

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
URBAN RENEWAL AGENCY			
URBAN RENEWAL EXPENDITURES			
98-4410-4200 PROFESSIONAL SERVICES			
ELAM & BURKE	193653	General Representation November 2021	1,747.95
WORKMAN AND COMPANY	1	Audited Financial Statement KURA 2021	1,900.00
98-4410-5000 ADMINISTRATIVE EXPNS-CITY GEN			
CITY OF KETCHUM	5347	OCTOBER & NOVEMBER FY2022 REIMBURSE CITY FOR SERVICES	1,951.07
98-4410-7103 MISCELLANEOUS OPA			
KNEEBONE LLC	2020 PROPER	OPA Payment	22,125.56
Total URBAN RENEWAL EXPENDITURES:			27,724.58
Total URBAN RENEWAL AGENCY:			27,724.58
Grand Totals:			27,724.58

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 # 193653

Billing Atty - RPA

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
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
November 30, 2021
Invoice # 193653

			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

1,732.50

Timekeeper	Staff	Rate	Hours	Amount	Non-Chargeable	
					Hours	Amount
Germaine, Abbey R.	Of Counsel	225.00	.60	135.00	.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	1,732.50	.00	.00

PAGE 2

**CITY OF KETCHUM**

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

INVOICE

Date	Number	Page
12/01/2021	5347	1

Bill To: Ketchum Urban Renewl Agency
491 Sun Valley Road(Visitors Center)
Ketchum ID 83340

Customer No. 410
Project: c/o Suzanne Frick
Terms: Due Upon Receipt
Invoice Due Date: 12/01/2021

Quantity	Description	Unit Price	Net Amount																								
1	OCT & NOV FY2022 REIMBURSEMENT	1,951.07	1,951.07																								
<table><thead><tr><th colspan="2"></th><th colspan="2">Hours</th></tr><tr><th>Employee</th><th>Rate</th><th>Oct, Nov 2021</th><th></th></tr></thead><tbody><tr><td>Frick, Suzanne</td><td>85.44</td><td>10</td><td>854.40</td></tr><tr><td>Fenwick, Tara</td><td>58.99</td><td>13.5</td><td>796.37</td></tr><tr><td>Rubel, Shellie</td><td>60.06</td><td>5</td><td>300.30</td></tr><tr><td colspan="2">Total</td><td></td><td>1,951.07</td></tr></tbody></table>						Hours		Employee	Rate	Oct, Nov 2021		Frick, Suzanne	85.44	10	854.40	Fenwick, Tara	58.99	13.5	796.37	Rubel, Shellie	60.06	5	300.30	Total			1,951.07
		Hours																									
Employee	Rate	Oct, Nov 2021																									
Frick, Suzanne	85.44	10	854.40																								
Fenwick, Tara	58.99	13.5	796.37																								
Rubel, Shellie	60.06	5	300.30																								
Total			1,951.07																								
Amount			1,951.07																								
Balance Due			<u>1,951.07</u>																								

Please remit payment to:
City of Ketchum
Post Office Box 2315
Ketchum, Idaho 83340

98-4410 - 5000

WORKMAN AND COMPANY

Certified Public Accountants
P.O. Box 2367
2190 Village Park Ave., Suite 300
Twin Falls, Idaho 83303-2367

Invoice

Date	Invoice #
12/8/2021	

Bill To
<p>KETCHUM URBAN RENEWAL AGENCY PO BOX 2315 KETCHUM, IDAHO 83340</p>

		Terms	Due Date	Account #	
		Net 30	12/8/2021		
Date	Item	Description		Rate	Amount
12/8/2021	Balance Forward	Audited Financial Statements at September 30, 2021			0.00
					1,900.00
				Total	\$1,900.00
			Payments/Credits		
Phone #	(208)733-1161	BALANCE DUE			\$1,900.00
Fax #	(208)733-6100				

98-4410-4200

2020 PROPERTY TAX BILL

Parcel Number	OWNER	UNIT	Total	Adjustment	Amount Due	December 2019		June 2020	
						1st Payment	Balance Due	2nd Payment	Balance
RPK08260002010	AWE, LLC	201	4,594.50		4,594.50	(2,297.25)	2,297.25	(2,297.25)	0.00
RPK08260001010	KMV	101	3,141.20		3,141.20	(1,570.60)	1,570.60	(1,570.60)	0.00
RPK08260001020	KMV	102	2,082.68		2,082.68	(1,041.34)	1,041.34	(1,041.34)	0.00
RPK08260002020	AWE, LLC	202	4,316.00		4,316.00	(2,158.00)	2,158.00	(2,158.00)	0.00
RPK08260003010	MCCOY, BRIAN & CYNTHIA	301	7,991.18		7,991.18	(3,995.59)	3,995.59	(3,995.59)	0.00
RPK08260000000	KNEEBONE CODO ASSOC				0.00	0.00	0.00	0.00	0.00
			22,125.56	0.00	22,125.56	(11,062.78)	11,062.78	(11,062.78)	0.00

PAYMENT CALCULATION

Tax Year	URA Taxes Owed/Paid	OPA Amount Due	Date of Payment	Notes
2017	\$ 2,257.77	\$ -		Base Year - see 2017 tab
2018	\$ 8,618.74	\$ 3,180	8/19/2019	
2019	\$ 14,051.80	\$ -	8/27/2020	
2020	22,125.56	\$ -	12/16/2021	



BLAINE COUNTY 2020 PROPERTY TAX BILL

Make check payable to:

JOHN DAVID DAVIDSON, TAX COLLECTOR
219 1ST AVE SOUTH SUITE 102
HAILEY ID 83333
TELEPHONE: (208) 788-5530

Urban Renewal:
KETCHUM 003-001

Parcel Number
RPK08260001020

Tax Roll: Primary
Bill Number: 336621
Tax Code Area: 003-001

Property Address: 500 N WASHINGTON AVE UNIT 102
KETCHUM ID 83340-0000

KMV KNEEBONE LLC
PO BOX 3233
KETCHUM ID 83340

Legal Description:
KNEEBONE BUILDING
UNIT 102

COPY BILL

Taxing District / Certification	Levy Rate	Amount
SCHOOL BUDGET STABILIZATION	0.002633639	99.42
SCHOOL OVERRIDE LEVY	0.000227514	8.59
KETCHUM CITY	0.001383279	52.22
COUNTY	0.001033078	39.00
AMBULANCE	0.000209456	7.91
FIRE STATION BOND	0.000169389	60.35
RECREATION	0.000134686	5.08
PSF JAIL BOND	0.000042216	1.59
KETCHUM CEM	0.000011599	0.44
KETCHUM 003-001	0.005675467	1,808.08

Total Tax & Certifications	0.005844856	2,082.68
Less Additional Payments		-2,082.68
Net Tax & Certifications Due		0.00
First Half Due		0.00
Second Half Due		0.00
TOTAL DUE		0.00

To make a payment using your debit/credit card or electronic check, please go online to: <https://client.pointandpay.net/web/BlainecountytreasurerID>. Partial payments are accepted at any time.

You may also view the property tax levies and fund tracker at <https://www.co.blaine.id.us/667/Levies-Fund-Tracker-Information>.

PROPERTY & TAX SUMMARY

Taxable Market Value		356,328
	LAST YEAR	CURRENT YEAR
Taxable Market Value	181,346	356,328
Tax Charge	1,169.66	2,082.68

KMV KNEEBONE LLC

2020

KMV KNEEBONE LLC

2020

2nd Half 0003366212

0003366212

1st Half 0003366211

0003366211

Full 0003366210

0003366210

AMOUNT DUE 0.00

AMOUNT DUE 0.00 0.00

BLAINE COUNTY
RPK08260001020
Code Area: 003-001

BLAINE COUNTY
RPK08260001020
Code Area: 003-001

June 21, 2021

December 21, 2020



BLAINE COUNTY 2020 PROPERTY TAX BILL

Parcel Number
RPK08260002010

Make check payable to:

JOHN DAVID DAVIDSON, TAX COLLECTOR
219 1ST AVE SOUTH SUITE 102
HAILEY ID 83333
TELEPHONE: (208) 788-5530

Urban Renewal:
KETCHUM 003-001

Tax Roll: Primary
Bill Number: 336622
Tax Code Area: 003-001

Property Address: 500 N WASHINGTON AVE UNIT 201
KETCHUM ID 83340-0000

A W E LLC AN IDAHO LIMITED LIABILITY COMPANY
P O BOX 4356
KETCHUM ID 83340

Legal Description:
KNEEBONE BUILDING
UNIT 201

COPY BILL

Taxing District / Certification	Levy Rate	Amount
SCHOOL BUDGET STABILIZATION	0.002633639	99.42
SCHOOL OVERRIDE LEVY	0.000227514	8.59
KETCHUM CITY	0.001383279	52.22
COUNTY	0.001033078	39.00
AMBULANCE	0.000209456	7.91
FIRE STATION BOND	0.000169389	133.15
RECREATION	0.000134686	5.08
PSF JAIL BOND	0.000042216	1.59
KETCHUM CEM	0.000011599	0.44
KETCHUM 003-001	0.005675467	4,247.10

Total Tax & Certifications	0.005844856	4,594.50
Less Additional Payments		-4,594.50
Net Tax & Certifications Due		0.00
First Half Due		0.00
Second Half Due		0.00
TOTAL DUE		0.00

PROPERTY & TAX SUMMARY

Taxable Market Value		786,076
	LAST YEAR	CURRENT YEAR
Taxable Market Value	647,568	786,076
Tax Charge	4,176.68	4,594.50

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A W E LLC AN IDAHO LIMITED LIABILITY COMPANY

2020

2nd Half 0003366222

0003366222

AMOUNT DUE 0.00

BLAINE COUNTY

RPK08260002010

Code Area: 003-001

June 21, 2021

A W E LLC AN IDAHO LIMITED LIABILITY COMPANY

2020

1st Half 0003366221

0003366221

AMOUNT DUE 0.00

Full 0003366220

0003366220

0.00

BLAINE COUNTY

RPK08260002010

Code Area: 003-001

December 21, 2020



BLAINE COUNTY 2020 PROPERTY TAX BILL

Parcel Number
RPK08260002020

Make check payable to:

JOHN DAVID DAVIDSON, TAX COLLECTOR
219 1ST AVE SOUTH SUITE 102
HAILEY ID 83333
TELEPHONE: (208) 788-5530

Urban Renewal:
KETCHUM 003-001

Tax Roll: Primary
Bill Number: 336623
Tax Code Area: 003-001

Property Address: 500 N WASHINGTON AVE UNIT 202
KETCHUM ID 83340-0000

A W E LLC AN IDAHO LIMITED LIABILITY COMPANY
P O BOX 4356
KETCHUM ID 83340

Legal Description:
KNEEBONE BUILDING
UNIT 202

COPY BILL

Taxing District / Certification	Levy Rate	Amount
SCHOOL BUDGET STABILIZATION	0.002633639	99.42
SCHOOL OVERRIDE LEVY	0.000227514	8.59
KETCHUM CITY	0.001383279	52.22
COUNTY	0.001033078	39.00
AMBULANCE	0.000209456	7.91
FIRE STATION BOND	0.000169389	125.08
RECREATION	0.000134686	5.08
PSF JAIL BOND	0.000042216	1.59
KETCHUM CEM	0.000011599	0.44
KETCHUM 003-001	0.005675467	3,976.67

Total Tax & Certifications	0.005844856	4,316.00
Less Additional Payments		-4,316.00
Net Tax & Certifications Due		0.00
First Half Due		0.00
Second Half Due		0.00
TOTAL DUE		0.00

PROPERTY & TAX SUMMARY

Taxable Market Value		738,430
	LAST YEAR	CURRENT YEAR
Taxable Market Value	395,588	738,430
Tax Charge	2,551.44	4,316.00

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A W E LLC AN IDAHO LIMITED LIABILITY COMPANY

2020

2nd Half 0003366232

0003366232

AMOUNT DUE 0.00

BLAINE COUNTY

RPK08260002020

Code Area: 003-001

June 21, 2021

A W E LLC AN IDAHO LIMITED LIABILITY COMPANY

2020

1st Half 0003366231

0003366231

AMOUNT DUE 0.00

Full 0003366230

0003366230

0.00

BLAINE COUNTY

RPK08260002020

Code Area: 003-001

December 21, 2020



BLAINE COUNTY 2020 PROPERTY TAX BILL

Make check payable to:

JOHN DAVID DAVIDSON, TAX COLLECTOR
219 1ST AVE SOUTH SUITE 102
HAILEY ID 83333
TELEPHONE: (208) 788-5530

Urban Renewal:
KETCHUM 003-001

Parcel Number
RPK08260003010
Tax Roll: Primary
Bill Number: 336624
Tax Code Area: 003-001

Property Address: 500 N WASHINGTON AVE UNIT 301
KETCHUM ID 83340-0000

MC COY BRIAN
MC COY CYNTHIA
PO BOX 5973
KETCHUM ID 83340

Legal Description:
KNEEBONE BUILDING
UNIT 301

COPY BILL

Taxing District / Certification	Levy Rate	Amount
SCHOOL BUDGET STABILIZATION	0.002633639	241.32
SCHOOL OVERRIDE LEVY	0.000227514	20.85
KETCHUM CITY	0.001383279	126.75
COUNTY	0.001033078	94.66
AMBULANCE	0.000209456	19.19
FIRE STATION BOND	0.000169389	231.59
RECREATION	0.000134686	12.34
PSF JAIL BOND	0.000042216	3.87
KETCHUM CEM	0.000011599	1.06
KETCHUM 003-001	0.005675467	7,239.55
Total Tax & Certifications	0.005844856	7,991.18
Less Additional Payments		-7,991.18
Net Tax & Certifications Due		0.00
First Half Due		0.00
Second Half Due		0.00
TOTAL DUE		0.00

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PROPERTY & TAX SUMMARY		
Assessed Property Value		1,467,216
Less Homeowner's Exemption		-100,000
Taxable Market Value		1,367,216
	LAST YEAR	CURRENT YEAR
Taxable Market Value	1,124,465	1,367,216
Tax Charge	7,252.56	7,991.18

MC COY BRIAN
MC COY CYNTHIA
2nd Half 0003366242
0003366242

2020

MC COY BRIAN
MC COY CYNTHIA
1st Half 0003366241
0003366241

2020

Full 0003366240
0003366240

AMOUNT DUE 0.00

AMOUNT DUE 0.00 0.00

BLAINE COUNTY
RPK08260003010
Code Area: 003-001

BLAINE COUNTY
RPK08260003010
Code Area: 003-001

June 21, 2021

December 21, 2020



BLAINE COUNTY 2020 PROPERTY TAX BILL

Parcel Number
RPK08260001010

Make check payable to:
JOHN DAVID DAVIDSON, TAX COLLECTOR
219 1ST AVE SOUTH SUITE 102
HAILEY ID 83333
TELEPHONE: (208) 788-5530

Urban Renewal:
KETCHUM 003-001

Tax Roll: Primary
Bill Number: 336620
Tax Code Area: 003-001

Property Address: 500 N WASHINGTON AVE UNIT 101
KETCHUM ID 83340-0000

PATELLA LLC
PO BOX 3455
SUN VALLEY ID 83353

Legal Description:
KNEEBONE BUILDING
UNIT 101

Taxing District / Certification	Levy Rate	Amount
SCHOOL BUDGET STABILIZATION	0.002633639	99.42
SCHOOL OVERRIDE LEVY	0.000227514	8.59
KETCHUM CITY	0.001383279	52.22
COUNTY	0.001033078	39.00
AMBULANCE	0.000209456	7.91
FIRE STATION BOND	0.000169389	91.03
RECREATION	0.000134686	5.08
PSF JAIL BOND	0.000042216	1.59
KETCHUM CEM	0.000011599	0.44
KETCHUM 003-001	0.005675467	2,835.92

Total Tax & Certifications	0.005844856	3,141.20
Less Additional Payments		-3,141.20
Net Tax & Certifications Due		0.00
First Half Due		0.00
Second Half Due		0.00
TOTAL DUE		0.00

PROPERTY & TAX SUMMARY

Taxable Market Value		537,432
	LAST YEAR	CURRENT YEAR
Taxable Market Value	273,515	537,432
Tax Charge	1,764.10	3,141.20

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PATELLA LLC

2020

PATELLA LLC

2020

2nd Half 0003366202
0003366202

1st Half 0003366201
0003366201

Full 0003366200
0003366200

AMOUNT DUE 0.00

AMOUNT DUE 0.00 0.00

BLAINE COUNTY
RPK08260001010
Code Area: 003-001

BLAINE COUNTY
RPK08260001010
Code Area: 003-001

June 21, 2021

December 21, 2020