

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			
ELAM & BURKE	194081	General Representation November 2021	1,741.95
ELAM & BURKE	194082	Professional Fees	1,652.75
ELAM & BURKE	194466	General Representation January 2022	4,665.35
98-4410-7100 INFRASTRUCTURE PROJECTS			
ECONOLITE CONTROL PRODUC	INV206332	Hawk Radar Equipment	10,400.00
98-4410-7105 SUN VALLEY & IST OPA			
SUN VALLEY & IST LLC	2021 PROPER	2021 PROPERTY TAX KURA PORTION SUN VALLEY & IST	2,314.65
Total URBAN RENEWAL EXPENDITURES:			20,774.70
Total URBAN RENEWAL AGENCY:			20,774.70
Grand Totals:			20,774.70

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: Treasurer
City of Ketchum
480 East Avenue North
Ketchum, ID 83340

November 30, 2021

Invoice # 194081

Billing Atty - RPA

P

FOR PROFESSIONAL SERVICES RENDERED

From November 5, 2021 Through November 30, 2021

RE: General Representation

CLIENT/MATTER: 08962-00001

HOURS

11/05/21	RPA	.30	Coordinate work session on agenda items. Suggest additional agenda item for city-agency sidewalk project.
11/08/21	RPA	1.00	Outline issues for construction management agreement between the City and KURA. Review draft agenda for work session. Prepare for and attend work session with Chair, Vice-Chair, and Executive Director re: agenda for the board meeting and outstanding items.
11/09/21	RPA	1.50	Draft proposed City/KURA construction management agreement. Outline pending issues. Prepare explanatory memo for board consideration.
11/10/21	RPA	.80	Compile information for the City-Agency agreement, forward for inclusion in the board packet. Review agenda items.
11/11/21	RPA	.20	Review emails re: revised agenda, and action items for the board meeting.
11/15/21	RPA	1.50	Prepare for and attend the regular monthly board meeting via zoom. Outline activity for follow up.
11/23/21	ARG	.60	Research and analysis regarding appointment and removal of agency board members. Email correspondence regarding same.
11/23/21	MSC	.60	Review agency resolutions to determine board terms. Review and analyze provisions under 50-2006 and follow up internally re same in

ELAM & BURKE

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CLIENT/MATTER: 08962-00001

November 30, 2021

Invoice # 194081

preparation for further discussion with the Board Chair.

11/23/21	RPA	.60	Telephone conference with Chair Johnson re: board member terms, compliance with the statute for any removal of board member. Follow up on best practice. Review and respond to email from Executive Director re: payment by Agency for demolition of city hall for housing project.
11/24/21	MSC	.20	Follow up on status of pending KURA projects including consideration of ability to use revenue allocation proceeds to fund certain demolition work.
11/24/21	RPA	.20	Review email concerning demolition authority, status of building ownership and plan for disposition. Consider use of KURA funds for demolition. Follow up on City/KURA construction management agreement.
11/30/21	RPA	.20	Address issues on demolition and compliance with the plan. Outline issues for the construction management agreement for the sidewalk projects.

PROFESSIONAL FEES

1,726.50

Timekeeper	Staff	Rate	Hours	Amount	Non-Chargeable	
					Hours	Amount
Germaine, Abbey R.	Of Counsel	215.00	.60	129.00	.00	.00
Armbruster, Ryan P.	Of Counsel	225.00	6.30	1,417.50	.00	.00
Conrad, Meghan S.	Shareholder	225.00	.80	180.00	.00	.00
			7.70	1,726.50	.00	.00

PAGE 2

ELAM & BURKE
ATTORNEYS AT LAW

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Tax Id No. 82-0451327

RE: General Representation

CLIENT/MATTER: 08962-00001
December 31, 2021
Invoice # 194082

12/22/21 ARG .30 attend KURA board meeting via zoom. Outline
follow up activity for the January board meeting.
Review public comments submitted to agency in
response to action items, including funding of
demolition of building in project area.



PROFESSIONAL FEES

1,652.00

Timekeeper	Staff	Rate	Hours	Amount	Non-Chargeable Hours	Amount
Germaine, Abbey R.	Of Counsel	215.00	1.30	279.50	.00	.00
Armbruster, Ryan P.	Of Counsel	225.00	6.10	1,372.50	.00	.00
			7.40	1,652.00	.00	.00

COSTS ADVANCED	QTY	RATE	AMOUNT
Copies	45.00	.15	6.75
TOTAL COSTS ADVANCED			6.75

INVOICE TOTAL	1,658.75
PAYMENT APPLIED	-6.00
INVOICE BALANCE	1,652.75

PAGE 2

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Tax Id No. 82-0451327

Ketchum Urban Renewal Agency
Attn: Treasurer
City of Ketchum
480 East Avenue North
Ketchum, ID 83340

January 31, 2022

Invoice # 194466

Billing Atty - RPA

FOR PROFESSIONAL SERVICES RENDERED

From January 3, 2022 Through January 31, 2022

RE: General Representation

CLIENT/MATTER: 08962-00001

HOURS

1/03/22	RPA	.30	Review inquiry from board member on possible conflict of interest and analyze response.
1/04/22	KSK	.10	Email to client re noncompliance with local government registry requirements.
1/04/22	RPA	.70	Follow up on conflict of interest issues concerning board member. Address issues for upcoming board meeting.
1/06/22	ARG	.40	Review email correspondence from board member regarding conflict of interest. Respond to same. Review email correspondence regarding board meeting and agenda packet.
1/06/22	RPA	.80	Prepare response to board member re: conflict of interest and disclosure to Chair and Executive Director. Review and respond to Chair on signing of Agnew Beck agreement and approval resolution. Review emails concerning meeting to coordinate agenda items.
1/10/22	ARG	2.50	Draft demolition agreement with City for funding of City demolition of old City Hall. Review email correspondence regarding same. Email correspondence from Suzanne Frick regarding same. Respond to email correspondence and discuss construction improvements.
1/10/22	RPA	.80	Consider need for funding agreement for the demolition of City Hall. Address how to credit the demolition costs against in lieu of housing

PAGE 1

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RE: General Representation

CLIENT/MATTER: 08962-00001

January 31, 2022

Invoice # 194466

			and commitment to the Bluebird project. Consider agenda items for the board meeting.
1/11/22	ARG	2.50	Draft revisions to the demolition agreement between City and Agency. Draft resolution approving demolition agreement. Participate in telephone call with Suzanne Frick and Agency Chair regarding upcoming Board meeting agenda and demolition agreement. Draft additional revisions to demolition agreement based on discussion with Suzanne Frick and Chair.
1/11/22	RPA	1.50	Review and comment on the draft demolition agreement. Prepare for and attend zoom session with Abbey Germaine, Suzanne Frick and Chair Johnson concerning board agenda items. Review emails on additional items for the agenda. Follow up with changes to the demolition agreement and consider draft resolution.
1/12/22	ARG	.70	Draft revisions to demolition agreement based on information from previous agreements between City and Agency. Revise resolution to reflect same. Email correspondence to Suzanne Frick regarding same.
1/12/22	RPA	.70	Follow up on demolition agreement. Prepare agreement and approval resolution. Address board meeting agenda items.
1/13/22	RPA	1.00	Follow up on demolition agreement for the City Hall building. Review email concerning credit against the Bluebird project. Review meeting packet. Review and revise agenda for upcoming board meeting. Review bylaws and consider revisions for the February meeting.
1/14/22	RPA	2.00	Review and comment on several emails and agenda drafts for the upcoming board meeting concerning virtual/hybrid meeting, compliance with open meeting law. Provide overview of Attorney General advice. Review and respond to emails concerning whether the demolition amount for the city hall demolition should be credited against the Bluebird project.

PAGE 2

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RE: General Representation

CLIENT/MATTER: 08962-00001
January 31, 2022
Invoice # 194466

1/17/22	ARG	.30	Review email correspondence from Board members regarding issue of funding Bluebird project and demolition funds being credited to project.
1/17/22	RPA	.70	Review board packet. Prepare for board meeting.
1/18/22	RPA	1.70	Prepare for and attend regular board meeting via zoom. Follow up on demolition agreement and sidewalk agreement.
1/19/22	ARG	.80	Zoom conference with Suzanne Frick to discuss construction agreement between Agency and City. Review previously drafted agreement.
1/19/22	RPA	.80	Attend zoom session with Suzanne Frick and Abbey Germaine for review and redraft of the planning, design, and construction agreement for the sidewalk improvements. Consider breaking out into two agreements. Further analysis of the agreement. Consider amendments to the bylaws.
1/22/22	ARG	1.40	Draft revisions to phase 1 sidewalk construction agreement between City and Agency.
1/23/22	RPA	.20	Review revised sidewalk funding agreement. Outline outstanding issues.
1/24/22	ARG	.80	Review and revise Board Bylaws amending them regarding date of meeting, appointment of Commissioner in event of vacancy, and other necessary provisions.
1/24/22	RPA	.20	Follow up on housing initiative meeting and consideration of KURA property for housing project.
1/25/22	RPA	.20	Review draft of updated bylaws for consideration by the Board at its February board meeting.
1/28/22	RPA	.10	Review email describing status of the study on the use of the KURA property for redevelopment and rescheduling of the housing joint session with the city of Ketchum.

PROFESSIONAL FEES

4,663.50

PAGE 3

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RE: General Representation

CLIENT/MATTER: 08962-00001
January 31, 2022
Invoice # 194466

Timekeeper	Staff	Rate	Hours	Amount	Non-Chargeable	
					Hours	Amount
Germaine, Abbey R.	Of Counsel	215.00	9.40	2,021.00	.00	.00
Armbruster, Ryan P.	Of Counsel	225.00	11.70	2,632.50	.00	.00
Kline, Kim S.	Paralegal	100.00	.10	10.00	.00	.00
			21.20	4,663.50	.00	.00

COSTS ADVANCED	QTY	RATE	AMOUNT
Copies	105.00	.15	15.75
Color Copies	34.00	.15	5.10
TOTAL COSTS ADVANCED			20.85

INVOICE TOTAL	4,684.35
PAYMENT APPLIED	-19.00
INVOICE BALANCE	4,665.35

Genoa Beiser

From: Kim Kline <ksk@elamburke.com>
Sent: Monday, February 7, 2022 4:20 PM
To: Ketchum Finance
Subject: FW: Ketchum URA - E&B Invoices
Attachments: Ketchum.pdf

Attached is our January invoice. Since the December invoice was already paid before I sent out the email below. A credit of \$19 has been applied to the January invoice.

Kim

From: Kim Kline
Sent: Wednesday, January 19, 2022 12:29 PM
To: finance@ketchumidaho.org
Subject: Ketchum URA - E&B Invoices

In the November and December invoices, an incorrect hourly rate was used for attorney Abbey Germaine. The rate has been corrected from \$225/hr to \$215/hr. Attached are corrected invoices for November and December. Since November's invoice was paid in full, a credit of \$6.00 has been applied to the December invoice.



Kim Kline
Legal Assistant
Elam & Burke, P.A.
251 E. Front St., Ste. 300
P.O. Box 1539
Boise, ID 83701
(208) 343-5454
(208) 384-5844 (fax)
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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.

**Approved**

01/04/2022 5:19:54 PM

Amount: \$10,400**INVOICE****Bill To:**City Of Ketchum
Po Box 2315
Ketchum, ID 83340
United States**Ship To:**City of Ketchum
480 East Ave N
Ketchum, ID 83340
United States

Inv. No.	INV206332
Date	9/30/2021
SO No.	13-5677A
PO No.	50062
Cust. No.	A14944
Page	1 of 1

Shipper No.: ARPK007778
Ship Date: 09/30/2021
Ship Terms: PPD
Mode of Delivery:
Ship Payment:

Account Mgr.: Alan McQueen
Finance POC:
Pay Terms: Net 30 days
Due Date: 10/30/2021

PLEASE REMIT TO:Bank Of The West
Routing: 122242843
Account: 031703744**OR MAIL TO:**Econolite Control Products, Inc.
DEPT LA 24173
Pasadena, CA 91185

Line	Item/Description	Tax	UOM	Order Qty	Ship Qty	Unit Price	Total Price
1	COB21120110000 COBALT G-SERIES, TS1, RECEPTACLE WITH 8MB DATAKEY, NO COMM CARD		EA	1.00	1.00	\$3,177.35	\$3,177.35
2	TARIFF						\$22.65
3	CAB18484 TS2-1 HW M60 BM 16 VERT CAB CITY OF KETCHUM, ID IN/OUT-BARE		EA	1.00	1.00	\$10,666.28	\$10,666.28
4	TARIFF						\$33.72

credit for billing for an extra radio**\$-3500.00**

Sales Tax Recap:		Subtotal:	\$13,900.00 \$10,400
Amt Subject to Sales Tax:	\$0.00	Total Sales Tax:	\$0.00
Amt Exempt from Sales Tax:	\$13,900.00	Prepayments Applied:	\$0.00
		Invoice Total:	\$13,900.00 \$10,400

Important: Econolite Control Products, Inc. reserves its rights under the mechanic's lien law, any payment bond, and any other possible remedies in the event of non-payment in accordance with the terms. Interest will be charged on past due accounts at 1.5% per month. If necessary to enforce collection, buyer agrees to pay all costs and attorney's fees. FOB Origin - Seller's responsibility for these goods ceases at the point of shipment. Claims for loss or damage to material must be made directly to the carrier. Returned goods will not be accepted by seller except by prior written agreement. We hereby certify that these goods and/or services were produced in compliance with the Fair Labor Standards Act as amended and all regulations thereunder.

Original Invoice

2021 PROPERTY TAX BILL

Parcel Number	OWNER	UNIT	Base Tax Assessment	Taxes Paid	2021 Base Adjustment	1st Half Payment	2nd Half Payment	Total
RPK00000570040	WILSON, DAVID & PATRICIA	311 N FIRST AVE	1,367,536	8,354.70		0.00	0.00	0.00
RPK09410001510	SUN VALLEY & FIRST LLC	SUN VALLEY RD 151			60,120.00	147.50	147.50	295.00
RPK09410002020	HANCOCK, JEFFREY MARK TRI	SUN VALLEY RD 202			1,661,210.00	4,075.37	4,075.37	8,150.74
RPK09410001010	SUN VALLEY & FIRST LLC	SUN VALLEY RD 101			342,303.00	839.77	839.77	1,679.54
RPK09410002010	SUN VALLEY LT LLC	SUN VALLEY RD 201			2,174,375.00	0.00	0.00	0.00
RPK09410001210	SUN VALLEY FIRST LLC	SUN VALLEY ROAD 121			263,415.00	646.23	646.23	1,292.46
RPK09410001310	SUN VALLEY FIRST LLC	SUN VALLEY ROAD 131			273,416.00	670.77	670.77	1,341.54
RPK09410001610	SUN VALLEY FIRST LLC	SUN VALLEY ROAD 161			45,800.00	112.36	112.36	224.72
			1,367,536	8,354.70	4,820,639.00	6,492.00	6,492.00	12,984.00
Full C/O issued 5/12/2021								
Partial C/O issued								
11/18/2020 (ground floor)								
PAYMENT CALCULATION								
Tax Year			Net Tax Increment above			2,314.65	2,314.65	4,629.30
			URA Taxes			Total KURA		
			Owed/Paid			OPA Amount		
			Above 2019			Due 2nd Half		
			Base			Payment		
2021			\$ 4,629.30 \$			1,157.33	1,157.33	2,314.65
			\$ 1,157.33 \$					

98 4416 7105