



**KETCHUM URBAN RENEWAL AGENCY**

**Monday, June 16, 2025 at 2:00 PM  
191 5th Street West, Ketchum, Idaho 83340**

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**AGENDA**

**PUBLIC PARTICIPATION INFORMATION**

Public information on this meeting is posted outside City Hall.

**We welcome you to watch Council 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/85688810964>

Webinar ID: 856 8881 0964

Join us at City Hall.

Submit your comments in writing at [info@ketchumura.org](mailto:info@ketchumura.org) (*by noon the day of the meeting*).

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

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**CALL TO ORDER:** By Chairwoman Susan Scovell

**ROLL CALL:** Pursuant to Idaho Code Section 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. ACTION ITEM: Approval of May 19, 2025 Minutes
3. ACTION ITEM: Approval of KURA Bills

**ACTION ITEMS:**

4. ACTION ITEM: Review and Direction on Proposed FY26 Budget and KURA Capital Improvement Plan



- [5.](#) ACTION ITEM: Discussion and Direction to Staff on the Process and Options for Future Use of First and Washington Parking Lot

**ADJOURNMENT:**



## Meeting Minutes of the KURA Special Meeting

**Monday, May 19, 2025,**

**2:00p.m.**

**Ketchum City Hall**

### **CALL TO ORDER:**

Susan Scovell called the meeting to order. *(00:00:16 in video)*

### **ROLL CALL:**

#### **Present:**

Board Member—Tyler Davis-Jeffers  
Board Chair—Susan Scovell  
Board Member—Amanda Breen  
Board Member—Mason Frederickson  
Board Member—Courtney Hamilton

#### **Absent:**

Board Member—Casey Burke

### **Other attendees:**

Suzanne Frick—KURA Executive Director  
Jade Riley—City Administrator  
Brent Davis—Finance Director  
Trent Donat—City Clerk and KURA Secretary  
Abbey Germain—KURA Attorney

### **COMMUNICATION FROM THE BOARD MEMBERS:**

Mason Frederickson *(00:00:58 in video)*  
Courtney Hamilton *(00:01:35 in video)*  
Susan Scovell *(00:01:42 in video)*

### **CONSENT CALENDAR**

#### **1. Motion to approve April 21, 2025, KURA Meeting Minutes. *(00:02:05 in video)***

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

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

**Result:** Motion Passes

#### **2. Motion to approve the bills. *(00:02:23 in video)***

**Motion made by:** Courtney Hamilton; seconded by: Mason Frederickson

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

**Result:** Motion Passes

#### **3. Motion to approve Jade Riley as the KURA Executive Director.**

***Comments, questions, and discussion by board members. *(00:02:48 in video)****

**Joined by:** Abbey Germain, Suzanne Frick, and Jade Riley



**Motion made by:** Courtney Hamilton; seconded by: Susan Scovell *(00:08:29 in video)*

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

**Result:** Motion Passes

#### **DISCUSSION ITEMS:**

4. Discussion of Potentially changing KURA Meeting Times.

Introduction by: Susan Scovell *(00:08:44 in video)*

**Comments, questions, and discussion by board members.** *(00:09:34 in video)*

The item was decided to be tabled for more discussion and decision at a future meeting.

#### **ACTION ITEMS:**

5. Recommendation to approve Resolution 25-URA03 approving Agreement #50096 Mutual Termination and Release agreement between KURA and First and Washington LLC.

Presented by: Abbey Germain *(00:14:50 in video)*

**Motion to approve Resolution 25-URA03 approving Agreement #50096.** *(00:17:30 in video)*

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

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

**Result:** Motion Passes

6. Recommendation to approve License Agreement #50097 between KURA and the City of Ketchum for Operation and Use of First and Washington Public Parking Lot.

Introduction by: Suzanne Frick *(00:17:54 in video)*

**Comments, questions, and discussion by board members.** *(00:20:02 in video)*

Joined by: Jade Riley and Trent Donat

**Motion to approve license agreement #50097 between KURA and the City of Ketchum for operation and use of First and Washington Public Parking Lot.** *(00:40:36 in video)*

**Motion made by:** Tyler Davis-Jeffers; seconded by: Amanda Breen

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

**Result:** Motion Passes

Susan Scovell commented on Suzanne Frick departure from KURA. *(00:40:53 in video)*

Suzanne Frick Responded. *(00:41:33 in video)*

#### **ADJOURNMENT:**

**Motion to adjourn.** *(00:42:00 in video)*

**Motion made by:** Amanda Breen; seconded by: Susan Scovell

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

**Result:** Adjourned



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Susan Scovell, Board Chair

**ATTEST:**

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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
<b>URBAN RENEWAL AGENCY</b>			
<b>URBAN RENEWAL EXPENDITURES</b>			
<b>98-4410-4200 PROFESSIONAL SERVICES</b>			
KETCHUM COMPUTERS, INC.	21080	Monthly Workstation Maintenance KURA	49.50
<b>98-4410-8801 REIMBURSE CITY GENERAL FUND</b>			
CITY OF KETCHUM	9170	May 2025 Salaries and Benefits	7,039.68
Total URBAN RENEWAL EXPENDITURES:			7,089.18
Total URBAN RENEWAL AGENCY:			7,089.18
Grand Totals:			7,089.18

**CITY OF KETCHUM**

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

**INVOICE**

Date	Number	Page
05/28/2025	9170	1

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

KETCHUM ID 83340

**Customer No.** 410

**Project:**

**Terms:** Due Upon Receipt

**Invoice Due Date:** 06/07/2025

Quantity	Description	Unit Price	Net Amount
1	SALARIES & BENEFITS MAY 2025	7,039.68	7,039.68
<b>Please remit payment via:</b> <a href="https://www.ketchumidaho.org/administration/page/online-payments">https://www.ketchumidaho.org/administration/page/online-payments</a> <b>OR</b> City of Ketchum PO Box 2315 Ketchum, ID 83340		<b>Amount</b>	7,039.68
		<b>Balance Due</b>	<u>7,039.68</u>

Employee	Rate w/benefits	Hours	Amount
Frick, Suzanne	107.30	63	6,759.89
Donat, Trent	67.81	1	67.81
McCollum, Suzanne	46.46	0	-
Ching, Carly	46.38	1.5	69.57
Davis, Brent	94.94	1.5	142.41
Total			7,039.68
		67.00	

February		
Rate	Hours	Financial Statement
107.30	43	4,613.89

#### NON-DEPARTMENTAL

##### PERSONAL SERVICES:

01-4193-1000	SALARIES	2,795.00	35,100.00
01-4193-2100	FICA TAXES-CITY	213.82	2,685.17
01-4193-2200	STATE RETIREMENT-CITY	334.28	4,197.95
01-4193-2400	WORKMEN'S COMPENSATION-CITY	2.79	35.28
01-4193-2500	HEALTH INSURANCE-CITY	1,210.00	9,680.00
01-4193-2510	DENTAL INSURANCE-CITY	42.00	276.41
01-4193-2515	VISION	16.00	86.08

##### TOTAL PERSONAL SERVICES

4,613.89 52,060.89



P.O. Box 5186  
Ketchum, ID 83340

# Invoice

Date	Invoice #
6/1/2025	21080
Terms	Due Date
Net 30	7/1/2025

Bill To
Ketchum Urban Renewal Agency finance@ketchumidaho.org

Federal Tax ID: 26-1671669
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billing@ketchumcomputers.com
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Date	Employee	Description	Quantity	Rate	Amount
6/3/2025	Mandeville	Monthly Workstation Maintenance: KURA laptop	1	49.50	49.50
Total					\$49.50



## **Ketchum Urban Renewal Agency**

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**P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340**

June 16, 2025

Chair and Commissioners  
Ketchum Urban Renewal Agency  
Ketchum, Idaho

### **Recommendation to Review and Provide Direction on FY 26 KURA Budget and FY26-30 Capital Improvement Plan**

#### Introduction/History

Per Idaho Code 50-2006 the Urban Renewal Agency (URA) is required to adopt a budget and submit the budget to the City of Ketchum by September 1, 2024.

Staff proposes the Board review the proposed FY26 budget and five-year capital improvement plan and identify any changes. If the Board requests changes, the budget would be reviewed again by the Board in July and the adoption hearing would be set and noticed for August 18, 2025. The proposed budget and capital improvement plan is provided in Attachment A.

#### Analysis

The Board will hold a Public Hearing on August 18, 2025 for the purpose of considering and adopting a final budget and making appropriations to each fund for the forthcoming fiscal year 2025-26. The public may appear at the hearing and be heard upon any part of the budget.

The proposed budget is generally the same as the FY25 budget with some key changes. Those changes consist of:

#### Proposed Capital Improvement Plan

The KURA District sunsets in 2030 and the goal is to expend all funds by 2030. To help plan ahead, a 5-year capital improvement plan (CIP) is included in the FY26 budget. Capital improvement funding would be allocated on an annual basis through the operating budget. Funding for specific projects would not be approved until the board votes to enter into a reimbursement/funding agreement for the specific project. The purpose of the CIP is to forecast project funding through 2030.

The project list was developed with city staff and consists of future projects eligible for KURA funding. When project details are finalized, the project will be presented to KURA for review and a determination by the board if the project meets KURA funding criteria and is a project the board supports.

If there are projects on the list the board does not support, or the funding amount is in question, the plan should be changed to reflect the board's direction.

#### Financial Requirement/Impact

The Fiscal Year 2025-2026 Urban Renewal Agency Budget provides budget authority for the services and projects the Agency anticipates providing during the new fiscal year. The overall operating budget is similar to the FY 25 budget.

#### Recommendation and Motion

Staff recommends the Board provide direction on changes to the proposed budget and set the budget adoption hearing for August 18, 2025.

#### Attachments:

- A: Proposed FY26 Budget and Capital Improvement
- B: Plan KURA Projected Financial Forecast
- C: City of Ketchum FY26 CIP
- D: City of Ketchum 2027-2031 CIP
- E: Budget Presentation

## Attachment A



## 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	2024	2025	2026
		Actuals	Prelim Actual	Budget	Proposed Budget
<b>Revenue Source</b>					
98-3100-1000	TAX INCREMENT REVENUE	\$ 2,175,027	\$ 2,331,589	\$ 2,361,776	\$ 2,619,773
98-3100-1050	PROPERTY TAX REPLACEMENT	\$ 15,272	\$ 15,272	\$ 12,000	\$ 15,000
98-3100-9000	PENALTY AND INTEREST ON TAXES	\$ 6,908	\$ 7,968	\$ 3,000	\$ 5,000
98-3700-1000	INTEREST EARNINGS	\$ 166,337	\$ 281,488		\$ 140,000
98-3700-1010	INTEREST EARNINGS URA DEBT	\$ 14,230	\$ 20,222		\$ -
98-3700-2000	OTHER REVENUE (Rent)	\$ 36,000	\$ 33,000	\$ -	\$ -
98-3700-3600	REFUNDS AND REIMBURSEMENTS	\$ 8,579			\$ -
98-3700-8000	WRCHT DEPOSIT 1ST \$ WA	\$ 10,000			\$ -
98-3800-9000	USE OF FUND BALANCE	\$ -		\$ 4,680,230	\$ 785,808
<b>Total Revenue</b>		<b>\$ 2,432,353</b>	<b>\$ 2,689,539</b>	<b>\$ 7,057,006</b>	<b>\$ 3,565,581</b>
<b>Expenditure Type</b>					
98-4410-3100	OFFICE SUPPLIES AND POSTAGE	\$ 24	\$ 30	\$ 100	\$ 100
98-4410-4200	PROFESSIONAL SERVICES	\$ 118,300	\$ 94,255	\$ 120,000	\$ 120,000
98-4410-4400	ADVERTISING AND LEGAL PUBLICATION	\$ -	\$ 1,015	\$ 500	\$ 1,000
98-4410-4600	LIABILITY INSURANCE	\$ 2,969	\$ 3,414	\$ 4,100	\$ 4,000
98-4410-4800	DUES SUBSCRIPTIONS AND MEMBERS	\$ 2,600	\$ 4,600	\$ 4,600	\$ 5,000
98-4410-4900	PERSONNEL TRAINING/TRAVEL	\$ -	\$ -	\$ 1,000	\$ 3,000
98-4410-5000	ADMINISTRATIVE EXPNS-CITY GEN FUND	\$ 38,395	\$ -	\$ 25,000	\$ 25,000
98-4410-8801	REIMBURSE CITY GENERAL FUND	\$ 53,175	\$ 124,764	\$ 110,000	\$ 80,000
98-4410-9930	URA FUND OP CONTINGENCY	\$ -	\$ -	\$ 15,000	\$ 50,000
<b>SUB TOTAL</b>		<b>\$ 215,463</b>	<b>\$ 228,078</b>	<b>\$ 280,300</b>	<b>\$ 288,100</b>
<b>Capital Improvements</b>					
98-4410-7100	INFRASTRUCTURE PROJECTS	\$ 565,244	\$ 2,260,000	\$ 6,095,000	\$ 2,600,000
98-4410-7101	LIMELIGHT OPA	\$ -	\$ -	\$ 130,000	\$ 130,000
98-4410-7103	MISCELLANEOUS OPA	\$ 26,283	\$ 10,000	\$ 10,000	\$ 8,000
98-4410-7104	COMMUNITY LIBRARY OPA	\$ 50,000			
98-4410-7900	DEPRECIATION EXPENSE	\$ 38,437			\$ -
98-4410-7950	AMORTIZATION COSTS	\$ 4,121			\$ -
<b>SUB TOTAL</b>		<b>\$ 684,085</b>	<b>\$ 2,270,000</b>	<b>\$ 6,235,000</b>	<b>\$ 2,738,000</b>
<b>Debit Service</b>					
98-4800-8400	DEBT SERVICE ACCT PRIN-2021	\$ 472,928	\$ 481,014	\$ 488,835	\$ 495,067
98-4800-8450	DEBT SRVC ACCT INTRST-2021	\$ 69,028	\$ 61,192	\$ 52,871	\$ 44,414
<b>SUB TOTAL</b>		<b>\$ 541,956</b>	<b>\$ 542,206</b>	<b>\$ 541,706</b>	<b>\$ 539,481</b>
<b>Total Expenditures</b>		<b>\$ 1,441,504</b>	<b>\$ 3,040,284</b>	<b>\$ 7,057,006</b>	<b>\$ 3,565,581</b>

## 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
<b>TOTAL</b>	8.25	8.25	7.55

# KURA Capital Improvement Budget FY 2025-2030



## Ketchum Urban Renewal Agency Capital Improvement Budget

	FY 2025	FY 2026	FY 2027	FY 2028	FY 20229	FY 2030	
Available Fund Balance	\$4,857,482	\$4,693,057	\$3,845,249	\$3,350,747	\$1,296,943	\$1,104,629	

Capital Revenue							Total
Budgeted/Projected Funds for Capital Projects	\$1,414,770	\$1,814,192	\$1,859,498	\$2,000,196	\$2,161,686	\$2,491,097	
Subtotal (fund balance + funds available)	\$6,272,252	\$6,507,249	\$5,704,747	\$5,350,943	\$3,458,629	\$3,595,726	\$38,889,546

Capital Projects							
Main St Pedestrian Improvements	\$80,000						
Reimburse Bluebird for Infrastructure	\$948,863						
Funding for 1st and WA Entitlement Plans	\$200,000						
1st & Washington Development Options		TBD*	TBD*				
Sidewalks	\$500,000	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000	
Parking Management/Improvements	\$95,000	\$100,000					
Town Square Improvements		\$250,000					
Infrastructure for Housing (YMCA and Trail Creek Lift Tower Sites)		\$1,350,000	\$800,000	\$2,200,000			
Warm Springs/Lewis Street Roundabout					\$250,000	\$1,220,000	
Bike Network Improvements	\$50,000	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			
<b>Total</b>	<b>\$1,873,863</b>	<b>\$2,600,000</b>	<b>\$2,300,000</b>	<b>\$3,650,000</b>	<b>\$2,800,000</b>	<b>\$2,300,000</b>	

\*: Professional Services budget is sufficient to complete planning/community engagement for new concept.

## Attachment B

KURA  
Financial Forecast

Version 6.11.25

Revenue Source	FY 2024	FY 2025	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	Actual	Current Budget	Projected	Proposed Budget	Projected	Projected	Projected	Projected
1 Undesigned Fund Balance		\$4,857,482	\$4,857,482	\$4,693,057	\$3,907,249	\$3,466,747	\$1,816,943	\$1,324,629
2 Tax Increment Revenue	\$2,331,589	\$2,361,776	\$2,471,484	\$2,619,773	\$2,776,959	\$2,943,577	\$3,120,192	\$3,307,403
3 Property Tax Replacement	\$15,272	\$12,000	\$15,272	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
4 Penalty & Interest	\$7,968	\$3,000	\$7,500	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
5 Interest Earnings	\$281,488	\$0	\$214,000	\$140,000	\$50,000	\$20,000	\$10,000	\$5,000
6 Interest Earnings on Debt	\$20,222	\$0	\$20,000	\$0	\$0	\$0	\$0	\$0
7 Rent	\$33,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8 Refunds & Reimbursements	\$0	\$0	\$2,325	\$0	\$0	\$0	\$0	\$0
9 WRCH Trust - 1st & Washington	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10 Total	\$2,689,539	\$2,376,776	\$2,730,581	\$2,779,773	\$2,846,959	\$2,983,577	\$3,150,192	\$3,332,403

Expenditures

Expenditure Type	FY 2024	FY 2025	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	Actual	Current Budget	Projected	Projected	Projected	Projected	Projected	Projected
11 Materials & Services including Other	\$228,078	\$280,300	\$280,300	\$288,100	\$300,000	\$300,000	\$300,000	\$300,000
12 OPA Payments	\$50,000	\$140,000	\$0	\$138,000	\$146,000	\$146,000		
13 Capital Outlay	\$1,795,435	\$6,095,000	\$2,073,000	\$2,600,000	\$2,300,000	\$1,450,000	\$2,800,000	\$2,300,000
14 Debt Service	\$542,206	\$541,706	\$541,706	\$539,481	\$541,461	\$537,381	\$542,506	\$541,306
15 Housing Projects						\$2,200,000		
16 Total	\$2,615,719	\$7,057,006	\$2,895,006	\$3,565,581	\$3,287,461	\$4,633,381	\$3,642,506	\$3,141,306
17 Net/Assumed Use of Fund Balance	\$73,820	-\$4,680,230	-\$164,425	-\$785,808	-\$440,502	-\$1,649,804	-\$492,314	\$191,097
18 Projected Unassigned Fund Balance			\$4,693,057	\$3,907,249	\$3,466,747	\$1,816,943	\$1,324,629	\$1,515,726

## Attachment C

## GENERAL CIP FUND

### FY 2026 Proposed Budget

#### REVENUE

03-3100-6100- IDAHO POWER FRANCHISE	\$ 300,000
03-3700-1000- INTEREST EARNINGS	\$ 25,000
03-3700-8722- TRANSFER FROM LOT FUND	\$ 1,073,600
03-3700-8798- URA FUNDING	\$ 2,600,000
03-3800-9000- FUND BALANCE	\$ 300,000
<b>TOTAL REVENUE</b>	<b>\$ 4,298,600</b>

#### EXPENDITURES

03-4193-7110- DOWNTOWN CORE SIDEWALK INFILL (P)	\$ 900,000
03-4194-7162- TOWN SQUARE REMODEL PHASE I	\$ 250,000
03-4193-7501- PUBLIC PARKING OPTIONS (P)	\$ 100,000
03-4193-7502- INFRASTRUCTURE FOR HOUSING	\$ 1,350,000
03-4193-7611- PAVEMENT MANAGEMENT PROGRAM (P)	\$ 600,000
03-4193-7199- LONG-TERM PLANNING & DESIGN (P)	\$ 150,000
03-4193-7180- POWER LINE UNDERGROUNDING (P)	\$ 88,600
03-4194-7120- ATKINSON PARK IRRIG UPGRADES	\$ 150,000
03-4193-7614- BOOM TRUCK	\$ 100,000
03-4193-7200- TECHNOLOGY UPGRADES	\$ 65,000
03-4210-7100- POLICE VEHICLE (NEW)	\$ 60,000
03-4193-7160- TOWN SQUARE ALLEY-ASPHALT	\$ 50,000
03-4193-7210- SUSTAINABILITY	\$ 50,000
03-4193-7615- STREETS READER BOARDS	\$ 45,000
03-4194-7156- ORE WAGON R&M	\$ 25,000
03-4194-7176- CITY HALL ELECTRICAL REPLACEMENT	\$ 15,000
03-4194-7161- VISITOR CENTER BUILDING R&M	\$ 300,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 4,298,600</b>

(P) DENOTES PARENT PROJECT

## Attachment D

## GENERAL CIP FUND

### 5-YEAR CIP

#### FY 2027 - 2031

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
<b>REVENUE</b>					
IDAHO POWER FRANCHISE	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
INTEREST EARNINGS	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
TRANSFER FROM GENERAL FUND	TBD	TBD	TBD	TBD	TBD
TRANSFER FROM LOT FUND	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
URA FUNDING	\$ 2,300,000	\$ 3,650,000	\$ 2,800,000	\$ 2,300,000	
<b>TOTAL REVENUE</b>	<b>\$ 3,625,000</b>	<b>\$ 4,975,000</b>	<b>\$ 4,125,000</b>	<b>\$ 3,625,000</b>	<b>\$ 1,325,000</b>
<b>EXPENDITURES</b>					
DOWNTOWN CORE SIDEWALK (P)	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000
PAVEMENT MANAGEMENT PROG (P)	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
POWER LINE UNDERGROUNDING (P)	\$ 150,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000
TECHNOLOGY UPGRADES/REPLACEMENT	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000
SUSTAINABILITY INFRASTRUCTURE	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
REPLACE CITY TRASH CANS	\$ 10,000		\$ 10,000		\$ 10,000
TASERS	\$ 7,000		\$ 7,000		\$ 7,000
2000 ELGIN GEO VAC TRUCK SWEEPER REPLACEMENT	\$ 450,000				
SH-75 PATHWAY CONSTRUCTION	\$ 257,000				
ZAMBONI	\$ 60,000				
POLICE VEHICLE REPLACEMENT	\$ 60,000				
RIFLE REPLACEMENT	\$ 18,000				
TOOL CAT/BOBCAT REPLACEMENT (STREETS)	\$ 83,900				
CRACK SEALER REPLACEMENT	\$ 90,000				
YMCA PARKING PHASE 2	\$ 800,000				
MINI SWEEPER (FACILITIES)		\$ 150,000			
SH-75 CORRIDOR SIGNAL UPGRADES		\$ 140,000			
TOOL CAT/BOBCAT (RECREATION)		\$ 60,000			
KENWORTH REPLACEMENT DUMP TRUCK (STREETS)		\$ 300,000			
00' FLAT BED REPLACEMENT (STREETS)		\$ 70,000			
HOT PATCHER REPLACEMENT		\$ 100,000			
HOUSING PROJECTS (LIFT TOWER)		\$ 2,200,000			
EAST AVENUE IMPROVEMENTS 2ND & 5TH			\$ 1,650,000		
CAT 962 LOADER REPLACEMENT (STREETS)			\$ 550,000		
WARM SPRINGS/LEWIS ROUNDABOUT			\$ 250,000	\$ 1,220,000	
VEHICLE REPLACEMENT (STREETS)			\$ 60,000	\$ 60,000	
PLOW REPLACEMENT (STREETS)					\$ 600,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 5,000,900</b>	<b>\$ 6,215,000</b>	<b>\$ 5,722,000</b>	<b>\$ 4,475,000</b>	<b>\$ 3,812,000</b>
<b>ANNUAL NET POSITION</b>	<b>\$ (1,375,900)</b>	<b>\$ (1,240,000)</b>	<b>\$ (1,597,000)</b>	<b>\$ (850,000)</b>	<b>\$ (2,487,000)</b>

## Attachment E

# **Ketchum Urban Renewal Agency**

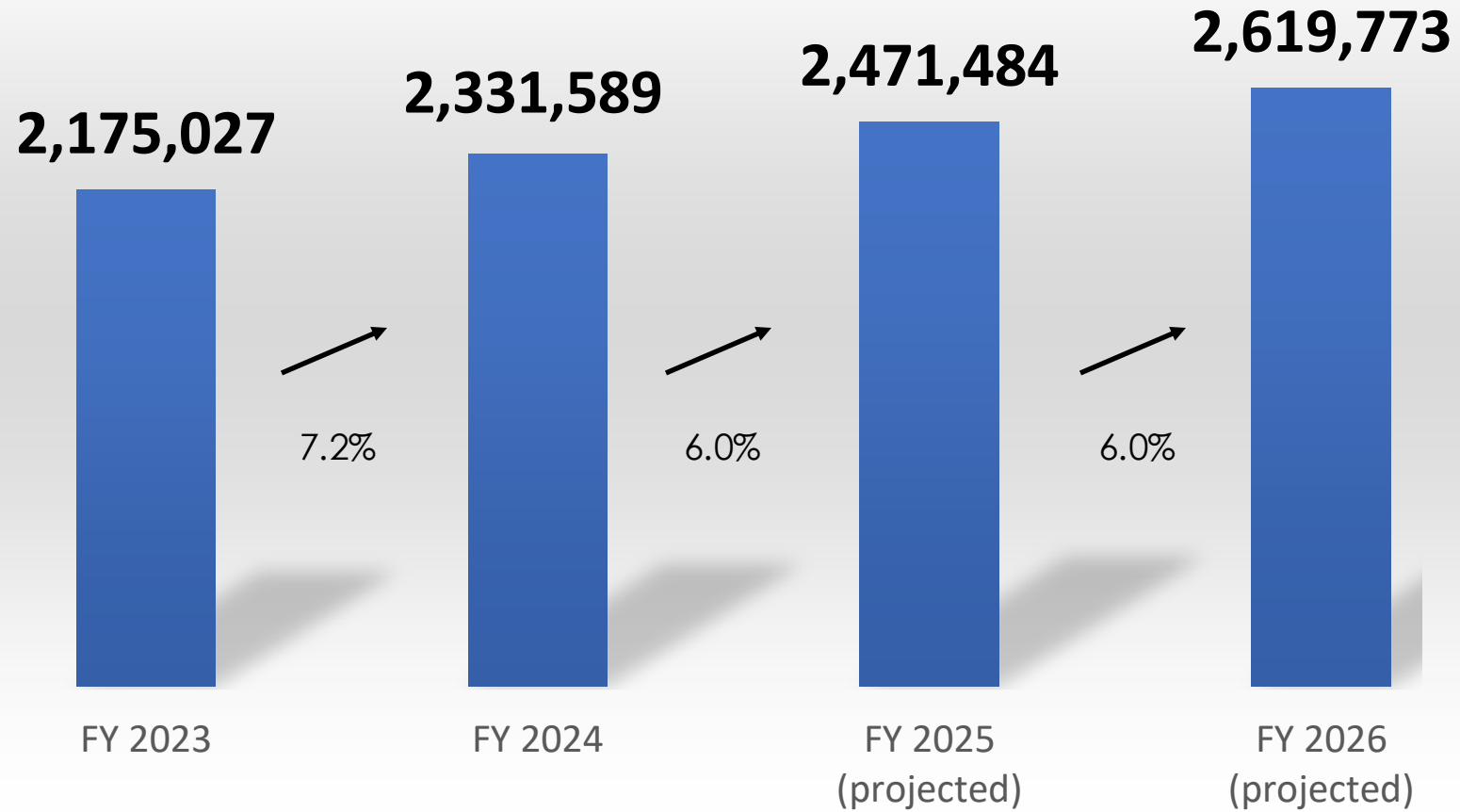
## **FY 2026 Budget Overview**

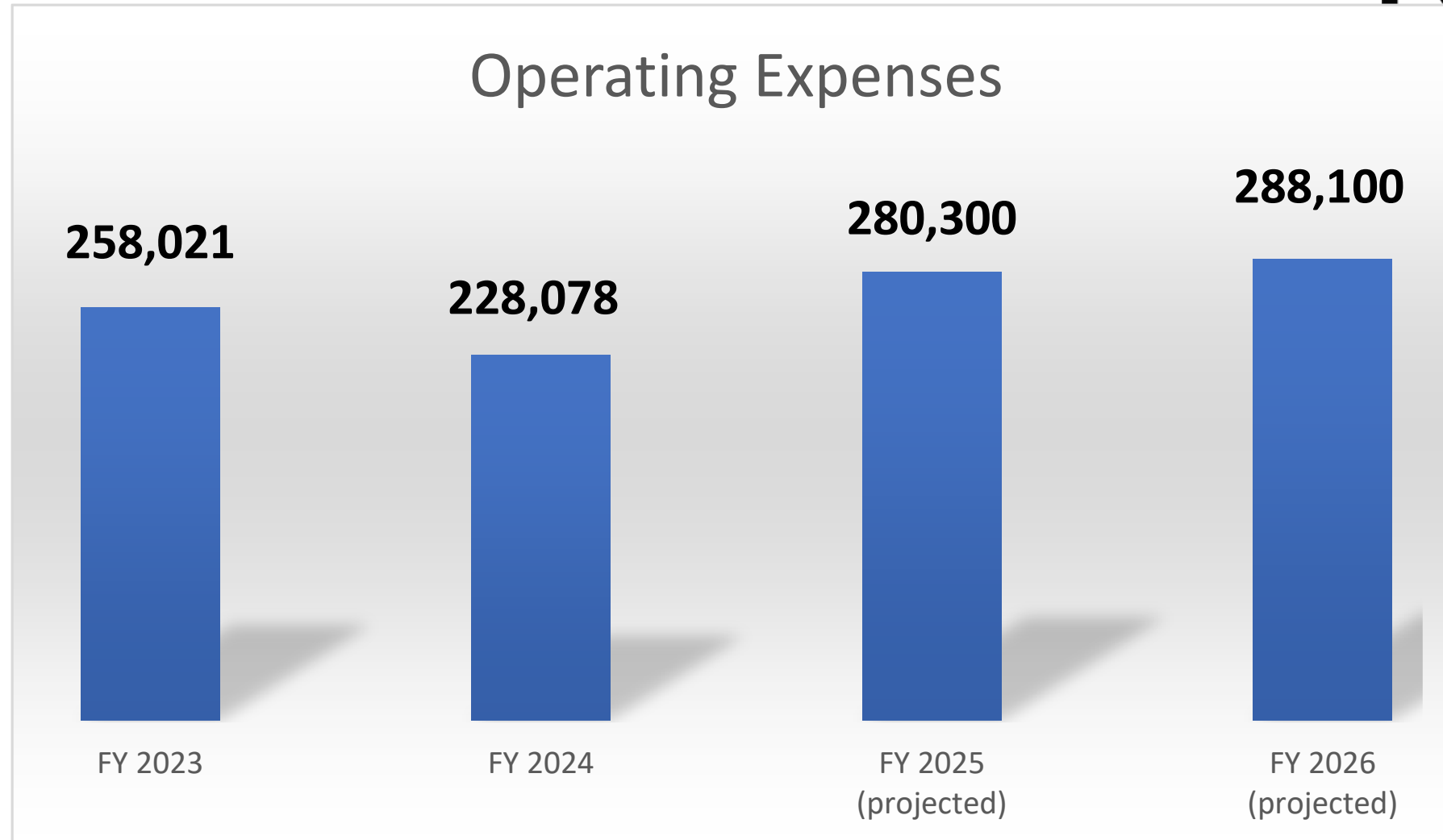
June 16, 2025

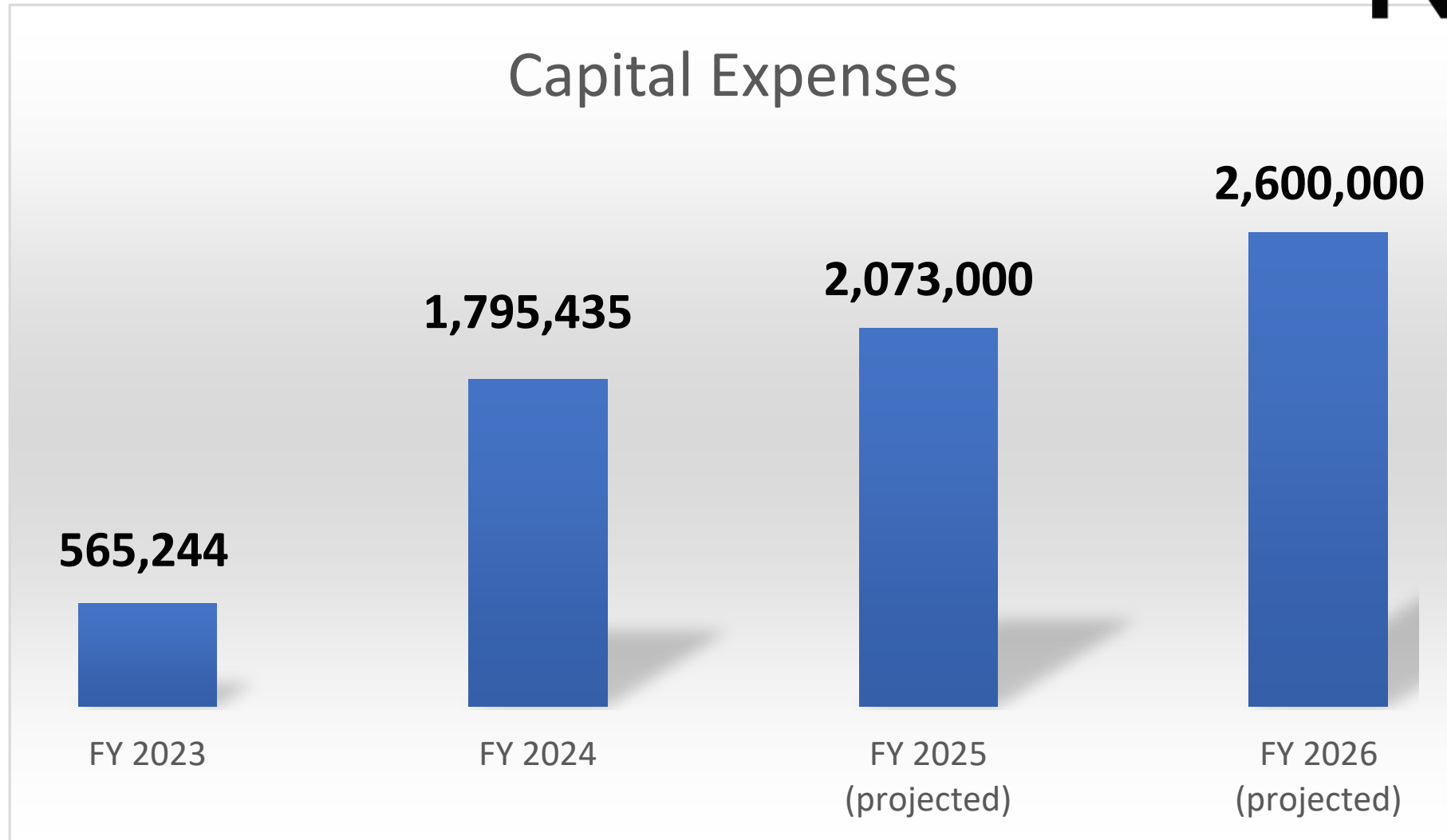
## AGENDA

- Review of KURA preliminary operating budget
- Review of KURA preliminary Capital Improvement Plan
  - FY 2026: Priority Direction
  - FY 2027-2030: General Direction
- Provide feedback/direction on desired refinements
- Schedule public hearing date

## KURA Tax Increment







\*See Handout



	2023 Actuals	2024 Actual	2025 Budget	2026 Proposed Budget
<b>Revenue Source</b>				
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	\$ 785,808
<b>Total Revenue</b>	<b>\$ 2,432,353</b>	<b>\$ 2,689,539</b>	<b>\$ 7,057,006</b>	<b>\$ 3,565,581</b>

\*See Handout



		2023	2024	2025	2026
		Actuals	Actual	Budget	Proposed Budget
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
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

\*See Handout



	2023 Actuals	2024 Actual	2025 Budget	2026 Proposed Budget
<b>Capital Improvements</b>				
INFRASTRUCTURE PROJECTS	\$ 565,244	\$ 2,260,000	\$ 6,095,000	\$ 2,600,000
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	\$ 2,738,000

## HOT TOPICS

- Mobility
  - Streets
  - Sidewalks
  - Bike/pedestrian network plan
  
- Community Housing
  - South YMCA
  - First & Washington
  - Lift Tower
  
- Placemaking
  - Town Square
  - Future areas
  - Power line undergrounding master plan

\*See Handout

## Capital Projects

	FY 2025	FY 2026	FY 2027	FY 2028	FY 20229	FY 2030
Main St Pedestrian Improvements	\$80,000					
Reimburse Bluebird for Infrastructure	\$948,863					
Funding for 1st and WA Entitlement Plans	\$200,000					
1st & Washington Development Options		TBD*	TBD*			
Sidewalks	\$500,000	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000
Parking Management/Improvements	\$95,000	\$100,000				
Town Square Improvements		\$250,000				
Infrastructure for Housing (YMCA and Trail Creek Lift Tower Sites)		\$1,350,000	\$800,000	\$2,200,000		
Warm Springs/Lewis Street Roundabout					\$250,000	\$1,220,000
Bike Network Improvements	\$50,000	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		
<b>Total</b>	<b>\$1,873,863</b>	<b>\$2,600,000</b>	<b>\$2,300,000</b>	<b>\$3,650,000</b>	<b>\$2,800,000</b>	<b>\$2,300,000</b>

\*See Handout



## KURA Financial Forecast

Version 6.11.2025

Revenue Source	FY 2024 Actual	FY 2025 Current Budget	FY 2025 Projected	FY 2026 Proposed Budget	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected	FY 2030 Projected
1 Undesigned Fund Balance		\$4,857,482	\$4,857,482	\$4,693,057	\$3,907,249	\$3,466,747	\$1,816,943	\$1,324,629
2 Tax Increment Revenue	\$2,331,589	\$2,361,776	\$2,471,484	\$2,619,773	\$2,776,959	\$2,943,577	\$3,120,192	\$3,307,403
3 Property Tax Replacement	\$15,272	\$12,000	\$15,272	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
4 Penalty & Interest	\$7,968	\$3,000	\$7,500	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
5 Interest Earnings	\$281,488	\$0	\$214,000	\$140,000	\$50,000	\$20,000	\$10,000	\$5,000
6 Interest Earnings on Debt	\$20,222	\$0	\$20,000	\$0	\$0	\$0	\$0	\$0
7 Rent	\$33,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8 Refunds & Reimbursements	\$0	\$0	\$2,325	\$0	\$0	\$0	\$0	\$0
9 WRCH Trust - 1st & Washington	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10 Total	\$2,689,539	\$2,376,776	\$2,730,581	\$2,779,773	\$2,846,959	\$2,983,577	\$3,150,192	\$3,332,403

## Expenditures

Expenditure Type	FY 2024 Actual	FY 2025 Current Budget	FY 2025 Projected	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected	FY 2030 Projected
11 Materials & Services including Other	\$228,078	\$280,300	\$280,300	\$288,100	\$300,000	\$300,000	\$300,000	\$300,000
12 OPA Payments	\$50,000	\$140,000	\$0	\$138,000	\$146,000	\$146,000		
13 Capital Outlay	\$1,795,435	\$6,095,000	\$2,073,000	\$2,600,000	\$2,300,000	\$1,450,000	\$2,800,000	\$2,300,000
14 Debt Service	\$542,206	\$541,706	\$541,706	\$539,481	\$541,461	\$537,381	\$542,506	\$541,306
15 Housing Projects						\$2,200,000		
16 Total	\$2,615,719	\$7,057,006	\$2,895,006	\$3,565,581	\$3,287,461	\$4,633,381	\$3,642,506	\$3,141,306
17 Net/Assumed Use of Fund Balance	\$73,820	-\$4,680,230	-\$164,425	-\$785,808	-\$440,502	-\$1,649,804	-\$492,314	\$191,097
18 Projected Unassigned Fund Balance			\$4,693,057	\$3,907,249	\$3,466,747	\$1,816,943	\$1,324,629	\$1,515,726

## NEXT STEPS

- Provide feedback/direction on desired refinements
- Schedule a public hearing date

## Questions/Discussions

## FIRST & WASHINGTON LOT

- Debrief
  - Lesson learned from previous effort
  - New ideas
- Staff returns with proposed approach/process/timeline for Board review.



## **Ketchum Urban Renewal Agency**

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**P.O. Box 2315 | 191 5<sup>th</sup> Street | Ketchum, ID 83340**

June 16, 2025

Chair and Commissioners  
Ketchum Urban Renewal Agency  
Ketchum, Idaho

### **DISCUSSION AND DIRECTION TO STAFF ON NEXT STEPS FOR FIRST AND WASHINGTON PARKING LOT FUTURE USES**

#### Introduction

At the last KURA meeting on May 19, 2025, the Board asked staff to agendize a discussion about the future use and disposition of the First and Washington parking lot. The Board is encouraged to provide direction to staff.

This is the first step in a series of discussions, public outreach, and evaluation of options related to the future use of First and Washington parking lot. The Board is not expected to make any decisions and instead begin the dialog between the Board and community about future options. It is anticipated there will be multiple board meetings and significant public engagement before a decision is made.

#### Recommendation and Motion

No recommendation or motion is required at this time.