03/23	RPA	.30	Review conflict issue for board member concerning special meeting item. Coordinate response and guidance.
2/09/23	RPA	.30	Consider needed amendments to the City-Agency agreement for designation of executive director.
2/13/23	RPA	.80	Review current city-agency agreement. Outline certain amendments for consideration concerning executive director position. Draft explanatory email.
2/14/23	ARG	1.20	Review email correspondence from Suzanne Frick regarding amendments to KURA/City services agreement. Begin drafting amendment to services agreement to revise roles and responsibility of City staff for KURA.
2/14/23	RPA	.80	Review email from Suzanne Frick on issues for

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251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Tax Id No. 82-0451327

RE: 1st and Washington Project

CLIENT/MATTER: 08962-00003
February 28, 2023
Invoice # 201150

2/06/23	ARG	.60	Review special Board meeting packet. Attend special Board meeting via Zoom. Review next steps for 1st and Washington project.
2/06/23	RPA	.70	Review several emails on bond counsel preliminary conclusions on compliance and tax exemption. Outline outstanding issues and coordinate call with bond counsel and tax counsel.
2/07/23	ARG	.40	Review analysis provided by John McDevitt regarding tax certificate requirements on property use. Draft email response to John McDevitt regarding same.
2/07/23	RPA	.60	Address IHFA authority for tax exempt bonds, tax counsel concerns, and how to best structure the project.
2/08/23	ARG	.70	Teams meeting with Suzanne Frick to discuss status of project and parking issues related to development. Review necessary next steps.
2/08/23	RPA	1.00	Review preliminary findings by bond counsel on funding, compliance with public/private test, tax exemption and how best to structure the project documents. Follow up on status of parking consultant scope of work. Attend zoom call with Abbey Germaine and Suzanne Frick re: compliance with agreement to negotiate exclusively and list of issues to share with the developer.
2/09/23	ARG	1.70	Prepare for meeting with John McDevitt by drafting list of outstanding items for discussion. Teams meeting with John McDevitt and tax counsel regarding necessary steps for remedial action on 2021 bonds and financing options of parking garage.
2/09/23	RPA	1.50	Review comments by bond counsel and tax counsel. Prepare for and attend zoom meeting to review preliminary conclusions on structure of the 1st and Washington project. Consider how best to comply with 2021 tax certificate. Outline next steps and parking options.
2/13/23	RPA	.20	Follow up on bond counsel fees, next steps, and schedule.

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251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Tax Id No. 82-0451327

RE: 1st and Washington Project

CLIENT/MATTER: 08962-00003

February 28, 2023

Invoice # 201150

2/14/23	RPA	.50	Address status of parking consultant report. Review emails re: special meeting to consider the parking options. Consider status update at board meeting.
2/15/23	ARG	2.10	Teams meeting with Suzanne Frick to discuss next steps. Draft revisions to outstanding items list required pursuant to ANE. Review potential parking options provided by Desman.
2/15/23	RPA	.50	Review emails re: parking options, compliance with the ANE and special meeting to review parking report.
2/19/23	RPA	.20	Review email from bond counsel. Consider next steps on structure.
2/21/23	ARG	.60	Review analysis provided by John McDevitt regarding tax certificate implications on 1st and Washington property and KURA financing options. Provide draft revisions to same.
2/21/23	RPA	.60	Review updated memorandum concerning tax certificate compliance and possible new financing structure. Review status of parking study for parking to serve apartment project.
2/22/23	ARG	1.40	Teams meeting with Suzanne Frick to discuss current action items on parking issues. Consider options for parking funding based on tax counsel analysis. Draft additional revisions to John McDevitt's memorandum. Provide same to John McDevitt.
2/22/23	RPA	1.50	Provide comments on draft memorandum from bond counsel/tax counsel. Attend weekly team meeting with Abbey Germaine and Suzanne Frick on outstanding issues and next meeting with developer concerning 501c3 application.
2/24/23	ARG	.80	Teams meeting with Mark Edlen to discuss parking financing. Discuss internally options for parking financing and potential to fund parking garage. Draft notes for follow up with John McDevitt and tax counsel.
2/24/23	RPA	.80	Attend teams meeting with Mark Edlen, Suzanne Frick, and Abbey Germaine, addressing parking

ELAM & BURKE

ATTORNEYS AT LAW

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Tax Id No. 82-0451327

RE: 1st and Washington Project

CLIENT/MATTER: 08962-00003

February 28, 2023

Invoice # 201150

issues, 501c3 designation, developer financing
and status of development. Review ANE letter to
developer. Address garage financing issues.

PROFESSIONAL FEES

5,585.00

Timekeeper	Staff	Rate	Hours	Amount	Non-Chargeable	
					Hours	Amount
Germaine, Abbey R.	Of Counsel	240.00	11.50	2,760.00	.00	.00
Armbruster, Ryan P.	Of Counsel	250.00	11.30	2,825.00	.00	.00
			22.80	5,585.00	.00	.00

COSTS ADVANCED	QTY	RATE	AMOUNT
Copies	8.00	.15	1.20
Color Copies	14.00	.15	2.10
TOTAL COSTS ADVANCED			3.30

INVOICE TOTAL

5,588.30

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**CITY OF KETCHUM**

P.O. Box 2315
Ketchum ID 83340
Phone: (208) 726-7801
Fax: (208) 726-7812

INVOICE

Date	Number	Page
03/28/2023	6474	1

Bill To: KETCHUM URBAN RENEWAL AGENCY

KETCHUM ID 83340

Customer No. 410**Project:** BOX 2315**Terms:** Due Upon Receipt**Invoice Due Date:** 04/07/2023

Quantity	Description	Unit Price	Net Amount
1	City Staff February 11 to March 24, 2023	12,237.42	12,237.42
Please remit payment via: https://www.ketchumidaho.org/administration/page/online-payments OR City of Ketchum PO Box 2315 Ketchum, ID 83340		Amount	12,237.42
		Balance Due	<u>12,237.42</u>

February 11 to March 24, 2023

Employee	Rate w/benefits	Hours	Amount	February Financial Statement
Frick, Suzanne	89.62	133.5	11,964.06	133.5 11,964.06
Landers, Morgan	92.85	0	-	
Crutcher, Adam	48.48	0	-	
Enourato, Lisa	66.16	0	-	
Donat, Trent	71.23	2	142.46	
Gallagher, Shellie	65.45	2	130.90	
Total			12,237.42	
			137.50	

	PERIOD ACTUAL
NON-DEPARTMENTAL	
PERSONAL SERVICES:	
01-4193-1000 SALARIES	8,677.50
01-4193-2100 FICA TAXES-CITY	663.83
01-4193-2200 STATE RETIREMENT-CITY	1,036.09
01-4193-2400 WORKMEN'S COMPENSATION-CITY	3.66
01-4193-2500 HEALTH INSURANCE-CITY	1,522.00
01-4193-2510 DENTAL INSURANCE-CITY	34.95
01-4193-2600 LONG TERM DISABILITY	26.03
TOTAL PERSONAL SERVICES	11,964.06

Please make check payable and remit to:

DESMAN, Inc.

3 West 35th Street, 3rd Floor
New York, NY 10002

KURA - Ketchum Urban Renewal Authority
191 5th St. W
Ketchum, ID 83340

INVOICE # D23009

INVOICE DATE: 2/28/2023

Suzanne Frick - Executive Director
sfrick@ketchumidaho.org

Invoices to:
sfrick@ketchumidaho.org

First & Washington Parking Garage
Ketchum, ID
DESMAN Project Number: 60-23101-1
DESMAN Project Manager - Scot Martin

Professional Engineering Services
Invoice Billing Period through February 28, 2023

Description/Phase	Contract Amount	% Completed	Billed To Date	Previously Billed	Amount of This Invoice
Concept Design	\$7,200.00	50%	\$3,600.00	\$0.00	\$3,600.00
TOTAL	\$7,200.00		\$3,600.00	\$0.00	\$3,600.00

AMOUNT DUE THIS INVOICE

\$3,600.00

Please make check payable and remit to:

DESMAN, Inc.

3 West 35th Street, 3rd Floor
New York, NY 10002

KURA - Ketchum Urban Renewal Authority
191 5th St. W
Ketchum, ID 83340

Suzanne Frick - Executive Director
sfrick@ketchumidaho.org

First & Washington Parking Garage
Ketchum, ID
DESMAN Project Number: 60-23101-1
DESMAN Project Manager - Scot Martin

Professional Engineering Services
Invoice Billing Period through March 31, 2023

Description/Phase	Contract Amount	% Completed	Billed To Date	Previously Billed	Amount of This Invoice
Concept Design	\$7,200.00	90%	\$6,480.00	\$3,600.00	\$2,880.00
TOTAL	\$7,200.00		\$6,480.00	\$3,600.00	\$2,880.00

AMOUNT DUE THIS INVOICE

\$2,880.00