

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.	19876	MONTHLY WORKSTATION MAINT	43.50
SUN VALLEY ECONOMIC DEVEL	1518	KURA QRTLTY CONTRACT FOR SERVICES	1,500.00
ELAM & BURKE	203702	General Representation	405.00
ELAM & BURKE	203703	1st & Washington Profession Fees	421.00
ELAM & BURKE	204184	General Representation	1,643.10
ELAM & BURKE	204185	1st & Washington Profession Fees	6,143.50
<b>98-4410-7100 INFRASTRUCTURE PROJECTS</b>			
CITY OF KETCHUM	7169	IDAHO POWER UNDERGROUNDING 50% REIMBURSE CITY	100,000.00
<b>98-4410-8801 REIMBURSE CITY GENERAL FUND</b>			
CITY OF KETCHUM	7160	FRICK REIMBURSE CC CHARGE ADOBE	239.88
CITY OF KETCHUM	7162	SALARIES & BENEFITS 7-15 to 8-25-2023	7,213.56
Total URBAN RENEWAL EXPENDITURES:			117,609.54
<b>URA DEBT SERVICE EXPENDITURES</b>			
<b>98-4800-8400 DEBT SERVICE ACCT PRIN-2021</b>			
ZIONS BANK CC	0001010000638	KURA BOND SERIES 2023 PRINCIPAL	472,587.82
<b>98-4800-8450 DEBT SRVC ACCT INTRST-2021</b>			
ZIONS BANK CC	0001010000638	KURA BOND SERIES 2023 INTEREST	34,684.13
Total URA DEBT SERVICE EXPENDITURES:			507,271.95
Total URBAN RENEWAL AGENCY:			624,881.49
Grand Totals:			624,881.49



P.O. Box 5186  
Ketchum, ID 83340

# Invoice

Date	Invoice #
9/1/2023	19876
Terms	Due Date
Net 30	10/1/2023

Bill To
Ketchum Urban Renewal Agency finance@ketchumidaho.org

Federal Tax ID:  
26-1671669

billing@ketchumcomputers.com

Date	Employee	Description	Quantity	Rate	Amount
9/3/2023	Mandeville	Monthly Workstation Maintenance: KURA laptop	1	43.50	43.50

<b>Total</b>	\$43.50
--------------	---------

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 Gallagher  
 Ketchum Urban Renewal Agency  
 City of Ketchum

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1518	09/13/2023	\$1,500.00	10/13/2023	Net 30	

ACTIVITY	QTY	RATE	AMOUNT
<b>Public Sector - KURA</b> Balance of Annual CFS	1	1,500.00	1,500.00

Thank you for your support.

**BALANCE DUE**

**\$1,500.00**

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

July 31, 2023

Invoice # 203702

Billing Atty - MSC

FOR PROFESSIONAL SERVICES RENDERED  
From July 17, 2023 Through July 31, 2023

RE: General Representation

CLIENT/MATTER: 08962-00001

HOURS

7/17/23	RPA	.10	Review and comment on proposed agenda for the Board meeting.
7/21/23	RPA	.50	Review and comment on agenda items and process for approval of the FY 2024 tentative budget.
7/24/23	ARG	1.20	Prepare for Board meeting. Review Board packet materials, including amended FY 24 budget. Attend Board meeting via Zoom.

PROFESSIONAL FEES 405.00

Timekeeper	Staff	Rate	Chargeable		Non-Chargeable	
			Hours	Amount	Hours	Amount
Germaine, Abbey R.	Of Counsel	225.00	1.20	270.00	.00	.00
Armbruster, Ryan P.	Of Counsel	225.00	.60	135.00	.00	.00
			1.80	405.00	.00	.00

**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

July 31, 2023

Invoice # 203703

Billing Atty - MSC

FOR PROFESSIONAL SERVICES RENDERED

From July 5, 2023 Through July 31, 2023

RE: 1st and Washington Project

CLIENT/MATTER: 08962-00003

HOURS

7/05/23	RPA	.30	Review and respond to emails concerning status of financing and other negotiation issues. Consider next steps.
7/11/23	RPA	.20	Address outstanding issues for the project and next steps for drafting of DDA.
7/21/23	RPA	.10	Follow up on next steps for the DDA and status of developer financing.
7/25/23	RPA	.20	Review emails on status of the project and upcoming work session.
7/26/23	ARG	.40	Meeting with development team to discuss progress on various items and timing for information on certain key items to the project.
7/26/23	RPA	.20	Review emails re the issues for discussion to draft DDA and schedule of performance.
7/28/23	RPA	.30	Address status of DDA and ground lease. Review updated pro forma from the developer.

PROFESSIONAL FEES

421.00

PAGE 1

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



August 31, 2023

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

Invoice No. 204184  
Client No. 8962  
Matter No. 1  
Billing Attorney: MSC

---

### INVOICE SUMMARY

For Professional Services Rendered from August 16, 2023 through August 31, 2023.

**RE: General Representation**

Total Professional Services	\$ 1,620.00
Total Costs Advanced	<u>\$ 23.10</u>
<b>TOTAL THIS INVOICE</b>	<b>\$ 1,643.10</b>

# ELAM & BURKE

August 31, 2023  
 Invoice No. 204184  
 Client No. 8962  
 Matter No. 1  
 Billing Attorney: MSC

## PROFESSIONAL SERVICES

Date	Atty	Description	Hours
8/16/23	RPA	Review draft agenda for the upcoming board meeting.	.10
8/17/23	ARG	Review and revise draft agenda for KURA meeting. Telephone call with Trent Donet regarding same. Email correspondence with Suzanne Frick to discuss same.	.70
8/17/23	RPA	Review proposed agenda and notice for regular board meeting and special meeting with city council. Consider board action on various items.	.40
8/18/23	RPA	Review board packet and attachments for upcoming regular board meeting and special joint meeting with the city council. Address budget issues and participation with the city.	1.30
8/21/23	ARG	Attend via Zoom joint meeting with city and agency. Outline next steps regarding 1st and Washington.	.90
8/21/23	RPA	Prepare for and attend via website for the regular board meeting and the joint special meeting with the city council. Outline follow up as related to those two board meetings.	2.50
8/22/23	RPA	Provide guidance to Suzanne Frick on bond resolution compliance concerning filing of budget and audit with bond purchaser. Provide overview of items for consideration at the September meeting concerning Agency participation with the city on several projects.	1.30

**TOTAL PROFESSIONAL SERVICES**

**\$ 1,620.00**

## SUMMARY OF PROFESSIONAL SERVICES

Name	Staff Level	Rate	Billed Hours	Billed Amount	Non-Chargeable Hours	Non-Chargeable Amount
Germaine, Abbey R.	Of Counsel	225.00	1.60	360.00	.00	.00
Armbruster, Ryan P.	Of Counsel	225.00	5.60	1,260.00	.00	.00
<b>Total</b>			<b>7.20</b>	<b>\$ 1,620.00</b>	<b>.00</b>	<b>\$ .00</b>

# ELAM & BURKE

---

August 31, 2023

Invoice No. 204184  
Client No. 8962  
Matter No. 1  
Billing Attorney: MSC

## COSTS ADVANCED

---

Date	Description	Amount
	Copies	2.85
	Color Copies	20.25

---

<b>TOTAL COSTS ADVANCED</b>		<b>\$ 23.10</b>
<b>TOTAL THIS INVOICE</b>		<b>\$ 1,643.10</b>



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



August 31, 2023

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

Invoice No. 204184  
Client No. 8962  
Matter No. 1  
Billing Attorney: MSC

---

**REMITTANCE**

**RE: General Representation**

---

**BALANCE DUE THIS INVOICE**

**\$ 1,643.10**

---

**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](#)

**WIRE/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: 122105155  
SWIFT Code: RKEBKUS12345

**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 204184, 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



August 31, 2023

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

Invoice No. 204185  
Client No. 8962  
Matter No. 3  
Billing Attorney: MSC

---

### INVOICE SUMMARY

For Professional Services Rendered from August 2, 2023 through August 31, 2023.

**RE: 1st and Washington Project**

Total Professional Services	\$ 6,133.00
Total Costs Advanced	<u>\$ 10.50</u>
<b>TOTAL THIS INVOICE</b>	<b>\$ 6,143.50</b>

# ELAM & BURKE

---

August 31, 2023

Invoice No. 204185

Client No. 8962

Matter No. 3

Billing Attorney: MSC

## PROFESSIONAL SERVICES

---

Date	Atty	Description	Hours
8/02/23	ARG	Prepare for check-in meeting with Suzanne Frick by reviewing materials provided by Developer. Attend check-in meeting with Suzanne Frick.	.60
8/02/23	RPA	Review memo from developer on pending issues, financing status, DDA status and schedule of performance. Attend call with Suzanne Frick and Abbey Germaine to consider next steps and further scheduling.	1.00
8/04/23	ARG	Review and respond follow-up list of questions for development team. Revise list and add additional questions.	.20
8/04/23	RPA	Review draft memo concerning information on development status and next steps towards a DDA.	.20
8/07/23	ARG	Incorporate additional revisions to question document in response to developer team information. Draft email correspondence to Suzanne Frick regarding same.	.30
8/07/23	RPA	Review and provide comment re response memo to developer on various questions concerning development schedule, financing, and work force housing unit count.	.60
8/08/23	ARG	Continue drafting DDA for consideration by KURA. Review ANE for purposes of drafting DDA.	1.70
8/08/23	RPA	Review emails concerning developer issues and memo from Suzanne Frick to developer for clarification of project schedule and agency contribution. Consider when to move forward with recharacterization of bond debt to take advantage of non-profit bonds.	.50
8/09/23	ARG	Teams meeting with developer team regarding status of project. Meeting with Suzanne Frick regarding same. Continue drafting DDA for consideration by KURA.	3.40
8/09/23	RPA	Review Suzanne Frick memo on status of project, funding, and schedule. Prepare for and attend Teams session with Suzanne Frick, Abbey Germaine, Frank Lee, and Mark Edlen re next steps of the development and schedule of performance, as well as status of DDA and ground lease.	1.30
8/16/23	RPA	Review emails re current status of negotiations and need for meeting. Follow up on remaining issues.	.10
8/17/23	RPA	Review status of issues re financing and schedule for approval of DDA and ground lease.	.20

---

# ELAM & BURKE

---

August 31, 2023  
Invoice No. 204185  
Client No. 8962  
Matter No. 3  
Billing Attorney: MSC

---

8/18/23	RPA	Consider potential participation with the developer and eligibility of items. Determine role/contribution from the city.	.30
8/21/23	RPA	Address agency participation to bridge the funding gap, eligibility concerns, and impact of any city contribution. Determine whether ground lease may aid in participation.	.50
8/22/23	RPA	Address status of the DDA and ground lease. Consider participation for eligible projects and compliance with statutes and Idaho Constitution.	.30
8/23/23	ARG	Review and respond to email correspondence from Suzanne Frick regarding next steps on 1st and Washington Project.	.20
8/23/23	RPA	Review emails re status meeting and next steps. Review email from Frank Lee explaining the draft ground lease and comparison to the Bluebird lease. Outline funding issues.	.70
8/25/23	RPA	Address status of the DDA, schedule for approval and outstanding issues.	.20
8/27/23	ARG	Continue drafting 1st and Washington DDA. Begin drafting certificate of completion and associated documents.	2.20
8/28/23	ARG	Continue drafting DDA for purposes of 1st and Washington disposition via ground lease. Draft accompanying attachments including memorandum and schedule of performance.	3.90
8/28/23	RPA	Address outstanding issues for the DDA and ground lease. Consider next steps and schedule for approval. Consider eligible costs.	.40
8/29/23	RPA	Review updated construction costs and eligible activity. Consider how best to allocate costs. Review and edit the draft DDA. Draft explanatory email. Outline next steps and coordination of review and approval of the DDA.	3.00
8/30/23	ARG	Continue drafting DDA. Discuss aspects of DDA revisions with Ryan Armbruster. Teams meeting with Suzanne Frick to discuss updates with 1st and Washington.	1.70
8/30/23	RPA	Revise the DDA and address outstanding issues. Prepare for and update session with Abbey Germaine and Suzanne Frick. Outline outstanding issues.	1.30
8/31/23	RPA	Continue working on the DDA for internal distribution.	.30

---

**TOTAL PROFESSIONAL SERVICES**

**\$ 6,133.00**

# ELAM & BURKE

---

August 31, 2023  
Invoice No. 204185  
Client No. 8962  
Matter No. 3  
Billing Attorney: MSC

## SUMMARY OF PROFESSIONAL SERVICES

Name	Staff Level	Rate	Billed Hours	Billed Amount	Non-Chargeable Hours	Non-Chargeable Amount
Germaine, Abbey R.	Of Counsel	240.00	14.20	3,408.00	.00	.00
Armbruster, Ryan P.	Of Counsel	250.00	10.90	2,725.00	.00	.00
<b>Total</b>			<b>25.10</b>	<b>\$ 6,133.00</b>	<b>.00</b>	<b>\$ .00</b>

## COSTS ADVANCED

Date	Description	Amount
	Copies	4.05
	Color Copies	6.45

**TOTAL COSTS ADVANCED \$ 10.50**

**TOTAL THIS INVOICE \$ 6,143.50**

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



August 31, 2023

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

Invoice No. 204185  
Client No. 8962  
Matter No. 3  
Billing Attorney: MSC

---

**REMITTANCE**

**RE: 1st and Washington Project**

---

**BALANCE DUE THIS INVOICE**

**\$ 6,143.50**

---

**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](#)

**WIRE/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: 122105155  
SWIFT Code: RKEBKUS12345

**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 204185, File # 8962 - 3 on all payments.*

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



**CITY OF KETCHUM**

P.O. Box 2315  
 Ketchum ID 83340  
 Phone: (208) 726-3841  
 Fax: (208) 727-5070

**INVOICE**

Date	Number	Page
09/05/2023	7169	1

**Bill To:** KETCHUM URBAN RENEWAL AGENCY  
 BOX 2315  
 KETCHUM ID 83340

**Customer No.** 410  
**Project:**  
**Terms:** Due Upon Receipt  
**Invoice Due Date:** 09/05/2023

Quantity	Description	Unit Price	Net Amount
1	IDAHO POWER UNDERGROUNDING #22882 REIMBURS	100,000.00	100,000.00

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

<b>Amount</b>	100,000.00
<b>Balance Due</b>	<u>100,000.00</u>



## City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:  Staff Member/Dept:

Agenda Item:

#### Recommended Motion:

#### Reasons for Recommendation:

- The city has coordinated with the Idaho Department of Transportation for the installation of sidewalks from Serenade to Gem Street.
- Undergrounding the current aerial power lines will enable the maximum space for the new sidewalks
- Undergrounding from Serenade to approx. Weyyakin Drive will enhance the entrance into town as well as the historic nature of the Reinheimer Ranch

#### Policy Analysis and Background (non-consent items only):

The city has been coordinating with the Idaho Transportation Department over the last several years regarding the concept design for roadway and pedestrian improvements from Elkhorn to River Street. The new roadway will create sidewalks on both sides of Highway 75 from Serenade to River Street with accompanying dedicated bike lanes.

Currently, there are aerial powerlines from Gem Street south to the Big Wood River bridge. Undergrounding the powerlines from the area where the new sidewalk will be placed (Gem Street to Serenade) is desired which is estimated at \$486,314. In addition, undergrounding from the lines from Serenade to the trees before Weyyakin Drive to provide an improved visual entrance into Ketchum (estimated costs \$413,686).

The city is proposing a cost share agreement with the URA. The URA portion would be applied to actual costs incurred only for the portion of Gem to Serenade as it is contained within the KURA district boundary. Idaho Power would like to enter into a reimbursement agreement with the city that would require a \$200,000 payment by October 31, 2023, and \$800,000 by the same date of 2024. These amounts include a \$100,000 contingency amount and might not be necessary once detailed engineering has occurred.



Sustainability Impact:

Undergrounding powerlines reduces likelihood of service disruptions.

Financial Impact:

None OR Adequate funds exist in account:

- Adequate funds exists in the approved FY24 and FY25 Capital Improvement Plan for power undergrounding.
- Adequate funds exists through current fiscal year CIP power ungrounding unspent funds (\$100,000), FY24 budgeted at \$150,000 and FY25 at \$180,000. A modest adjustment would need to be made to FY25 to cover final city obligation.

Attachments:

1. Idaho Power Agreement #22882

**UNDERGROUND RELOCATION FUNDING AGREEMENT 22882**  
**IDAHO POWER COMPANY**  
**CITY OF KETCHUM**

THIS UNDERGROUND RELOCATION FUNDING AGREEMENT (“Agreement”) is made and entered into this \_\_\_ day of \_\_\_\_\_, 2023, between Idaho Power Company, hereinafter referred to as "IPC" and the City of Ketchum, hereinafter referred to as the "City". IPC and the City are sometimes referred to herein individually as a “Party” or together as the “Parties”.

**RECITALS:**

- A. The Idaho Transportation Department (“ITD”) is planning a Highway 75 road improvement project running from Elkhorn Road north to River Street in the City of Ketchum (“Highway 75 Project”).
- B. IPC owns and operates an overhead distribution line located along the east side of Highway 75 from approximately Elkhorn Road north to Gem Street that will need to be relocated further to the east for the Highway 75 Project. (Most of the subject IPC distribution line is currently located within the existing Highway 75 road right-of-way, but portions of the distribution line are located on adjacent private lands outside the existing Highway 75 road right-of-way.)
- C. IPC plans to relocate the subject distribution line overhead-to-overhead for the Highway 75 Project, following its standard overhead construction procedures. However, the City has requested that IPC relocate a portion of the distribution line underground approximately from Serenade Lane north to Gem Street, as shown on the drawing attached hereto as Exhibit A (the “Highway 75 Distribution Line”).
- D. As part of IPC’s undergrounding work, the City has also requested that IPC bury the existing IPC overhead distribution line located along Serenade Lane, also as shown on Exhibit A (the “Serenade Lane Distribution Line”). The Highway 75 Distribution Line and Serenade Lane Distribution Line are referred to together herein as the “Distribution Lines”, and the burial of the Distribution Lines is referred to as the “Distribution Line Burial Project”.
- E. IPC is able to proceed with the Distribution Line Burial Project at the City’s cost under the terms and conditions set forth in this Agreement.

**AGREEMENT:**

NOW, THEREFORE, on the basis of the foregoing Recitals, and in consideration of the mutual covenants and commitments set forth herein, the Parties agree as follows:

**1. Phase I of Distribution Line Burial Project.** The first phase of the Distribution Line Burial Project will consist of IPC burying the Serenade Lane Distribution Line, including installing devices and other equipment that will facilitate the burial of the Highway 75 Distribution

Line (“Phase I”).

a. IPC will provide a cost estimate for the Phase I work to the City by July 31, 2023 (“Phase I Cost Estimate”).

**2. Phase II of Distribution Line Burial Project.** The second phase of the Distribution Line Burial Project will consist of IPC relocating and burying the Highway 75 Distribution Line (“Phase II”). IPC will provide a cost estimate for the Phase II work to the City by July 31, 2023, based on the following three cost estimates.

a. IPC’s cost estimate for relocating the Highway 75 Distribution Line overhead-to-overhead (“Overhead Cost Estimate”).

b. IPC’s cost estimate for relocating the Highway 75 Distribution Line overhead-to-underground (“Underground Cost Estimate”).

c. IPC’s incremental cost estimate, representing the cost difference between the Overhead Cost Estimate and the Underground Cost Estimate (“Phase II Cost Estimate”).

**3. City Review of Project Cost Estimate.** The City will review the Phase I Cost Estimate and Phase II Cost Estimate (together, the “Project Cost Estimate”) and confirm to IPC by September 6<sup>th</sup>, 2023 whether the City wishes to proceed with the Distribution Line Burial Project.

**4. Project Timeline.** If the City confirms its request for IPC to proceed with the Distribution Line Burial Project by August 31, 2023, the Parties will follow the following timeline for the Distribution Line Burial Project:

a. Phase I: The City will pay IPC the Phase I Cost Estimate by October 31, 2023 and IPC will complete the Phase I work by November 1, 2024, subject to the terms of Section 4(d) below.

b. Phase II: The City will pay IPC the Phase II Cost Estimate by October 31, 2024 and IPC will complete the Phase II work by November 1, 2025, subject to the terms of Section 4(e) below.

c. If it becomes reasonably apparent at any point that projected or actual costs will exceed estimated costs by greater than 5% of a Project Cost Estimate, then IPC will timely notify the City of such anticipated cost overages and the City will have an opportunity to accept or reject or negotiate for modification of further work before being responsible for such overages.

d. After IPC has completed Phase I and Phase II (“Project Completion”), IPC will provide a statement to the City showing the total actual cost of the Phase I and Phase II work (“Total Actual Cost”). If the Total Actual Cost is greater than the Project Cost Estimate, the City will pay the difference to IPC within thirty (30) days after IPC presents the statement of Total Actual Cost to the City. If the Total Actual Cost is less than the Project Cost Estimate, IPC will refund the difference to the City within thirty (30) days after IPC presents the statement of Total Actual Cost to the City.

e. The Parties understand that the IPC Phase I and Phase II construction schedules set

forth in this Section 4 represent the Company's current best estimates for the Distribution Line Burial Project work, but the work schedule is subject to change due to changes in the timing of the ITD Project, weather, working conditions, availability of labor and materials, and other factors relating to the work. The Company will communicate any material changes to the Phase I and Phase II construction schedules to the City on a timely basis.

f. The parties further understand that IPC's Total Actual Costs under this Agreement may be greater or lesser than IPC's Project Cost Estimate, based on the actual costs of labor and materials and other costs related to the Distribution Line Burial Project.

g. IPC will follow its standard procedures for calculating estimated costs and actual costs under this Agreement.

**5. Entire Agreement.** This Agreement contains the entire agreement between the Parties respecting the matters herein set forth and supersedes all prior agreements between the Parties hereto respecting such matters. The Parties acknowledge and agree that the terms of this Agreement are consistent with the Ketchum – Idaho Power Company Franchise Agreement.

**6. Governing Law.** This Agreement shall be governed by, and construed in accordance with, the statutes, laws, legal decisions and rules and regulations of the State of Idaho.

**7. No Waiver.** No waiver of any breach by either party of the terms of this Agreement shall be deemed a waiver of any subsequent breach of the Agreement.

**8. Amendment.** No amendment of this Agreement shall be effective unless the amendment is in writing, signed by all of the Parties.

**9. Signature.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original. An executed version of this Agreement which has been signed and transmitted by facsimile or other electronic or mechanical means shall be deemed an original.

**10. Other Documents.** The Parties agree to execute and deliver such other documents as may be necessary or desirable to carry out the purposes of this Agreement.

**11. Authority and Approval to Execute.** The signatories hereto represent and warrant that they have the authority and approval to execute this Agreement on behalf of the entities which are Parties to this Agreement and the Parties hereto so stipulate.

IN WITNESS WHEREOF, the Parties have signed this Agreement effective on the date set forth above.

**IDAHO POWER COMPANY**

**CITY OF KETCHUM**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

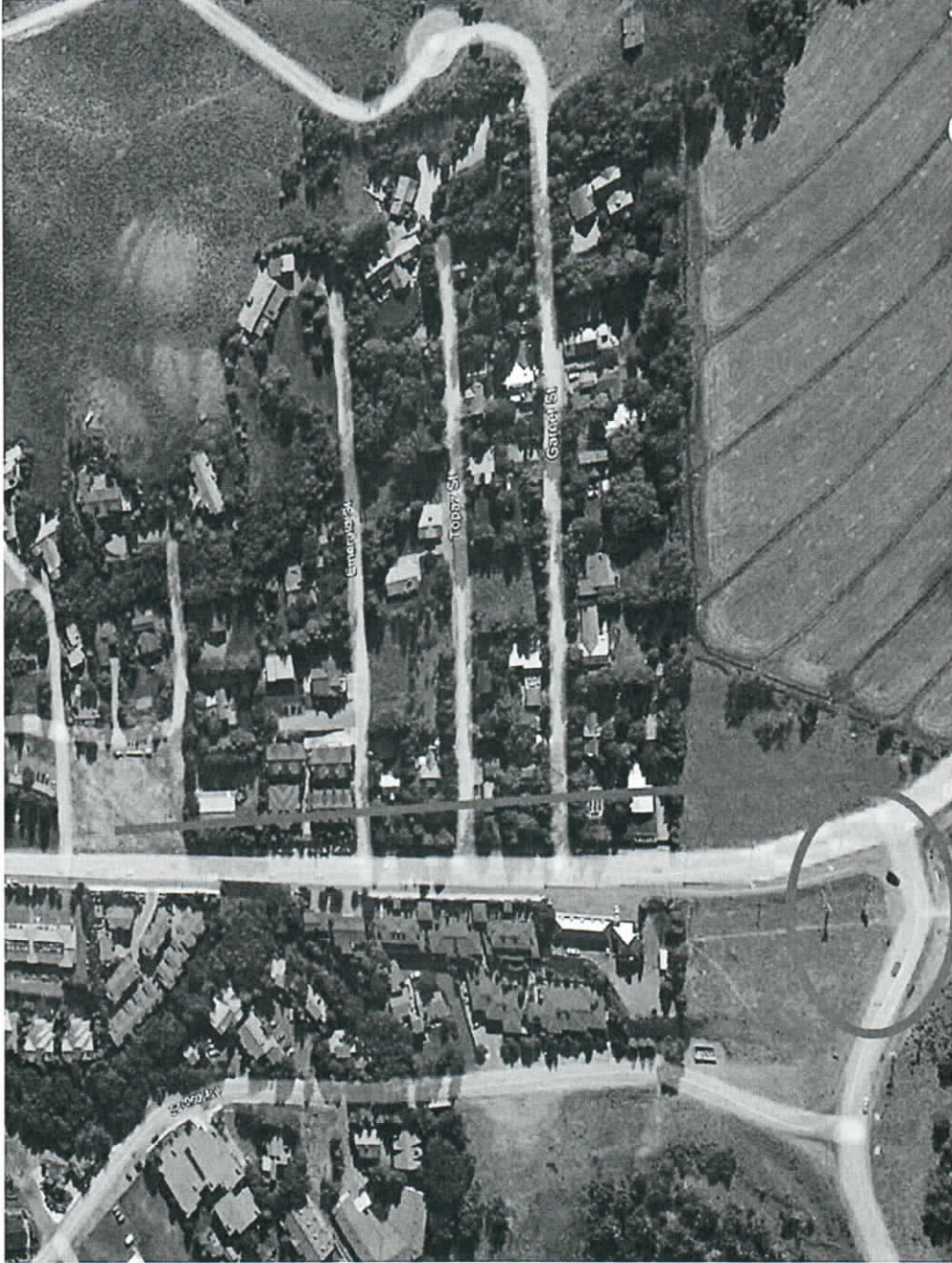
Title: \_\_\_\_\_

Title: \_\_\_\_\_

**EXHIBIT A**

**DISTRIBUTION LINE DEPICTION**

Power Line Undergrounding | South of Town



**Gem Street to Serenade Lane**

Power Line Undergrounding | South of Town



## Serenade Lane to Weyyakin



**CITY OF KETCHUM**

P.O. Box 2315  
Ketchum ID 83340  
Phone: (208) 726-3841  
Fax: (208) 727-5070

**INVOICE**

Date	Number	Page
09/05/2023	7160	1

**Bill To:** KETCHUM URBAN RENEWAL AGENCY  
BOX 2315  
KETCHUM ID 83340

**Customer No.** 410  
**Project:**  
**Terms:** Due Upon Receipt  
**Invoice Due Date:** 09/15/2023

Quantity	Description	Unit Price	Net Amount
1	REFUNDS & REIMBURSEMENTS	239.88	239.88

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

<b>Amount</b>	239.88
<b>Balance Due</b>	<u>239.88</u>



U.S. BANK  
 P. O. Box 6343  
 Fargo, ND 58125-6343

ACCOUNT NUMBER 4485-5910-0131-0568

AMOUNT DUE \$0.00



000001101 01 SP 0.630 106481823054564 P  
 SUZANNE FRICK  
 CITY OF KETCHUM  
 PO BOX 2315  
 KETCHUM ID 83340-2315

"MEMO STATEMENT ONLY"  
 DO NOT REMIT PAYMENT

*City pays Kura  
 reimburses  
 AR # 7160*

**MESSAGES:**

TRAN DATE	POST DATE	MCC CODE	TRANSACTION DESCRIPTION	REFERENCE #	AMOUNT
08-16	08-17	5734	ADOBE *ACROPRO TRIAL 408-536-6000 CA	24492153228743148209268	239.88

*01-4193-9930  
 A*

CUSTOMER SERVICE CALL  800-344-5696	ACCOUNT NUMBER	ACCOUNT SUMMARY	
	4485-5910-0131-0568	PURCHASES, FEES & ADJUSTMENTS	\$239.88
	STATEMENT DATE	CHECKS/CASH ADVANCES	\$0.00
	08/25/23	DISPUTE AMOUNT	\$0.00
MANAGING ACCOUNT NUMBER 4485-5945-5551-7646		CREDITS	\$0.00
CONTACT AND ADDRESS CITY OF KETCHUM SANDRA CADY PO BOX 2315 KETCHUM, ID 83340		STATEMENT TOTAL	\$239.88





**CITY OF KETCHUM**

P.O. Box 2315  
Ketchum ID 83340  
Phone: (208) 726-3841  
Fax: (208) 727-5070

**INVOICE**

Date	Number	Page
09/05/2023	7162	1

**Bill To:** KETCHUM URBAN RENEWAL AGENCY  
BOX 2315  
KETCHUM ID 83340

**Customer No.** 410  
**Project:**  
**Terms:** Due Upon Receipt  
**Invoice Due Date:** 09/15/2023

Quantity	Description	Unit Price	Net Amount
1	SALARIES & BENEFITS 7-15 TO 8-25 2023	7,213.56	7,213.56

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

<b>Amount</b>	7,213.56
<b>Balance Due</b>	<u>7,213.56</u>

Employee	Rate w/benefits	Hours	Amount	February
Frick, Suzanne	100.03	69	6,902.34	69
Landers, Morgan	92.85	0	-	6,902.34
Crutcher, Adam	48.48	0	-	
McCollum, Suzanne	43.11	1	43.11	
Donat, Trent	71.23	1	71.23	
Choma, Kelsie	43.81	3	131.43	
Gallagher, Shellie	65.45	1	65.45	
Total			7,213.56	
			75.00	

Financial Statement  
Rate 100.03  
Hours 69  
Amount 6,902.34

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<b>NON-DEPARTMENTAL</b>					
<b>PERSONAL SERVICES:</b>					
01-4193-1000 SALARIES	4,485.00	45,760.00	100,266.00	54,506.00	45.6
01-4193-2100 FICA TAXES-CITY	343.10	3,500.65	.00	3,500.65	.0
01-4193-2200 STATE RETIREMENT-CITY	501.42	5,409.63	.00	5,409.63	.0
01-4193-2400 WORKMEN'S COMPENSATION-CITY	6.39	65.18	.00	65.18	.0
01-4193-2500 HEALTH INSURANCE-CITY	1,522.00	12,176.00	.00	12,176.00	.0
01-4193-2510 DENTAL INSURANCE-CITY	18.40	252.04	.00	252.04	.0
01-4193-2600 LONG TERM DISABILITY	26.03	222.18	.00	222.18	.0
TOTAL PERSONAL SERVICES	6,902.34	67,385.68	100,266.00	32,880.32	67.2

Vendor: 5106 ZIONS BANK CC

09/01/2023

Check No: 2764

INVOICE #INV DATEDESCRIPTIONINV AMOUNTGL Number

0001010000

08/17/2023

KURA BOND SERIES 2023 PRINCIPAL

472,587.82

98-4800-8400

0001010000

08/17/2023

KURA BOND SERIES 2023 INTEREST

34,684.13

98-4800-8450

TOTAL AMOUNT

507,271.95

# ZIONS BANK.

KETCHUM URBAN RENEWAL AGENCY  
 PO BOX 2315  
 KETCHUM, ID 83340-2315

V# 5106

## Commercial Loan Statement

Loan Number: 0001010000638245

LOAN INFORMATION		EXPLANATION OF AMOUNT DUE	
Statement Date	August 17, 2023	Due Date	September 15, 2023
Interest Paid Year to Date	\$34,684.13	Principal Due	98-4800-8400 \$472,587.82
Interest Paid Prior Year	\$77,022.03	Interest Due	8460 \$34,684.13
		Current Due	\$507,271.95
		Total Due	\$507,271.95
Maturity Date	September 15, 2030		
Loan Description - COMM TERM - PAY-AS-IF			

NOTE: If your payment is set up for Auto Draft, please do not remit a payment. Payment will be drafted from your account on the appropriate date.

LOAN ACTIVITY SUMMARY						
Your Account	Rate	Previous Principal Balance	Principal Advances/Charges	Principal Payments/Adjustments	New Principal Balance**	Current Payment Due
****8245	1.730000%	4,009,726.11	0.00	0.00	4,009,726.11	507,271.95

\*\* THIS IS NOT A PAYOFF AMOUNT

ACCOUNT ACTIVITY for loan ****8245				
DATE	TRANSACTION DESCRIPTION	INTEREST/FEES	PRINCIPAL	BALANCE
02/15/2023	ENDING BALANCE PREV STMT			4,009,726.11
03/09/2023	Interest Payment	34,684.13-		
08/17/2023	ENDING BALANCE THIS STMT			4,009,726.11

PLEASE NOTE: If you are currently involved in a bankruptcy or have previously received a bankruptcy discharge for this debt, please treat this letter as for notice and informational purposes only and not as a demand for payment. Please contact us if you have filed for bankruptcy or have previously received a discharge of this debt so that we may update our records.

A division of Zions Bancorporation, N.A. Member FDIC

# ZIONS BANK.

7860 S BINGHAM JUNCTION BLVD  
 MIDVALE, UT 84047

## Commercial Loan Statement Coupon

Your Account Number: 0001010000638245  
 Your Payment Due Date Is: September 15, 2023  
 Total Amount Due: \$507,271.95  
 Enter Additional Payment Amount: \$ \_\_\_\_\_  
 Total Payment: \$ \_\_\_\_\_

CL011A 0005932 01 MB 0.561 \*\*AUTO T9 0 3562 83340-231515 -C01-P05937-11



KETCHUM URBAN RENEWAL AGENCY  
 PO BOX 2315  
 KETCHUM, ID 83340-2315



⑆50280000⑆ 001010000638245⑈

3562-01-00-0005932-0001-0011026 CL011A

### IMPORTANT INFORMATION ABOUT YOUR ZIONS BANK COMMERCIAL LOAN

#### **Errors, Questions or Information Requests**

For errors, questions or information requests regarding this statement or your loan in general, write us on a separate sheet of paper. Send inquiries to:

- Zions First National Bank  
P.O. Box 1507  
Salt Lake City, UT 84110-1507

You must include:

- Your Name
- Last 4 digits of your loan number
- The information you believe to be incorrect or need more information on.

You may also telephone us at 800-974-8800, but doing so may not preserve your rights over writing us.

You do not have to pay any amount in question while we are investigating. You are still obligated to pay the amounts that are not in question. While we investigate your request, we cannot report you as delinquent to any credit reporting agency, or take any action to collect the amount in question.

#### **Counseling Agency Information**

One-family residence: If you would like contact information for counseling agencies or programs in your area, you can call the U.S. Department of Housing and Urban Development (HUD) at 1-800-569-4287 or visit <http://www.hud.gov/offices/hsg/sfh/hcc/hcs.cfm>. If you would like contact information for a State housing financing agency, visit U.S. Consumer Financial Protection Bureau (CFPB) at <http://www.consumerfinance.gov>.

**Please note:** Information on the Past Payment Breakdown section of this statement may not reflect corrections or reversals that have been made to your account balance(s) shown in the Transaction Activity section of this statement. Those corrections or reversals will be reflected in subsequent Loan Billing Statements.

#### **Posting of Payments**

Your Minimum Payment Due must be received by the Payment Due Date listed on the front of this statement. Payments must be in the form of a check or money order, and in U.S. Dollars. Do not send cash. Send your payment to:

Zions Bank  
Enterprise Loan Operations  
P.O. Box 25822  
Salt Lake City, UT 84125-0822

The bottom portion of the statement must accompany your payment. Any payments that are not: (a) in the form of a check or money order; (b) in U.S. Dollars; (c) accompanied by the bottom portion of the statement; or (d) received at the address indicated on the left hand portion of the Payment Coupon may be subject to a delay of up to five days in crediting.

#### **Negative Credit Reporting Information**

We may report information about your loan account to the credit reporting agencies. Late payments, missed payments, or other defaults on your loan account may be reflected in your credit report.



Zions Bank  
Enterprise Loan Operations  
P.O. Box 25822  
Salt Lake City, UT 84125-0822