



KETCHUM URBAN RENEWAL AGENCY

**Monday, August 18, 2025 at 2:00 PM
191 5th Street West, Ketchum, Idaho 83340**

AGENDA

PUBLIC PARTICIPATION INFORMATION

Public information on this meeting is posted outside City Hall.

We welcome you to watch KURA Meetings via live stream.

You will find this option on our website at <https://www.ketchumura.org/kura/meetings>.

If you would like to comment on a public hearing agenda item, please select the best option for your participation:

Join us via Zoom (*please mute your device until called upon*).

Join the Webinar: <https://ketchumidaho-org.zoom.us/j/84601538383>

Webinar ID: 846 0153 8383

Join us at City Hall.

Submit your comments in writing at info@ketchumura.org (*by noon the day before the meeting*).

This agenda is subject to revisions. All revisions will be underlined.

CALL TO ORDER: By Chair Susan Scovell

ROLL CALL: Pursuant to Idaho Code 74-204(4), all agenda items are action items, and a vote may be taken on these items.

COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS:

1. Public Comments submitted

CONSENT CALENDAR: (ALL ACTION ITEMS)

2. Recommendation to approve minutes of July 17, 2025, *SPECIAL MEETING* KURA Meeting - KURA Secretary Trent Donat
3. Recommendation to approve payment of KURA Bills - KURA Treasurer Brent Davis

ACTION ITEMS:

4. Quarterly Sun Valley Economic Development (SVED) Update - Executive Director Harry Griffith



- [5.](#) Recommendation to Hold Public Hearing and Approve FY 2026 Budget and Adopt Resolution 25-URA04 -The FY 2026 Annual Appropriation Resolution - KURA Treasurer Brent Davis
6. Recommendation for KURA meetings to occur on the third Wednesday of the month at 4 PM effective September 2025 - Executive Director Jade Riley

ADJOURNMENT:



Meeting Minutes of the KURA Special Meeting

Thursday, July 17, 2025

9:00 a.m

Ketchum City Hall

CALL TO ORDER:

Susan Scovell called the meeting to order. *(00:00:01 in video)*

ROLL CALL:

Present:

Board Member—Amanda Breen
Board Member – Casey Burke
Board Member—Mason Frederickson
Board Chair—Susan Scovell
Board Member—Tyler Davis-Jeffers

Other attendees:

Brent Davis—Finance Director
Jade Riley—City Administrator
Trent Donat—City Clerk and KURA Secretary

Absent:

Board Member- Courtney Hamilton

COMMUNICATION FROM THE BOARD MEMBERS: *(00:00:37 in video)*

Public comments submitted.

CONSENT CALENDAR

1. Motion to approve June 16, 2025, KURA Meeting Minutes. *(00:47:00 in video)*

Motion made by: Mason Frederickson; seconded by: Amanda Breen

Ayes: Mason Frederickson, Susan Scovell, Tyler Davis-Jeffers, Amanda Breen

Result: Motion Passes

2. Motion to approve the bills. *(00:01:07 in video)*

Motion made by: Tyler Davis-Jeffers seconded by: Mason Frederickson

Ayes: Amanda Breen, Mason Frederickson, Susan Scovell, Tyler Davis-Jeffers

Result: Motion Passes



STRATEGIC PLANNING SESSION:

3. Budget/Workplan priorities Submitted by: Jade Riley and Brent Davis (00:01:37 in video)

i. Fiscal 2026

Comments, questions, and discussion by board members (00:07:02 in video)

II. Fiscal years '27-30

Comments, questions, and discussion by board members (01:20:13 in video)

4. Governance/Community Engagement Submitted by: Jade Riley and Brent Davis (01:28:00 in video)
Comments, questions, and discussion by board members (01:30:13 in video)

ACTION ITEMS:

5. ***Board directs Director of Finance Brent Davis to publish the FY2026 budget (01:48:57 in video)***

ADJOURNMENT:

Motion to adjourn. (01:48:27 in video)

Motion made by: Amanda Breen; seconded by: Mason Frederickson

Ayes: Amanda Breen, Mason Fredericks, Susan Scovell, Tyler Davis-Jeffers

Result: Adjourned



Susan Scovell, Board Chair

ATTEST:

Trent Donat, KURA Secretary

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	215298	General Representation - 6/16/25 - 6/30/25	1,015.00
98-4410-4900 PERSONNEL TRAINING/TRAVEL/MTG			
ATKINSONS' MARKET	05892360	Meeting Refreshments	32.02
98-4410-8801 REIMBURSE CITY GENERAL FUND			
CITY OF KETCHUM	9362	Salaries & Benefits June 2025	9,359.91
CITY OF KETCHUM	9408	July 2025 Salaries and Benefits	9,359.91
Total URBAN RENEWAL EXPENDITURES:			19,766.84
Total URBAN RENEWAL AGENCY:			19,766.84
Grand Totals:			19,766.84

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



June 30, 2025

Ketchum Urban Renewal Agency
Attn: Brent Davis
Director of Finance
PO Box 2315
Ketchum, ID 83340

Invoice No. 215298
Client No. 8962
Matter No. 1
Billing Attorney: ARG

INVOICE SUMMARY

For Professional Services Rendered from June 16, 2025 through June 30, 2025.

RE: General Representation

Total Professional Services	\$ 1,015.00
Total Costs Advanced	<u> \$.00 </u>
TOTAL THIS INVOICE	\$ 1,015.00

ELAM & BURKE

June 30, 2025

Invoice No. 215298

Client No. 8962

Matter No. 1

Billing Attorney: ARG

PROFESSIONAL SERVICES

Date	Atty	Description	Hours
6/16/25	ARG	Review and respond to email correspondence from Jade Riley regarding ability of URA to fund certain infrastructure improvements within and outside of the District. Review email correspondence from Jade Riley regarding additional items for discussion at Board meeting.	.60
6/16/25	ARG	Prepare for meeting by reviewing notes from last agenda. Attend June Board meeting by Zoom.	2.40
6/20/25	ARG	Discussion with Ryan Armbruster regarding use of KURA funds for a project located outside the District.	.20
6/20/25	RPA	Provide information on ability to fund projects outside revenue allocation area, and options for funding. Review and reply to email on proposed project.	.30

TOTAL PROFESSIONAL SERVICES

\$ 1,015.00

SUMMARY OF PROFESSIONAL SERVICES

Name	Staff Level	Rate	Billed Hours	Billed Amount	Non-Chargeable Hours	Non-Chargeable Amount
Germaine, Abbey R.	Shareholder	290.00	3.20	928.00	.00	.00
Armbruster, Ryan P.	Of Counsel	290.00	.30	87.00	.00	.00
Total			3.50	\$ 1,015.00	.00	\$.00

TOTAL THIS INVOICE

\$ 1,015.00

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



June 30, 2025

Ketchum Urban Renewal Agency
Attn: Brent Davis
Director of Finance
PO Box 2315
Ketchum, ID 83340

Invoice No. 215298
Client No. 8962
Matter No. 1
Billing Attorney: ARG

REMITTANCE

RE: General Representation

BALANCE DUE THIS INVOICE

\$ 1,015.00

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 convenience surcharge will be applied to all of these transactions.

To pay online, please click here: [Pay Now](http://PayNow) or go to: www.elamburke.com/payments

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: 021052053

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 215298, File # 8962 - 1 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

INVOICE

Date	Number	Page
07/22/2025	9362	1

Bill To: KETCHUM URBAN RENEWAL AGENCY
BOX 2315

KETCHUM ID 83340

Customer No. 410

Project:

Terms: Due Upon Receipt

Invoice Due Date: 08/01/2025

Quantity	Description	Unit Price	Net Amount
1	SALARIES & BENEFITS JUNE 2025	9,359.91	9,359.91
	Employee Monthly Percentage Amount		
	Riley, Jade 20,976.80 20% 4,195.36		
	Davis, Brent 17,345.47 20% 3,469.09		
	Donat, Trent 12,934.13 10% 1,293.41		
	Ching, Carly 8,040.93 5% 402.05		
Please remit payment via: https://www.ketchumidaho.org/administration/page/online-payments OR City of Ketchum PO Box 2315 Ketchum, ID 83340		Amount	9,359.91
		Balance Due	<u>9,359.91</u>

**CITY OF KETCHUM**

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

INVOICE

Date	Number	Page
08/04/2025	9408	1

Bill To: KETCHUM URBAN RENEWAL AGENCY
BOX 2315

KETCHUM ID 83340

Customer No. 410

Project:

Terms: Due Upon Receipt

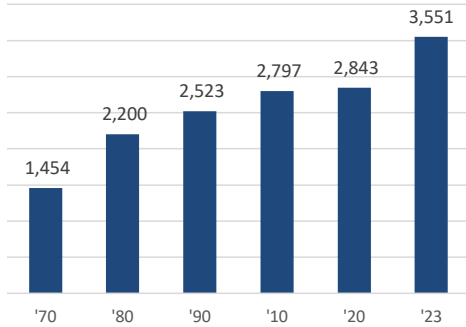
Invoice Due Date: 08/14/2025

Quantity	Description	Unit Price	Net Amount																								
1	SALARIES & BENEFITS JULY 2025	9,359.91	9,359.91																								
	<table><tr><td>Employee</td><td>Monthly</td><td>Percentage</td><td>Amount</td></tr><tr><td>Riley, Jade</td><td>20,976.80</td><td>20%</td><td>4,195.36</td></tr><tr><td>Davis, Brent</td><td>17,345.47</td><td>20%</td><td>3,469.09</td></tr><tr><td>Donat, Trent</td><td>12,934.13</td><td>10%</td><td>1,293.41</td></tr><tr><td>Ching, Carly</td><td>8,040.93</td><td>5%</td><td>402.05</td></tr><tr><td>Total</td><td>9,359.91</td><td></td><td></td></tr></table>	Employee	Monthly	Percentage	Amount	Riley, Jade	20,976.80	20%	4,195.36	Davis, Brent	17,345.47	20%	3,469.09	Donat, Trent	12,934.13	10%	1,293.41	Ching, Carly	8,040.93	5%	402.05	Total	9,359.91				
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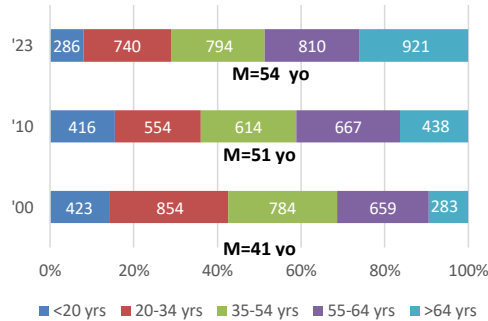


CITY DEMOGRAPHICS

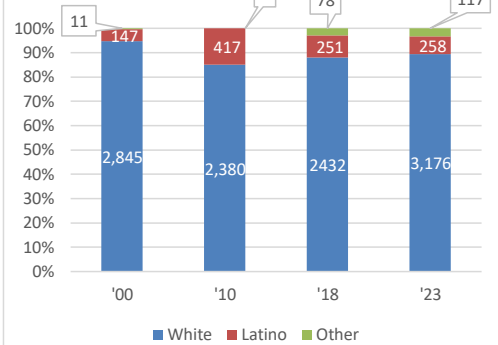
POPULATION



AGE

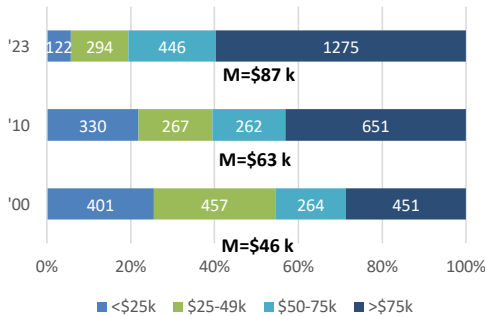


RACE/ETHNICITY

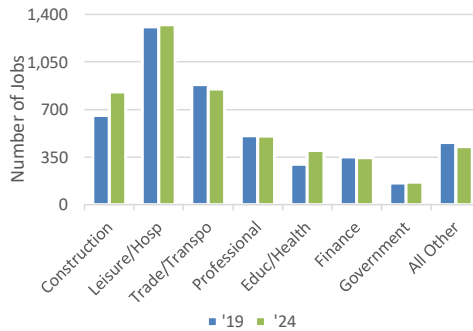


CITY EMPLOYMENT & INCOME

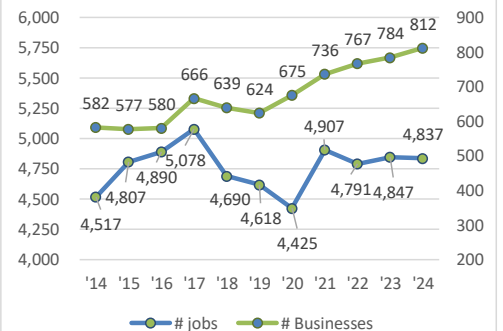
HOUSEHOLD INCOME DISTRIBUTION



JOBS BY INDUSTRY SECTOR

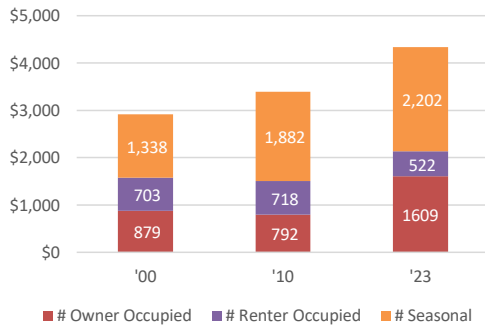


NUMBER OF JOBS AND BUSINESSES

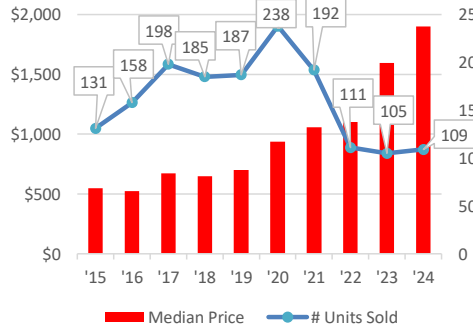


CITY HOUSING STOCK

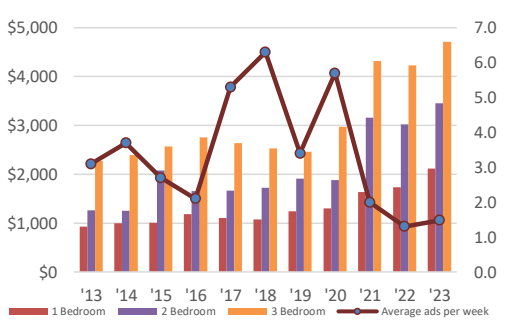
HOUSING STOCK UTILIZATION (# units)



RESIDENTIAL SALES TRANSACTIONS (\$000 & #)

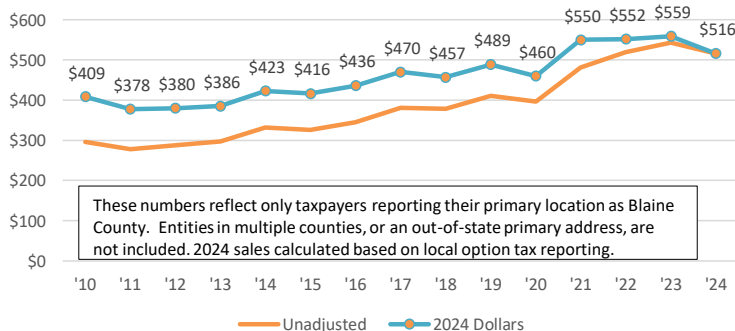


AVERAGE RENT/MO & ADS PER WEEK

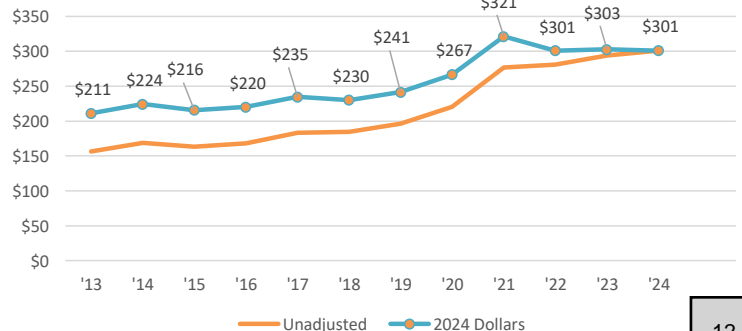


CITY BUSINESS ACTIVITY

TOTAL REPORTED SALES (\$M)

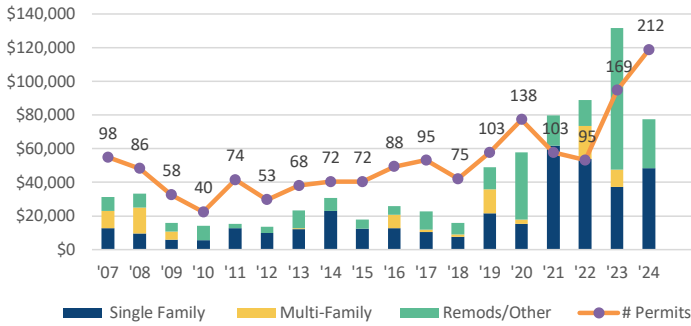


TOTAL REPORTED WAGES (\$M)

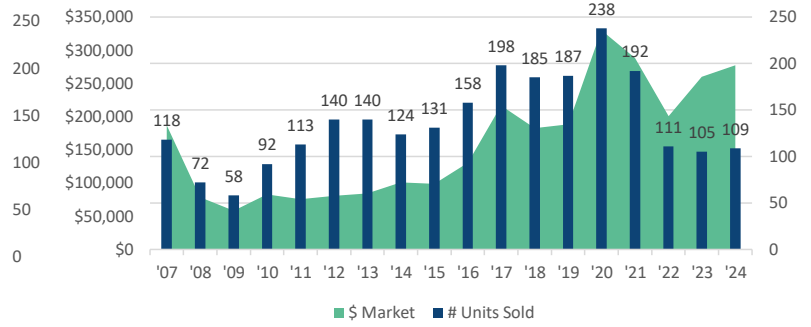


CITY RESIDENTIAL ACTIVITY

RESIDENTIAL BUILDING PERMITS (\$000)

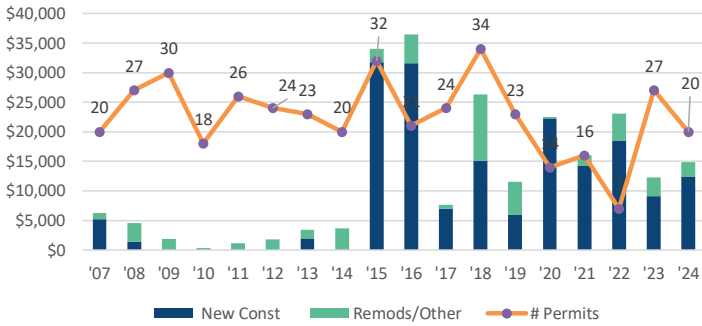


RESIDENTIAL SALES TRANSACTIONS (\$000)

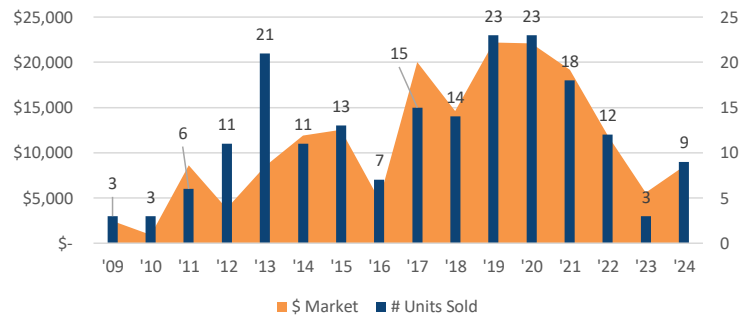


CITY COMMERCIAL ACTIVITY

COMMERCIAL BUILDING PERMITS (\$000)

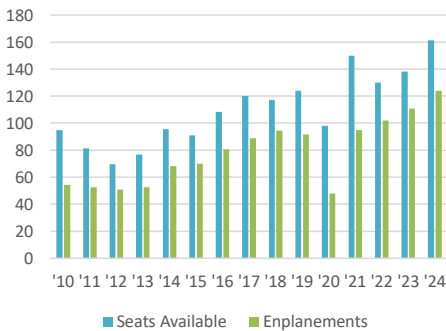


COMMERCIAL SALES TRANSACTIONS (\$000)

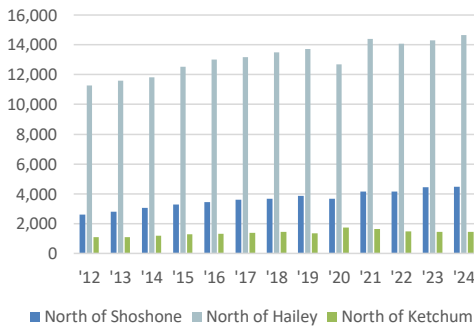


TOURISM MEASURES

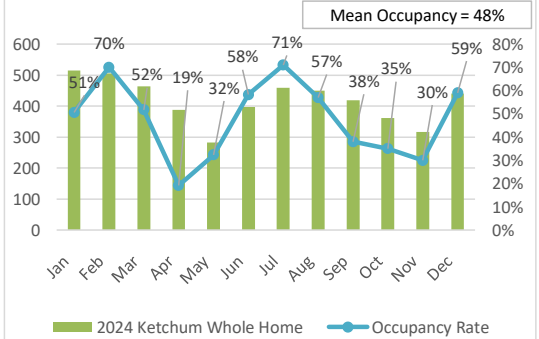
SUN SEATS & ENPLANEMENTS (000)



AVERAGE DAILY TRAFFIC VOLUME



SHORT TERM RENTAL LISTINGS & OCC

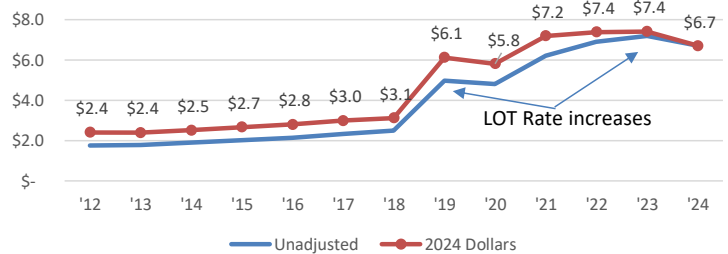


CITY GOVERNMENT ACTIVITY

CITY OF KETCHUM

	FY 2024	FY 2023	% Change
Revenue Expenditures (\$m)	\$ 21.65	\$ 20.39	6%
Capital Expenditures (\$m)	\$ 7.57	\$ 2.89	162%
Employees (# FTE)	101	100	1%
Property Tax Rate (\$ per mil)	\$ 5,743	\$ 5,531	4%
Total Assessed Value (\$m)	\$ 5,647	\$ 5,191	9%

LOCAL OPTION TAXES (\$M)



OTHER STATISTICS

RELATIVE COMPARISONS:

	Blaine	Idaho	U.S.
Unemployment Rate (%)	3.1%	3.7%	4.0%
School Spending (\$000/pupil)	\$19	\$10	\$16
Graduation Rates (%)	84%	81%	87%
Econ Disadvantaged Student Grad	82%	72%	81%
Population Density (per mile²)	2.3	23	95
Travel Time to Work (minutes)	18	21	27
Home Electrical Rates (\$/kWh)	\$0.08	\$0.09	\$0.13
Serious Crime (per 100k)	2.8%	2.3%	2.2%
Per Capita Income ('23, \$000)	\$187	\$62	\$72

OTHER KETCHUM DATA:

	2024	2023	2022	2021	2020
Migration # People In:	156	143			
Migration # People Out:	107	95			
Serious Crime/100k	5.3%	3.9%	4.0%	4.1%	2.2%
Average Household Size		1.7	1.9	2.2	2.39
Emissions Per Capita (MT CO2e)		434			336 ('2018)

Top 5 Employers: YMCA, Atkinson's Markets, City of Ketchum, Zenergy, Mountain Rides

Rural ED Pro Reporting

(Due the 7th of September, November, January, March, May, & July...for the previous 2 months. If the 7th falls on a weekend, the report is due the following Monday)

Program: Sun Valley Economic Development

Date Range: May – June 2025

Submit to: ruralreports@commerce.idaho.gov

<div>1. Executive Summary</div> <div>Key Achievements:</div> <div><ul style="list-style-type: none">Gathering data on Alpine World Cup Finals to conduct economic analysis; preliminary assessment of LOT receipts indicates incremental \$400k to local governments.Summer boot camp programs for 200+ students kicked off; internship/pre apprenticeship / program with 4 candidates selected based on qualifications ready to rollout</div> <div>Highlight major successes or milestones reached. Challenges: Summarize any significant issues encountered and how they are being addressed. Next Steps: Outline immediate priorities and upcoming initiatives.</div>
<div>2. Project Updates</div> <div><ul style="list-style-type: none">Vocational – summer boot camp near fully subscribed and career educators/experts in place to deliver programs; candidate identification and selection for internship/pre-apprenticeships on construction, mountain operations, senior care and automotive finalizedChildcare – strategic evaluation towards set up of new local not-for-profit organization to take over from Early Childcare Education Coalition continuesTourism – Statistics on number of participants, contractors, volunteers and spectators finalized; all metrics close to initial planning estimates.Local Businesses – advice to Stellar Adventure Travel on obtaining new heli-ski permit on USFS/SNRA/BLM lands; advice on new support network for local entrepreneurs needing advice on HR, business planning and operations; parent Co for Project Magneto preparing for IPO Jul 7th on NASDAQ.Economic Analysis- 2024 City and County Economic Profiles 65 % complete; planning for 2025 Economic Almanac in October Mountain Express.</div> <div>Current Projects: Status of ongoing projects, including progress against milestones and timelines. New Initiatives: Information on any new projects or programs started during the month. Completed Projects: Summary of projects completed, including outcomes and impact.</div>
<div>3. Community Impact</div> <div><ul style="list-style-type: none">Quarterly SVED Roundtable on Wildfire risks delivered to 65 community members; panel participants included fire fighters, forest service staff, government officials and insurance expertsContinued feedback on Ketchum Comp Plan drafts.Analysis of economic impacts of HWY 75 construction project on local businesses; survey to gather hard data launchedReview of final goals for Blaine Co Sustainability Committee action plan.</div> <div>ommunity Impact: Insights into how economic activities are affecting the local community, such as improvements in infrastructure or quality of life.</div>

4. Stakeholder Engagement

- Board – regular ExCo and Board meetings; board committee on corporate bylaws adjustments prepared draft for adoption at next board meeting; SVED ED job advert issued via select newsletters
- Ketchum – quarterly updates for both City and Urban Renewal Authority; participation in Ketchum Business Advisory Council meetings
- Blaine Co – monthly meeting of Business Working group of local economic development organizations; presentation to commissioners on Alpine World Cup metrics

Partnerships: Updates on collaborations with local businesses, government agencies, or non-profits.

Community Involvement: Summary of community meetings, workshops, or feedback sessions held.

Public Relations: Media coverage or public relations efforts related to economic development.

5. Events and Milestones

- May 13 – SVED 2Q RT on Wildfire risks
- May 14- SVED Exco
- May 21 – SVED Board

Scheduled and completed events: Information on upcoming meetings, events, or deadlines. Planned

Activities: Details of planned initiatives or projects for the next month.

6. Financial Overview

- Accounting – final IRS 990 filing submitted
- Change in bookkeeper initiated to secure more reliable service
- Fundraising – YTD private sector membership receipts strong

Budget Utilization: Overview of budgetary expenditures versus allocations. Funding Sources: Updates on grants, donations, or other funding received. Financial Challenges: Any budgetary issues or financial constraints faced.

7. Businesses Contacted

- | | |
|-------------------------------------|-------------------------|
| • Idaho Workforce Development | • Far + Wise |
| • USFS | • Lee Gilman Builders |
| • BLM | • Conrad Bros |
| • City of Ketchum | • Mascaroni Design |
| • The Hunger Coalition | • SV Board of Realtors |
| • Ketchum Business Advisory Council | • Idaho Dept of Labor |
| • Idaho Dept of Commerce | • Limelight Hotel |
| • Evans Plumbing | • Harriman Hotel |
| • Visit Sun Valley | • SV Insurance |
| • St Lukes Wood River | • State Farm Insurance |
| • City of Sun Valley | • BC Housing Authority |
| • MVP Lodging | • Fama Restaurant |
| • Atkinsons Markets | • Whiskeys |
| • Idaho Economic Development Ass | • Doty Architecture |
| • Sun Valley Culinary Institute | • The Chamber |
| • BC Sustainability Comm | • Williams Architecture |
| • WR Early Childhood Coalition | • Fly SV Alliance |
| • Keeping Count | • Decked LLC |
| • Wood River Land Trust | • Mountain Rides |
| • Galena Benchmark | • Idaho Power |
| • Whiskeys on Main | • Evolution Metals |
| • | • Sun Valley Co |



Ketchum Urban Renewal Agency

P.O. Box 2315 | 191 5th Street | Ketchum, ID 83340

August 18, 2025

Chair and Commissioners
Ketchum Urban Renewal Agency
Ketchum, Idaho

Recommendation to Hold Public Hearing and Approve FY 2026 Budget and Adopt Resolution No. 25-URA04 The FY 2026 Annual Appropriation Resolution

Introduction/History

Per Idaho Code 50-2006 the Urban Renewal Agency (URA) is required to pass an annual appropriation resolution and submit the resolution to the City Clerk of the City of Ketchum.

On June 16, 2025, the Board reviewed the proposed budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026, containing the proposed revenues and expenditures necessary for all purposes for said fiscal year to be raised and appropriated within Ketchum, Idaho. Notice of the public hearing on the proposed budget was published in the Idaho Mountain Express on July 30, 2025 and August 06, 2025.

Analysis

The Board will hold a public hearing on August 18, 2025, at 2:00 PM for the purpose of considering and adopting a final budget and making appropriations to each fund for the forthcoming FY 2026 at which time the public may appear and be heard upon any part or parts of said budget.

The Board will consider adopting Resolution Number 25-URA04, entitled the Annual Appropriation Resolution for the Fiscal Year beginning October 1, 2025, appropriating sums of money authorized by law and deemed necessary to defray all expenses and liabilities of the Urban Renewal Agency and providing an effective date.

No public comments have been received to date.

Financial Requirement/Impact

The FY 2026 Urban Renewal Agency Budget provides budget authority for the services and projects the Agency anticipates providing during the new fiscal year.

Recommendation and Motions

Staff recommends the Board adopt the following motions:

1. I move to approve and adopt the FY 2026 KURA Budget as presented and Resolution 25-URA04, The Annual Appropriation Resolution appropriating sums of money authorized by law and deemed necessary to defray all expenses and liabilities of the Urban Renewal Agency, for the fiscal year commencing October 1, 2025, and ending September 30, 2026, for all general, special and corporate purposes; directing the Executive Director to submit said budget to all agencies and bond holders.

Attachments:

FY 2026 Budget
Resolution 25-URA04



FY 2026 PROPOSED BUDGET





Ketchum Urban Renewal Agency Fund

The purpose of the Ketchum Urban Renewal Agency Fund is to provide the financial authority to facilitate urban renewal activities within the boundaries of the Ketchum Urban Renewal District. Resolution 06-33, establishing the Ketchum Urban Renewal Agency, was adopted by the City Council on April 3, 2006. Resolution 06-34, establishing the revenue allocation area wherein urban renewal activities may occur, was adopted by the City Council on April 3, 2006. The Ketchum Urban Renewal Plan was adopted by the City Council with passage of Ordinance 992 on November 15, 2006. The Urban Renewal Plan was amended in 2010 with passage of Ordinance 1077.

FY 26 Highlights

Summary: The objective of the Ketchum Urban Renewal Agency Fund is to support the capital projects to be undertaken during the fiscal year and to provide budget authority to make required principal and interest payments on the 2021 Urban Renewal Bonds.

For Fiscal Year 2026, the KURA will focus efforts on funding infrastructure improvements in partnership with the city of Ketchum.

FY 2026 Proposed Revenue and Expenditures

	2023 Actuals	2024 Actual	2025 Budget	2026 Proposed Budget
Revenue Source				
TAX INCREMENT REVENUE	\$ 2,175,027	\$ 2,331,589	\$ 2,361,776	\$ 2,619,773
PROPERTY TAX REPLACEMENT	\$ 15,272	\$ 15,272	\$ 12,000	\$ 15,000
PENALTY AND INTEREST ON TAXES	\$ 6,908	\$ 7,968	\$ 3,000	\$ 5,000
INTEREST EARNINGS	\$ 166,337	\$ 281,488		\$ 140,000
INTEREST EARNINGS URA DEBT	\$ 14,230	\$ 20,222		\$ -
OTHER REVENUE (Rent)	\$ 36,000	\$ 33,000	\$ -	\$ -
REFUNDS AND REIMBURSEMENTS	\$ 8,579			\$ -
WRCHT DEPOSIT 1ST \$ WA	\$ 10,000			\$ -
USE OF FUND BALANCE	\$ -		\$ 4,680,230	\$ 235,808
Total Revenue	\$ 2,432,353	\$ 2,689,539	\$ 7,057,006	\$ 3,015,581
Expenditure Type				
OFFICE SUPPLIES AND POSTAGE	\$ 24	\$ 30	\$ 100	\$ 100
PROFESSIONAL SERVICES	\$ 118,300	\$ 94,255	\$ 120,000	\$ 120,000
ADVERTISING AND LEGAL PUBLICATION	\$ -	\$ 1,015	\$ 500	\$ 1,000
LIABILITY INSURANCE	\$ 2,969	\$ 3,414	\$ 4,100	\$ 4,000
DUES SUBSCRIPTIONS AND MEMBERS	\$ 2,600	\$ 4,600	\$ 4,600	\$ 5,000
PERSONNEL TRAINING/TRAVEL	\$ -	\$ -	\$ 1,000	\$ 3,000
ADMINISTRATIVE EXPNS-CITY GEN FUND	\$ 38,395	\$ -	\$ 25,000	
REIMBURSE CITY GENERAL FUND	\$ 53,175	\$ 124,764	\$ 110,000	\$ 105,000
URA FUND OP CONTINGENCY	\$ -	\$ -	\$ 15,000	\$ 50,000
SUB TOTAL	215,463	228,078	280,300	288,100
Capital Improvements				
INFRASTRUCTURE PROJECTS	\$ 565,244	\$ 2,260,000	\$ 6,095,000	\$ 2,050,000
OPA PAYMENTS	\$ 76,283	\$ 10,000	\$ 140,000	\$ 138,000
DEPRECIATION EXPENSE	\$ 38,437			\$ -
AMORTIZATION COSTS	\$ 4,121			\$ -
SUB TOTAL	\$ 684,085	\$ 2,270,000	\$ 6,235,000	\$ 2,188,000
Debit Service				
DEBT SERVICE ACCT PRIN-2021	\$ 472,928	\$ 481,014	\$ 488,835	\$ 495,067
DEBT SRVC ACCT INTRST-2021	\$ 69,028	\$ 61,192	\$ 52,871	\$ 44,414
SUB TOTAL	\$ 541,956	\$ 542,206	\$ 541,706	\$ 539,481
Total Expenditures	\$ 1,441,504	\$ 3,040,284	\$ 7,057,006	\$ 3,015,581

Staffing FY 2026



Position	FY24 Actual	FY25 Budget	FY26 Budget
Chairperson	1	1	1
Vice-Chair	1	1	1
Commissioners	5	5	5
Executive Director	1.0	1.0	0.20
Treasurer	0.10	0.10	0.20
Secretary	0.10	0.10	0.10
AP & Payroll	0.05	0.05	0.05
TOTAL	8.25	8.25	7.55

KURA Capital Improvement Budget FY 2026-2030



	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Capital Projects					
Main St Pedestrian Improvements					
Reimburse Bluebird for Infrastructure					
Funding for 1st and WA Entitlement Plans					
1st & Washington Development Options	TBD*	TBD*			
Sidewalks	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000
Parking Management/Improvements	\$100,000				
Town Square Improvements	\$250,000				
Infrastructure for Housing (YMCA and Trail Creek Lift Tower Sites)	\$800,000	\$800,000	\$2,200,000		
Warm Springs/Lewis Street Roundabout				\$250,000	\$1,220,000
Bike Network Improvements	TBD				
4th Street Corridor Improvements					
Undergrounding Power Lines		\$150,000			\$180,000
East Avenue Street Improvements				\$1,650,000	
Street and Sidewalk Equipment for KURA District		\$450,000	\$550,000		
Total	\$2,050,000	\$2,300,000	\$3,650,000	\$2,800,000	\$2,300,000



P.O. Box 2315 | 191 5th Street | Ketchum, ID 83340

**Notice of Public Hearing
Ketchum Urban Renewal Agency
Proposed Budget for FY 2026**

A public hearing for consideration of the Ketchum Urban Renewal Agency budget for the fiscal year that begins October 1, 2025, and ends September 30, 2026, will be held at the Ketchum City Council chambers, located at 191 5th Street, on August 18, 2025 at 2:00pm. pursuant to Idaho Code 50- 1002. Written or oral comments about the proposed budget are welcome. Written comments may be submitted prior to the meeting to: Ketchum Urban Renewal Agency, PO Box 2315 Ketchum, Idaho 83340 or sent to info@ketchumura.org.

The Agency budget funds the program, services, and capital projects that the Agency Board has determined to be important to meet the Agency's strategic goals and meet the needs of the residents and businesses within the Agency's boundaries.

The public hearing on the proposed budget is required for formal adoption of the FY 2026 budget. The City Council chambers are accessible to persons with disabilities.

	Actual FY 2024	Budgeted FY 2025	Proposed FY 2026
<u>EXPENDITURES:</u>			
URA Expenditures	2,498,078	6,515,300	2,476,100
URA Debt Service Expenditures	<u>542,206</u>	<u>541,706</u>	<u>539,481</u>
TOTAL URBAN RENEWAL AGENCY EXPENDITURES	3,040,284	7,057,006	3,015,581
<u>REVENUE:</u>			
Tax Increment Revenue	2,331,589	2,361,776	2,619,773
Other Revenue	357,950	15,000	160,000
Fund Balance	<u>-</u>	<u>4,680,230</u>	<u>235,808</u>
TOTAL URBAN RENEWAL AGENCY REVENUE	2,689,539	7,057,006	3,015,581

Brent Davis
KURA Treasurer

Publish July 30, 2025 and August 6, 2025

RESOLUTION NO. 25-URA04

BY THE BOARD OF COMMISSIONERS OF THE KETCHUM URBAN RENEWAL AGENCY OF KETCHUM, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE KETCHUM URBAN RENEWAL AGENCY OF KETCHUM, IDAHO, TO BE TERMED "THE ANNUAL APPROPRIATION RESOLUTION", APPROPRIATING SUMS OF MONEY AUTHORIZED BY LAW AND DEEMED NECESSARY TO DEFRAY ALL EXPENSES AND LIABILITIES OF THE URBAN RENEWAL AGENCY, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, FOR ALL GENERAL, SPECIAL AND CORPORATE PURPOSES; DIRECTING THE EXECUTIVE DIRECTOR TO SUBMIT SAID BUDGET; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Ketchum Urban Renewal Agency of Ketchum, Idaho, an independent public body corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, a duly created and functioning urban renewal agency for Ketchum, Idaho, hereinafter referred to as the Agency.

WHEREAS, the Agency, an independent public body, corporate and politic, is an urban renewal agency created by and existing under the authority of and pursuant to the Idaho Urban Renewal Law of 1965, being Idaho Code, Title 50, Chapter 20, as amended and supplemented;

WHEREAS, the City Council of the City of Ketchum, Idaho (the City), on October 30, 2006, after notice duly published, conducted a public hearing on the Ketchum Urban Renewal Plan (the Urban Renewal Plan);

WHEREAS, following said public hearing the City adopted its Ordinance No. 992 on November 15, 2006, approving the Urban Renewal Plan and making certain findings;

WHEREAS, the City Council of the City of Ketchum, Idaho (the City), on November 15, 2010, after notice duly published, conducted a public hearing and adopted its Ordinance No. 1077, approving a revised Urban Renewal Area Plan with a revised revenue allocation area;

WHEREAS, pursuant to Idaho Code Sections 50-2006, 50-2903(5) and 50-1002, Agency staff has prepared a budget and the Agency has tentatively approved estimated revenues and expenditures for the fiscal year commencing October 1, 2025, and ending September 30, 2026, by virtue of its action at the Agency's Board meeting of July 17, 2025;

WHEREAS, Agency has previously published notice on July 30, 2025 and August 6, 2025, of a public hearing to be conducted on August 18, 2025 at 2:00 p.m., at the Ketchum City Council Chambers, located at 191 5th Street, Ketchum, Idaho;

WHEREAS, on August 18, 2025, pursuant to Section 50-1002, Idaho Code, the Agency held a public hearing at the Ketchum City Council Chambers, located at 191 5th Street, Ketchum, Idaho, on the proposed budget and considered public comment on services, expenditures, and revenues planned for Fiscal Year 2026;

WHEREAS, the Board at its August 18, 2025, meeting did acknowledge receipt of written comment concerning the proposed FY 2026 budget and noted its inclusion in the record concerning consideration of the FY 2026 budget;

WHEREAS, the Board also allowed any public testimony to be taken at the August 18, 2025, board meeting;

WHEREAS, pursuant to Section 50-2006, Idaho Code, the Agency is required to pass an annual appropriation resolution and submit the resolution to the City Clerk of the City of Ketchum.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE KETCHUM URBAN RENEWAL AGENCY OF KETCHUM, IDAHO, AS FOLLOWS:

Section 1: That the sums of money, or as much thereof as may be authorized by law, needed, or deemed necessary to defray all expenses and liabilities of the Agency, as set forth in Exhibit A, which is annexed hereto and by reference made a part of this Resolution, are hereby appropriated for the general, special and corporate purposes and objectives of the Agency for the fiscal year commencing October 1, 2025, and ending September 30, 2026.

Section 2: That the Chairman shall submit said budget to the City of Ketchum upon adoption of this Resolution.

Section 3: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Ketchum Urban Renewal Agency of the City of Ketchum, Idaho, on August 18, 2025. Signed by the Chairwoman of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners, on this 18th day of August 2025.

Susan Scovell

ATTEST:

Trent Donat

EXHIBIT A

	Actual FY 2024	Budgeted FY 2025	Proposed FY 2026
<u>EXPENDITURES:</u>			
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URA Debt Service Expenditures	<u>542,206</u>	<u>541,706</u>	<u>539,481</u>
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