

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.	19370KURA	KURA SET UP LAPTOP, SHAREPOINT, LIBRARY WORKSATION	660.00
SKINNER FAWCETT	45848	Professional Services	1,800.00
ELAM & BURKE	200001	General Representation December 2022	814.50
ELAM & BURKE	200002	PROFESSIONAL SERVICES 1ST AND WASHINGTON PROJ	6,532.60
98-4410-7103 MISCELLANEOUS OPA			
SUN VALLEY & 1ST LLC	R 021023 OPA	OPA 1ST HALF 2022 PROPERTY TAXES FOR SV & 1ST	9,093.69
98-4410-8801 REIMBURSE CITY GENERAL FUND			
CITY OF KETCHUM	6301	DECEMBER 24 THROUGH JANUARY 13, 2023 SALARIES & BENEFITS	9,051.92
Total URBAN RENEWAL EXPENDITURES:			27,952.71
Total URBAN RENEWAL AGENCY:			27,952.71
Grand Totals:			27,952.71

Invoice



P. O. Box 5186
Ketchum, ID 83340

Date	Invoice #
1/1/2023	19370
Terms	Due Date
Net 30	1/31/2023

Bill To City of Ketchum - General Government Attn: City Administrator PO Box 2315 Ketchum ID 83340

Federal Tax ID: 26-1671669

billing@ketchumcomputers.com
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Date	Employee	Description	Quantity	Rate	Amount
8/2023	Mandeville	Server, Remote Desktop Server and Network maintenance	1	1,306.80	1,306.80
8/2023	Mandeville	Monthly Workstation Maintenance: City Administrator	8	49.50	396.00
8/2023	Mandeville	Monthly Workstation Maintenance: City Clerk	5	49.50	247.50
8/2023	Mandeville	Monthly Workstation Maintenance: Planning and Building	6	49.50	297.00
8/2023	Mandeville	Monthly Workstation Maintenance: Ketchum Fire Department	9	49.50	445.50
3/2023	Mandeville	Monthly Workstation Maintenance: Parks	6	49.50	297.00
3/2023	Mandeville	Monthly Workstation Maintenance: Streets	6	49.50	297.00
3/2023	Mandeville	Monthly Workstation Maintenance: Utilities	11	49.50	544.50
3/2023	Mandeville	Monthly Workstation Maintenance: Facilities	3	49.50	148.50
5/2022	Mandeville	Water: Program and Install Wireless access point in Water building.	0.75	165.00	123.75
5/2022	Mandeville	Wastewater: Diagnose drive space issue on workstation	0.25	165.00	41.25
7/2022	Mandeville	KURA: Setup Laptop, SharePoint subsite. Copy Data, Connect document library to workstations	4	165.00	660.00
7/2022	Mandeville	Clerk: Weekly meeting with Trent, Planning meeting around hardware, subscription and asset management.	2	165.00	330.00
7/2022	Mandeville	PB: Adobe in Conference rooms. Planning for new employee.	0.5	165.00	82.50
7/2022	Mandeville	PB: Folder recovery for Heather	0.5	165.00	82.50
7/2022	Mandeville	Wastewater: Workstation space issue. ArcGIS file extensions with Frank	1	165.00	165.00
7/2022	Mandeville	KURA: Laptop VPN setup, Office setup for remote use.	2.5	165.00	412.50
2022	Mandeville	KFD: VPN license reset	0.25	165.00	41.25
2022	Mandeville	Clerk: Dell lease meeting, Document Management service crashed. Diagnose and start service.	1	165.00	165.00
2022	Mandeville	Citywide: Duplicate email remover install on new RDP server for Public Records requests.	0.5	165.00	82.50

Total ^{\$3270.25}

Handwritten: \$6,166.05

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

Elam & Burke
Attn: Abigail Germaine
P.O. Box 1539
Boise, ID 83701

February 1, 2023
Invoice Number: 45848

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

PROFESSIONAL SERVICES

				<u>Amount</u>
12/22/2022	JRM	Call with Ryan Armbruster and Abbey Germaine re: public parking lot project/workforce housing project.	1.00	350.00
	RAS	Call with Ryan and Abbey G. and confer with John re: structure.	1.00	550.00
1/27/2023	RAS	Call with Ryan, Abbey and John re: public parking facilities and tax matters.	1.00	550.00
	JRM	Call with Ryan, Abbey and Rick re: public parking facilities and tax matters.	1.00	350.00
		For Professional Services Rendered	4.00	\$1,800.00
		Balance due		<u>\$1,800.00</u>

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

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

December 31, 2022

Invoice # 200001

Billing Atty - MSC

FOR PROFESSIONAL SERVICES RENDERED

From December 13, 2022 Through December 31, 2022

RE: General Representation

CLIENT/MATTER: 08962-00001

HOURS

12/13/22	RPA	.30	Review and comment on proposed agenda for board meeting.
12/14/22	RPA	.30	Review proposed agenda for board meeting. Consider impact of legislation for property tax relief.
12/15/22	ARG	1.80	Teams meeting with Suzanne Frick and Housing Trust team regarding IRS letter. Review Board agenda. Review and provide comments and edits to the FY22 audit. Draft email correspondence to Suzanne Frick regarding same.
12/15/22	RPA	1.00	Review meeting documents. Review audit report and provide comments.
12/19/22	RPA	.10	Review emails re revised agenda and action items for board meeting.
12/22/22	RPA	.20	Follow up on needed changes to the city-agency agreement given staffing changes.

PROFESSIONAL FEES

814.50

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Post Office Box 1539
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Tax Id No. 82-0451327

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

December 31, 2022

Invoice # 200002

Billing Atty - MSC

FOR PROFESSIONAL SERVICES RENDERED

From December 1, 2022 Through December 31, 2022

RE: 1st and Washington Project

CLIENT/MATTER: 08962-00003

HOURS

12/01/22	ARG	1.40	Continue drafting ANE. Review deChase proposal and staff report for purposes of drafting ANE.
12/01/22	RPA	1.50	Outline issues for the exclusive right agreement. Prepare for and attend work session with Suzanne Frick, Abbey Germaine, and Mark Edlen re housing project, parking issues, affordability concerns, and financing challenges. Follow up on financial advisor selection.
12/02/22	ARG	.90	Review issues outstanding in ANE. Review original proposal by deChase for purposes of revisions to ANE.
12/02/22	RPA	1.50	Telephone conference with Eric Heringer re representation of KURA and developer. Review compliance response memo. Review and comment on draft Agreement to Negotiate Exclusively. Outline next steps.
12/05/22	ARG	1.10	Revise ANE based on review of certain provisions specific to project. Draft email correspondence to Suzanne Frick regarding same. Telephone call with Frank Lee regarding project and next steps.
12/05/22	RPA	.60	Follow up on bond counsel representation and outstanding issues for private use test and disposition of the 1st and Washington site. Address financing challenges and next steps.
12/06/22	ARG	.30	Review email correspondence from Suzanne Frick

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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

December 31, 2022

Invoice # 200002

			regarding letter on AMI increase. Review letter and draft initial revisions.
12/06/22	RPA	.50	Review proposed support letter for Woodriver Trust status for units at 210% AMI. Review and respond to email on support letter and ANE issues.
12/07/22	ARG	1.80	Teams meeting with Suzanne Frick to discuss letter to IRS and ANE. Draft revisions to ANE based on discussion and comments.
12/07/22	RPA	2.00	Review various documents concerning the RFP and selection. Review draft ANE. Prepare for and attend work session via zoom re ANE, IRS support letter, and next steps.
12/08/22	ARG	.20	Review and respond to email correspondence from Suzanne Frick regarding timeline for construction provide by Mark Edlen.
12/08/22	RPA	1.00	Review and respond to emails concerning work session on support letter to the IRS on community housing. Review updated scope of development schedule and impact on the draft Agreement to Negotiate Exclusively.
12/09/22	ARG	1.10	Revise ANE based on discussion with Suzanne Frick. Draft email correspondence to Suzanne Frick regarding same.
12/09/22	RPA	1.00	Review and respond to financing call. Coordinate bond counsel call. Review and comment on the draft Agreement to Negotiate Exclusively.
12/12/22	RPA	.20	Review and respond to emails concerning financing call and issues for consideration to coordinate private and public development.
12/13/22	ARG	2.30	Review and respond to email correspondence to Suzanne Frick regarding ANE. Draft email correspondence to legal counsel for development team. Draft revisions to IRS letter in support of Housing Trust. Draft resolution for approval of ANE by Board.
12/13/22	RPA	.50	Follow up on remaining issues for the ANE and financing challenges, consider options for financing and coordination of the various

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Tax Id No. 82-0451327

RE: 1st and Washington Project

CLIENT/MATTER: 08962-00003
December 31, 2022
Invoice # 200002

projects.

12/14/22	RPA	.30	Review draft resolution for approval of the ANE. Follow up with attorneys for the development team on comments for the ANE.
12/15/22	RPA	1.00	Attend work session with Agency and developer representatives re the IRS support letter concerning AMI issues. Review comments on letter. Address ANE issues.
12/19/22	ARG	1.40	Review revised FY 22 audit with necessary changes. Review updated agenda. Attend Board meeting of the KURA Board. Review Board meeting calendar for 2023.
12/22/22	ARG	2.10	Prepare for meeting with McDevitt and Skinner regarding 1st and Washington. Attend Teams meeting with McDevitt and Skinner regarding bond financing and next steps. Draft notes regarding same.
12/22/22	RPA	2.00	Prepare for and attend work session via Teams with Abbey Germaine, Rick Skinner, and John McDevitt concerning serving as bond counsel for the Agency and compliance with Tax Certificate. Consider engagement and scope of work for compliance and new bond issue. Consider role of IHFA in funding of the project and second bond issue for taxable portion of development. Provide comment on the draft Agreement to Negotiation Exclusively.
12/23/22	ARG	1.10	Prepare for meeting with Piper/Sandler and KURA team. Attend meeting with PS and KURA team via phone conference. Draft follow up notes regarding next steps arising from meeting.
12/23/22	RPA	1.50	Prepare for and attend conference call with Abbey Germaine, Suzanne Frick, developer and financial advisors concerning financing for the private development as well as potential public parking garage. Follow up on issues for the agreement to negotiate exclusively.
12/28/22	ARG	.30	Review and respond to email correspondence from WRCHT legal counsel regarding ANE. Draft email

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ELAM & BURKE

ATTORNEYS AT LAW

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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

December 31, 2022

Invoice # 200002

12/28/22 RPA 2.00 correspondence to deChase legal counsel.
Review revisions to the ANE proposed by Wood
River Housing Trust attorney. Prepare comments
to Abbey Germaine for explanation to the Agency.
Review email concerning status of comments from
deChase Miksis.

PROFESSIONAL FEES

6,520.00

Timekeeper	Staff	Rate	Hours	Amount	Non-Chargeable Hours	Amount
Germaine, Abbey R.	Of Counsel	215.00	14.00	3,010.00	.00	.00
Armbruster, Ryan P.	Of Counsel	225.00	15.60	3,510.00	.00	.00
			29.60	6,520.00	.00	.00

COSTS ADVANCED	QTY	RATE	AMOUNT
Copies	64.00	.15	9.60
Color Copies	20.00	.15	3.00
TOTAL COSTS ADVANCED			12.60

INVOICE TOTAL

6,532.60

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CITY OF KETCHUM
CHECK REQUEST

Date: 2/10/23

Vendor: Dave Wilson, Sun Valley and 1st LLC

Vendor Mailing Address: PO Box 6770

Ketchum Idaho, 83340

Service Provided:

KURA OPA Reimbursement for 1st Half of 2022 Property Taxes for SV and First.

Reimbursement Agreement 50066

Dollar Amount Requested: 9,093.69

Person Requesting:

Suzanne Frick

Approved by:

GL Code: 98-4410-7103

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

**CITY OF KETCHUM**

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

INVOICE

Date	Number	Page
01/23/2023	6301	1

Bill To: KETCHUM URBAN RENEWAL AGENCY

KETCHUM ID 83340

Customer No. 410**Project:** BOX 2315**Terms:** Due Upon Receipt**Invoice Due Date:** 02/02/2023





Quantity	Description	Unit Price	Net Amount
1	December 24 through January 13, 2023 Sal & Ben	9,051.92	9,051.92
Please remit payment via: https://www.ketchumidaho.org/administration/page/online-payments OR City of Ketchum PO Box 2315 Ketchum, ID 83340		Amount	9,051.92
		Balance Due	<u>9,051.92</u>

DECEMBER 24 TO JANUARY 13, 2023

Employee	Rate w/benefits	Hours	Amount	Hours Wrk	Amount
Frick, Suzanne	101.39	84	8,516.76	84	5915
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	6	392.70		
		Total	9,051.92		
		92.00			

GENERAL FUND - NON-DEPARTMENTAL
Account: 01-4193-1000 SALARIES

Single Account Detail Budget Account Multiple Accounts Transactions Segments Segment Amounts Categories

	Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
 *				12/31/2022 (12/22) Balance	.00	.00	.00
 01/06/2023	01/06/2023	PC	20.0001	PAYROLL TRANS FOR 12/30/2022 PAY PERIOD	2,860.00	.00	2,860.00
 01/20/2023	01/20/2023	PC	78.0001	PAYROLL TRANS FOR 1/13/2023 PAY PERIOD	3,055.00	.00	5,915.00
 *				01/31/2023 (01/23) Period Totals ***	5,915.00	.00	5,915.00

37
47
84