



CITY OF KETCHUM, IDAHO

****SPECIAL MEETING** CITY COUNCIL/STRATEGIC SESSION #3**

Thursday, April 16, 2026, 1:00 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 Council Meetings via live stream.

You will find this option on our website at www.ketchumidaho.org/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/84026729906>

Webinar ID: 840 2672 9906

- Address the Council in person at City Hall.
- Submit your comments in writing at participate@ketchumidaho.org (by noon the day before the meeting)

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

CALL TO ORDER: By Mayor Pete Prekeges

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.

PUBLIC COMMENT:

1. In-Person/Virtual
2. Previously Submitted

COMMUNICATIONS FROM MAYOR AND COUNCILORS:

STRATEGIC PLANNING:

3. Prioritization of future Housing Projects (60 min)
4. FY27 Budget development - draft five-year Capital Improvement Plan and follow-up of Local Option Tax scenarios (60 min)

5. Joint meeting with Ketchum Urban Renewal Agency (60 min)
 - + Public parking at YMCA
 - + Fiscal Year 2027 priorities

ADJOURNMENT:



Housing Priorities (next four years)

City Council Strategic Session

Thursday, April 16, 2026



AGENDA

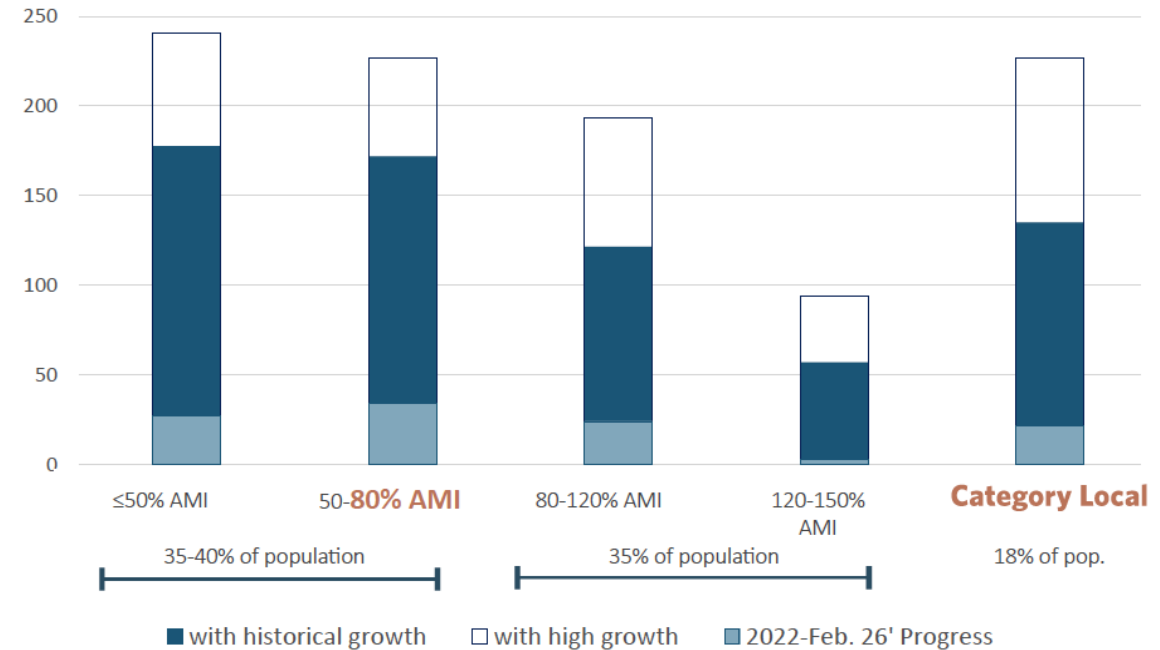
1. Overview/Intro of Target – Jade
2. Financial Model Discussion – Shanna
 - Assumptions
 - Key Takeaways
 - Cost/Income
 - Levers/Scenarios
3. Proposed Go-Forward – Jade
4. Five-Year Financial Look – Brent



4 YEAR HOUSING TARGET

- Past Strategic Planning Session: Establish a housing unit target for the next 4 years
- Housing Action Plan: 660 by 2032
- Progress: ~111 units since 2022 (~28/year)
- Staff 4-Year Target Recommendation: 100 – 125 units
 - Achievable + informed by past performance

10-Year Housing Unit Need by Household Income Level





WHAT

PROJECT OBJECTIVE:

Identify options for meeting community housing target over the next four years.

PROJECT FOCUS:

Housing affordable to households not served by federal programs and existing local inventory or the market (broad “middle”, 100% AMI+).



BCHA INCOME LIMITS

FOCUS IS HERE

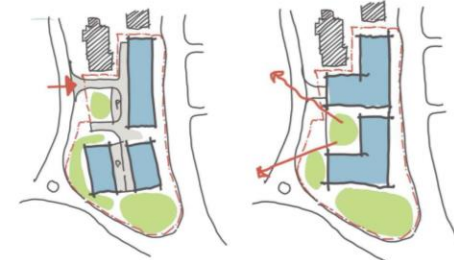
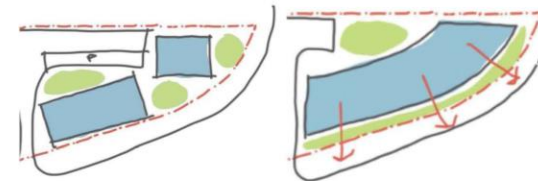
Household Size	Category 1 up to 50% of Median	Category 2 50% to 60% of Median	Category 3 60% to 80% of Median	Category 4 80% to 100% of Median	Category 5 100% to 120% of Median	Category 6 120% to 140% of Median	Category Local No Income Limit
1	\$ 35,150	\$ 42,180	\$ 56,240	\$ 70,300	\$ 84,360	\$ 98,420	Full-time, exclusive resident of or employed in Blaine County, Idaho
2	\$ 40,200	\$ 48,240	\$ 64,320	\$ 80,400	\$ 96,480	\$ 112,560	
3	\$ 45,200	\$ 54,240	\$ 72,320	\$ 90,400	\$ 108,480	\$ 126,560	
4	\$ 50,200	\$ 60,240	\$ 80,320	\$ 100,400	\$ 120,480	\$ 140,560	
5	\$ 54,250	\$ 65,100	\$ 86,800	\$ 108,500	\$ 130,200	\$ 151,900	
6	\$ 58,250	\$ 69,900	\$ 93,200	\$ 116,500	\$ 139,800	\$ 163,100	
Allowable Net Worth (retirement accounts excluded)	\$258,160						\$516,320



WHY

WHAT WE HAVE HEARD

- Maintain Momentum - Ketchum needs to show progress on the creation of community housing
- Too Little/Too Much - Ketchum's residents in need make too much for current community housing, but too little for market rate
- Need Has Changed - Ketchum is already meeting the need for lower income members of our workforce
- False Starts - Previous proposals for community housing developments have not succeeded
- New Strategy - Ketchum needs a new approach for the creation of community housing





HOW

ANSWER THE FOLLOWING:

What is the funding needed to deliver middle-income community housing in Ketchum?

How many middle-income community housing units can that funding provide?

What are other opportunities and challenges to providing middle-income community housing in Ketchum?



HOW: Step 1

Financial Gap Analysis

2 general scenarios: large scale vs. small scattered sites

- 5 total scenarios with variables for ownership, rental, and mixed income

Financial Model Development

- Compares total development costs to the capitalized value of the income from rents or sales proceeds
- Assumptions developed through research of current real estate data, recent case studies, and subject matter interviews
- Evaluated ranges of assumptions to understand potential risks
- Tested potential modular cost savings & inclusion of higher-end/penthouse units



KEY TAKEAWAYS

- Creation of 44-52 units will cost between \$8 and \$11 million dollars.
- Per unit gap is \$277,000-\$466,000, without any incentives.
- Providing land at no cost reduces the gap by at least 25-35%, depending on land values.
- Modular construction may improve feasibility at scale; depends on each developer's cost structure.
- High-end housing mixed with middle income may help cross subsidize the project, if price points hold given site characteristics.

Model is highly dependent on:

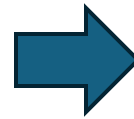
- Land costs
- Actual cost of construction/construction type
- Tenure (rent vs own)
- Income mix
- Parking plan



HOW: Step 2

STRATEGY DEVELOPMENT

- Identify funding gap
- Identify funding sources and timeframes for receiving funds
- Identify non-financial hurdles to housing development
- Evaluate pros and cons of development scenarios
- Compare pros and cons development to other Ketchum housing programs



GO FORWARD OPTIONS



Questions?



FEEDBACK RECEIVED

- We met with partners, housing developers, contractors who helped to provide data and we shared the results.
- Key feedback was provided:
 - Savings from modular are variable. In Ketchum, developers have not experienced the level of savings modeled.
 - No podium parking. Consider development at a large scale site without podium parking. This could reduce the gap by \$4-\$5 million.



SCENARIO SUMMARY

1 Large Scale



~ 1 ACRE

2 Scattered Sites



~ .25 ACRES (11,000 sf)



SCENARIO SUMMARY

Item	Large Scale Development: Category Local			Scattered Site: Category Local	
	Scenario 1a Rental	Scenario 1b Ownership	Scenario 1c Ownership Mixed Income	Scenario 2a Rental	Scenario 2b Ownership
Number of Housing Units	44	44	42	assume four developments for 52 units total	
Number of Category Local	44	44	38	13	13
Gross Building Square Feet*	55,787	56,925	58,322	11,414	11,685
Floor Area Ratio (Density)	1.20	1.22	1.25	1.04	1.06
Unit Types					
Studio (450 SF)	7 15%	5 10%	0 0%	2 15%	1 10%
1 Bdrm (600 SF)	13 30%	13 30%	17 40%	4 30%	4 30%
2 Bedrooms (750 SF)	11 25%	13 30%	21 50%	3 25%	4 30%
3 Bedrooms (1,000 SF)	13 30%	13 30%	0 0%	4 30%	4 30%
Market Rate Pent House (1,900 SF)	0 0%	0 0%	4 10%	0 0%	0 0%
Estimated Monthly Rents or Sale Price	Category Local at 120% of AMI	Category Local at 160% of AMI	Category Local at 160% of AMI	Category Local at 120% of AMI	Category Local at 160% of AMI
Studio (450 SF)	\$1,563	\$322,828	\$322,828	\$1,563	\$322,828
1 Bdrm (600 SF)	\$1,665	\$349,799	\$349,799	\$1,665	\$349,799
2 Bedrooms (750 SF)	\$1,889	\$390,710	\$390,710	\$1,889	\$390,710
3 Bedrooms (1,000 SF)	\$2,111	\$431,354	\$431,354	\$2,111	\$431,354
Market Rate Pent House (1,900 SF)	n/a	n/a	\$2,200,000	n/a	n/a

* Includes square feet of podium parking in large-scale development



ASSUMPTIONS (Cost)

**GAP
=
TDC
MINUS
INCOME**

Total Development Costs (TDC)

- Land
 - Large Scale: \$150/land sqft. - Range \$100-\$175
 - Scattered Site: \$175/land sqft. - Range \$135-\$225
- Vertical Construction
 - Large Scale: \$450/sqft wood frame above podium + \$180/sqft for podium parking
 - Scattered Site: \$406/sqft wood frame, inclusive of carport
 - Modular: \$350/sqft with a 50% reduction in the construction timeline (less construction interest)
 - Highly dependent on builder & supplier. Excluded from summary tables b/c of variability.
 - Penthouse Mix: Additional Furniture Fixture and Equipment at \$100/sqft. Market feasibility?
- Demolition cost for Lift Tower Lodge - \$80,000
- Soft costs include permit fees, relocation expenses for LTL tenants, entitlements, architecture & engineering, taxes/insurance/marketing
- Construction loan at 6.4% for 18 months (or 9 months with modular)



ASSUMPTIONS (Income)

Unit Type	Rent Max Monthly Housing Cost	Ownership Monthly Mortgage & Condo Sale Price
Studio (450 sqft)	\$1,680	\$2,055 / \$322,000
1 bdrm (600 sqft)	\$1,799	\$2,227 / \$350,000
2 bdrm (750 sqft)	\$2,038	\$2,488 / \$390,000
3 bdrm (1,000 sqft)	\$2,278	\$2,746 / \$430,000
Estimated Household Income that Rents and Sale Prices are based on	120% of median \$85,000 to \$140,000 per year depending on household size	160% of median \$112,000 to \$185,000 per year depending on household size
	Rents are lower than max housing cost. Tenant pays electric and Internet. Landlord pays water, sewer, garbage. 4.5% cap rate for rental 6% property mgmt \$7,000 annual OpEx/unit	Assumes 160& AMI, accounting for homebuyer paying 15% for utilities/taxes monthly reserve, and a 6.5% interest rate 6% cost of sale for ownership

Category local: Must be a full-time, exclusive resident of Blaine County and employed in Blaine County, local senior or local with a disability

Step 1 Results: A Financial Gap Persists

	Large-Scale Development: Category Local			Scattered Site: Category Local	
	Scenario 1a	Scenario 1b	Scenario 1c	Scenario 2a	Scenario 2b
	Rental	Ownership	Ownership Mixed Income	Rental	Ownership
	42 to 44 units / 55,000 to 58,000 sqft, including podium parking \$450/sqft vertical construction & \$180/sqft for podium parking \$150/land sqft			Four 13-unit developments (52 units) 11,700 sqft each development \$406/sqft vertical construction \$175/land sqft	
PRO FORMA RESULTS, PRIVATE MARKET PERSPECTIVE					
Costs					
Land Costs	\$7,000,000	\$7,000,000	\$7,000,000	\$7,600,000	\$7,600,000
Hard Construction Costs	\$21,300,000	\$21,800,000	\$23,100,000	\$19,600,000	\$20,000,000
Soft Costs	\$5,800,000	\$5,900,000	\$6,200,000	\$5,600,000	\$5,600,000
Total Development Costs	\$34,100,000	\$34,700,000	\$36,300,000	\$32,800,000	\$33,200,000
Revenues					
Capitalized Value or Net Sale Proceeds	\$13,600,000	\$15,500,000	\$21,600,000	\$16,400,000	\$18,800,000
Financial (Gap)	(\$20,500,000)	(\$19,200,000)	(\$14,700,000)	(\$16,400,000)	(\$14,400,000)
<i>financial (gap) per unit</i>	<i>(\$466,000)</i>	<i>(\$436,000)</i>	<i>(\$350,000)</i>	<i>(\$315,000)</i>	<i>(\$277,000)</i>
PRO FORMA RESULTS, INCENTIVES & SOLUTIONS					
No Cost Land					
plus Savings from No Cost Land	\$7,000,000	\$7,000,000	\$7,000,000	\$7,600,000	\$7,600,000
Remaining (Gap) After No Cost Land	(\$13,500,000)	(\$12,200,000)	(\$7,700,000)	(\$8,800,000)	(\$6,800,000)
<i>remaining (gap) per unit after no cost land</i>	<i>(\$307,000)</i>	<i>(\$277,000)</i>	<i>(\$183,000)</i>	<i>(\$169,000)</i>	<i>(\$131,000)</i>

VARIATION: NO PODIUM Large Scale Rental (1a) & Ownership (1b)

Step 1 Results:
A Financial Gap Persists

	Large-Scale Development: Category Local			Scattered Site: Category Local	
	Scenario 1a Rental	Scenario 1b Ownership	Scenario 1c Ownership Mixed Income	Scenario 2a Rental	Scenario 2b Ownership
	42 to 44 units / 37,000 to 58,000 sqft, including podium parking for 1C only \$450/sqft vertical construction & \$180/sqft for podium parking \$150/land sqft. NO PODIUM FOR 1a and 1b			Four 13-unit developments (52 units) 11,700 sqft each development \$406/sqft vertical construction \$175/land sqft	
PRO FORMA RESULTS, PRIVATE MARKET PERSPECTIVE					
Costs					
Land Costs	\$7,000,000	\$7,000,000	\$7,000,000	\$7,600,000	\$7,600,000
Hard Construction Costs	\$17,800,000	\$18,200,000	\$23,100,000	\$19,600,000	\$20,000,000
Soft Costs	\$4,900,000	\$4,900,000	\$6,200,000	\$5,600,000	\$5,600,000
Total Development Costs	\$29,700,000	\$30,100,000	\$36,300,000	\$32,800,000	\$33,200,000
Revenues					
Capitalized Value or Net Sale Proceeds	\$13,900,000	\$15,500,000	\$21,600,000	\$16,400,000	\$18,800,000
Financial (Gap)	(\$15,800,000)	(\$14,600,000)	(\$14,700,000)	(\$16,400,000)	(\$14,400,000)
<i>financial (gap) per unit</i>	<i>(\$359,000)</i>	<i>(\$332,000)</i>	<i>(\$350,000)</i>	<i>(\$315,000)</i>	<i>(\$277,000)</i>
PRO FORMA RESULTS, INCENTIVES & SOLUTIONS					
No Cost Land					
plus Savings from No Cost Land	\$7,000,000	\$7,000,000	\$7,000,000	\$7,600,000	\$7,600,000
Remaining (Gap) After No Cost Land	(\$8,800,000)	(\$7,600,000)	(\$7,700,000)	(\$8,800,000)	(\$6,800,000)
<i>remaining (gap) per unit after no cost land</i>	<i>(\$200,000)</i>	<i>(\$173,000)</i>	<i>(\$183,000)</i>	<i>(\$169,000)</i>	<i>(\$131,000)</i>

Compared to LTL
with Podium
(previous slide)

(\$13,500,000) **(\$12,200,000)**
(\$307,000) **(\$277,000)**



Questions?

Are the baseline assumptions in the pro-forma reasonable?

Costs

Feasibility Gap

Modular Savings

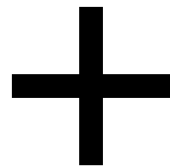
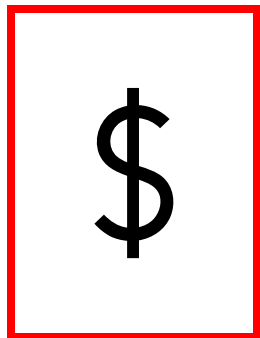
Mixed-Income Feasibility



OTHER FACTORS

PROJECT OBJECTIVE:

Identify options for providing the most amount of middle-income community housing possible in the next four years.



Land



Time



Support





OTHER PROGRAMS

	FAR Exceedance	New Construction, modular, no LIHTC, city land, estimate	Ownership + Preservation Program, estimate	Naturally Occuring Affordable Housing Purchase, average
Per unit subsidy	\$0	\$40,000 to \$185,000	\$160,000	\$220,000
Ongoing cost	About \$1,600 per unit per year			



PROPOSED GO-FORWARD

YEAR 1

- Cont. partnership w/ ARCH as financial contributor on Leadville Project (*11 units*)
- Initiate partnership w/ WRCHT on River Bend project (*81 units, approx. 65 currently planned market rate*)
 - Increase number of deed restricted units and/or extend period of affordability
- Encourage URA to acquire one ~ 11sqft future site
- Finalize HUD grant strategy
- OPP – à la carte

YEAR 2

- Issue request for proposal (RFP):
- New ~11k sqft acquired site (*approx. 13-15 units*)
 - 291 (*5 units*)
- OPP – à la carte

YEAR 3

- Issue request for proposal (RFP):
- YMCA site (*25-27 units*)
- OPP – à la carte

YEAR 4

- Issue request for proposal (RFP):
- Lift Tower (*44+ units*)
- OPP – à la carte



DISCUSSION

- Concerns with recommended path forward?
- What have we missed?



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

No motion is requested at this time. Mayor and Council discussion and direction is needed to further the FY 2027 Budget Development process.

Reasons for Recommendation/Background:

The CIP has been a focus and consistent topic for over a year. The purpose of this discussion is to align the priorities of Mayor and City Council to the FY 2027 “starting point” project list as well as align those priorities to the “out years” (FY 2028 – FY 2032). This is the first discussion leading to a final FY 2027 list and an approved print version of the 5-Year list at the May 14, 2026, City Council meeting.

Staff will produce a draft project list as a result of the April 9, 2026, meeting and take that to the KURA board for input. The City’s CIP is heavily dependent on the partnership, and the KURA board input may alter what projects will be tied to their funding.

After KURA board input, a new draft will be sent to Mayor and City Council in preparation for the May 14, 2026, City Council meeting and final approval for the FY 2027 project list and preliminary approval for the “out years” (FY 2028 – FY 2032).

Sustainability Impact:

The FY 2027 Budget “Starting Point” maintains the partnership with the County regarding sustainability (~\$135k).

Financial Impact:

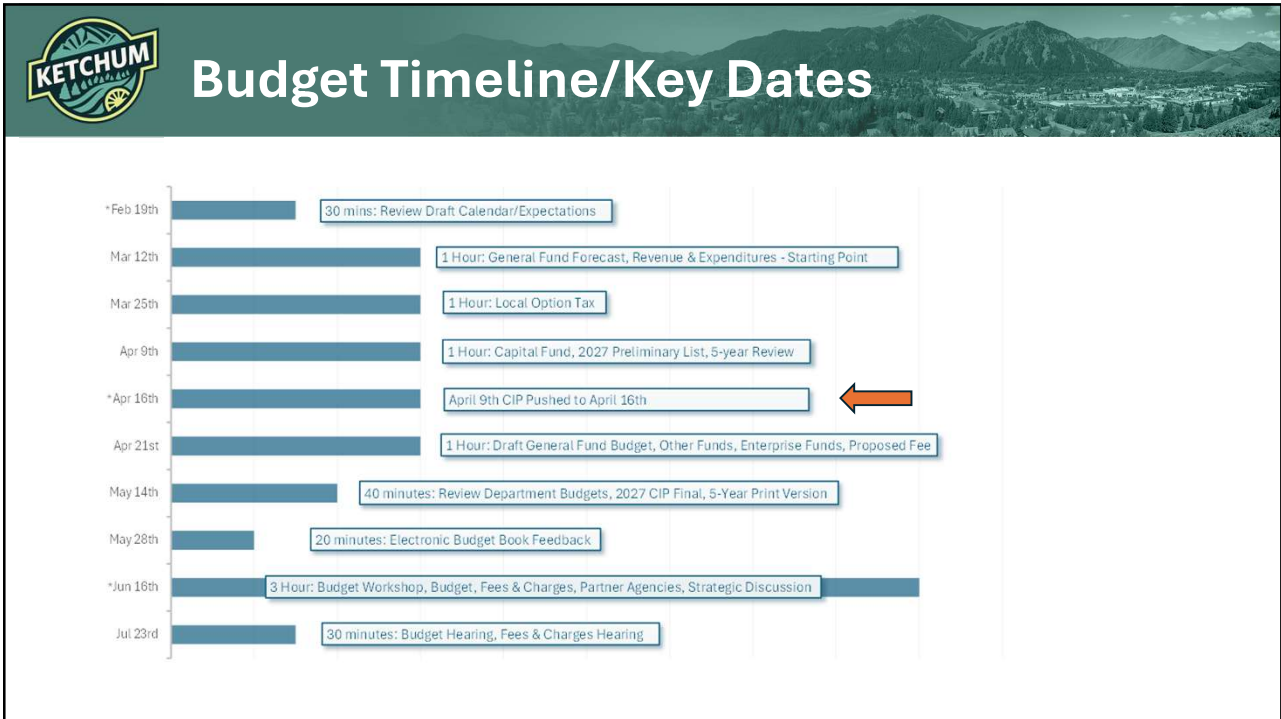
No financial impact at this time. However, resulting decisions will culminate in a proposed FY 2027 budget document, budget workshop, and budget hearing.

Attachments:

- 1. CIP Slide Deck
- 2. CIP Attachments/Handouts



FY 2027 Budget Development/Strategic Planning Capital Improvement Plan (CIP)





What have we heard?

Council Direction : “Needs Versus Wants”

- Streets repair/maintenance
- Equipment replacement
- Frugality regarding enhancements



CIP FY2027

- See handout

1	REVENUE	
2	IDAHO POWER FRANCHISE	\$ 300,000
3	INTEREST EARNINGS	\$ 25,000
4	TRANSFER FROM GENERAL FUND	\$ -
5	CIP FUND BALANCE (CARRY-FORWARD)	\$ 338,400
6	FY 2026 END OF YEAR GENERAL FUND TRANSFER	\$ 500,000
7	FY 2026 END OF YEAR ORIGINAL LOT TRANSFER	\$ 250,000
8	TRANSFER FROM LOT FUND	\$ 1,038,600
9	URA FUNDING	\$ 6,518,845
10	TOTAL REVENUE	\$ 8,970,845
11	EXPENDITURES	
12	DOWNTOWN CORE SIDEWALK (P)	\$ 900,000
13	PAVEMENT MANAGEMENT PROG (P)	\$ 2,000,000
14	POWER LINE UNDERGROUNDING (P)	\$ 150,000
15	FOREST SERVICE PARK COMMUNITY BUILDING	\$ 350,000
16	TECHNOLOGY UPGRADES/REPLACEMENT	\$ 65,000
17	SUSTAINABILITY INFRASTRUCTURE	\$ 50,000
18	REPLACE CITY TRASH CANS	\$ 10,000
19	TASERS	\$ 7,000
20	SH-75 PATHWAY CONSTRUCTION	\$ 500,000
21	ZAMBONI (USED)	\$ 60,000
22	TOOL CAT/BOBCAT REPLACEMENT (STREETS)	\$ 90,000
23	CRACK SEALER REPLACEMENT	\$ 100,000
24	MOWER REPLACEMENT (ADDED TO 2026 CARRY-OVER)	\$ 70,000
25	YMCA PARKING PHASE 2	\$ 800,000
26	SNOW BLOWER	\$ 818,845
27	HOUSING PROPERTY ACQUISITION	\$ 3,000,000
28	TOTAL EXPENDITURES	\$ 8,970,845
29	ANNUAL NET POSITION	\$ -



CIP FY2027 Revenue

Revenues	FY 2027
Idaho Power Franchise Fee	\$300,000
Interest Earnings	\$25,000
Transfer from General Fund	\$ -
CIP Fund Balance (FY2026 Carry-Over)	\$338,400
FY 2026 End of Year GF Transfer	\$500,000
FY 2026 End of Year Original LOT Transfer	\$250,000
Transfer from Original LOT Fund	\$1,038,600
KURA Funding	\$6,518,845
Total Revenue	\$8,970,845

- Pavement Management Program
 - Funded in FY 2027, concerns going forward
- Reliance on One-time Funds
 - FY 2026 CIP fund balance carry-over (\$328,400)
 - FY 2026 End of Year Commitments
 - One-time General Fund and Original LOT balance transfers (\$500,000 & \$250,000, respectively)
- Planned Original LOT transfer (\$1,038,600)
- Significant KURA funding (draft)
 - Pending KURA review & approval



CIP FY2027 Expenses

Expenditures	FY 2027
Downtown Core Sidewalk (P)	\$900,000
Pavement Management (P)	\$2,000,000
Power Line Undergrounding (P)	\$150,000
Forest Service Park Community Building	\$350,000
Technology Upgrades/Replacement	\$65,000
Sustainability Infrastructure	\$50,000
Replace City Trash Cans	\$10,000
Tasers	\$7,000
SH-75 Pathway Construction	\$500,000
Zamboni (Used)	\$60,000
Tool Cat/Bobcat Replacement (Streets)	\$90,000
Crack Sealer Replacement	\$100,000
Mower Replacement (FY2026 Carry-Over)	\$70,000
YMCA Parking Phase 2	\$800,000
Snow Blower	\$818,845
Housing Property Acquisition	\$3,000,000
Total	\$8,970,845

- Proposed KURA expenses (pending KURA Board Approval)
 - Sidewalks
 - Power undergrounding
 - Highway 75
 - Snowblower
 - Housing
- See handout for further breakdown of expenses



CIP 5-Year Forecast

• See handout

	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
REVENUE					
1 IDAHO POWER FRANCHISE	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
2 INTEREST EARNINGS	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
3 TRANSFER FROM GENERAL FUND	TBD	TBD	TBD	\$ 600,000	\$ 600,000
4 TRANSFER FROM LOT FUND	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
5 URA FUNDING	\$ 2,130,000	\$ 4,080,000	\$ 1,080,000		
TOTAL REVENUE	\$ 3,455,000	\$ 5,405,000	\$ 2,405,000	\$ 1,925,000	\$ 1,925,000
EXPENDITURES					
9 DOWNTOWN CORE SIDEWALK (P)	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000
10 PAVEMENT MANAGEMENT PROG (P)	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
11 POWER LINE UNDERGROUNDING (P)	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000
12 TECHNOLOGY UPGRADES/REPLACEMENT	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000
13 SUSTAINABILITY INFRASTRUCTURE	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
14 VAC TRUCK SWEEPER	\$ 500,000				
15 MINI SWEEPER (FACILITIES)	\$ 150,000				
16 REPLACEMENT DUMP TRUCK (STREETS)	\$ 300,000			\$ 350,000	
17 00' FLAT BED REPLACEMENT (STREETS)	\$ 70,000				
18 HOT PATCHER REPLACEMENT	\$ 100,000				
19 BIKE/PEP NETWORK PHASED IMPLEMENTATION*	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
20 REPLACE CITY TRASH CANS		\$ 10,000		\$ 10,000	
21 TASERS		\$ 7,000		\$ 7,000	
22 POLICE VEHICLE REPLACEMENT (SAVINGS USED IN 2026)		\$ 90,000		\$ 90,000	
23 HOUSING PROPERTY ACQUISITION		\$ 3,000,000			
24 SADDLE & SH-75 UNDERGROUND PATHWAY (GRANT ASSUMPTION)		\$ 2,000,000			
25 LOADER REPLACEMENT (STREETS)		\$ 550,000			\$ 600,000
26 WARM SPRINGS/LEWIS ROUNDABOUT (GRANT ASSUMPTION)		TBD	TBD	TBD	TBD
27 VEHICLE REPLACEMENT (STREETS)		\$ 75,000	\$ 75,000		
28 PLOW REPLACEMENT (STREETS)				\$ 600,000	
29 RIFLE REPLACEMENT (MOVE TO 2026)					\$ 18,000
TOTAL EXPENDITURES	\$ 4,615,000	\$ 9,227,000	\$ 3,570,000	\$ 4,552,000	\$ 4,113,000
ANNUAL NET POSITION	\$ (1,160,000)	\$ (3,822,000)	\$ (1,165,000)	\$ (2,627,000)	\$ (2,188,000)



CIP 5-Year Revenue

Revenues	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Idaho Power Franchise Fee	\$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	\$600,000	\$600,000
Transfer from Original LOT Fund	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
KURA Funding	\$2,130,000	\$4,080,000	\$1,080,000	\$ -	\$ -
Total	\$3,455,000	\$5,405,000	\$2,405,000	\$1,925,000	\$1,925,000

- Current funding scenario is insufficient for expenses
- Average \$2.2M deficit/year
- No KURA funding in FY 2031 – 2032
- Assumed \$600,000 for General Fund transfer starting in FY 2031 (as result of KURA sunset)



CIP 5-Year Expenses

Expenditures	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Downtown Core Sidewalk (P)	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000
Pavement Management (P)	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000
Power Line Undergrounding (P)	\$180,000	\$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
Vac Truck Sweeper	\$500,000				
Mini Sweeper (Facilities)	\$150,000				
Replacement Dump Truck (Streets)	\$300,000			\$350,000	
Flatbed Replacement (Streets)	\$70,000				
Hot Patcher Replacement	\$100,000				
Bike/Ped Network Phased Implementation	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
Replace City Trash Cans		\$10,000		\$10,000	
Tasers		\$7,000		\$7,000	
Police Vehicle Replacement (FY 2026 Savings)		\$90,000		\$90,000	
Housing Property Acquisition		\$3,000,000			
Saddle & SH-75 Underground Pathway		\$2,000,000			
Loader Replacement (Streets)		\$550,000			\$600,000
Warm Springs/Lewis Roundabout (Grant Assumption)		TBD	TBD	TBD	TBD
Vehicle Replacement (Streets)		\$75,000	\$75,000		
Plow Replacement (Streets)				\$600,000	
Rifle Replacement					\$18,000
Total	\$4,615,000	\$9,227,000	\$3,570,000	\$4,552,000	\$4,113,000

- Holds sidewalks at \$900/year (KURA funds FY 2028 – 2030)
- Holds streets at \$2M/year
- Assumes static Original LOT transfer of \$1M/year
- Estimated \$600k General Fund transfer starting in FY 2031 (KURA sunset)



CIP 5-Year Net Position

Line Item	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Revenue	\$3,455,000	\$5,405,000	\$2,405,000	\$1,925,000	\$1,925,000
Expenditures	\$4,615,000	\$9,227,000	\$3,570,000	\$4,552,000	\$4,113,000
Net Position	(\$1,160,000)	(\$3,822,000)	(\$1,165,000)	(\$2,627,000)	(\$2,188,000)

- Average \$2.2M deficit/year
- No KURA funding in FY 2031 - 2032



Council Direction/Discussion

- Projects Missing?
- Projects you don't support?
- Projects to progress to planning stage?
- Any other issues/comments?

- Building Demo on Main Street?
 - Facilitate New Sidewalk



Council Direction Urgent Planning Items

- Building Demo on Main Street?
 - Facilitate New Sidewalk
- Stop Signs
 - Public Engagement May
- Bike/Ped
 - Public Engagement may
 - Short-term focus
 - Neighborhood Connections (6th St, Leadville, WS)
 - 4th St. (repair & maintenance, east of Main Street)

**GENERAL CIP FUND
FY 2027 ANNUAL CIP**

	FY 2027
1 REVENUE	
2 IDAHO POWER FRANCHISE	\$ 300,000
3 INTEREST EARNINGS	\$ 25,000
4 TRANSFER FROM GENERAL FUND	\$ -
5 CIP FUND BALANCE (CARRY-FORWARD)	\$ 338,400
6 FY 2026 END OF YEAR GENERAL FUND TRANSFER	\$ 500,000
7 FY 2026 END OF YEAR ORIGINAL LOT TRANSFER	\$ 250,000
8 TRANSFER FROM LOT FUND	\$ 1,038,600
9 URA FUNDING	<u>\$ 6,518,845</u>
10 TOTAL REVENUE	\$ 8,970,845
11 EXPENDITURES	
12 DOWNTOWN CORE SIDEWALK (P)	\$ 900,000
13 PAVEMENT MANAGEMENT PROG (P)	\$ 2,000,000
14 POWER LINE UNDERGROUNDING (P)	\$ 150,000
15 FOREST SERVICE PARK COMMUNITY BUILDING	\$ 350,000
16 TECHNOLOGY UPGRADES/REPLACEMENT	\$ 65,000
17 SUSTAINABILITY INFRASTRUCTURE	\$ 50,000
18 REPLACE CITY TRASH CANS	\$ 10,000
19 TASERS	\$ 7,000
20 SH-75 PATHWAY CONSTRUCTION	\$ 500,000
21 ZAMBONI (USED)	\$ 60,000
22 TOOL CAT/BOBCAT REPLACEMENT (STREETS)	\$ 90,000
23 CRACK SEALER REPLACEMENT	\$ 100,000
24 MOWER REPLACEMENT (ADDED TO 2026 CARRY-OVER)	\$ 70,000
25 YMCA PARKING PHASE 2	\$ 800,000
26 SNOW BLOWER	\$ 818,845
27 HOUSING PROPERTY ACQUISITION	<u>\$ 3,000,000</u>
28 TOTAL EXPENDITURES	\$ 8,970,845
29 ANNUAL NET POSITION	\$ -

GENERAL CIP FUND
5-YEAR CIP
FY 2028 - 2032

	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
1 REVENUE					
2 IDAHO POWER FRANCHISE	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
3 INTEREST EARNINGS	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
4 TRANSFER FROM GENERAL FUND	TBD	TBD	TBD	\$ 600,000	\$ 600,000
5 TRANSFER FROM LOT FUND	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
6 URA FUNDING	\$ 2,130,000	\$ 4,080,000	\$ 1,080,000		
7 TOTAL REVENUE	\$ 3,455,000	\$ 5,405,000	\$ 2,405,000	\$ 1,925,000	\$ 1,925,000
8 EXPENDITURES					
9 DOWNTOWN CORE SIDEWALK (P)	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000
10 PAVEMENT MANAGEMENT PROG (P)	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
11 POWER LINE UNDERGROUNDING (P)	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000
12 TECHNOLOGY UPGRADES/REPLACEMENT	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000
13 SUSTAINABILITY INFRASTRUCTURE	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
14 VAC TRUCK SWEEPER	\$ 500,000				
15 MINI SWEEPER (FACILITIES)	\$ 150,000				
16 REPLACEMENT DUMP TRUCK (STREETS)	\$ 300,000			\$ 350,000	
17 00' FLAT BED REPLACEMENT (STREETS)	\$ 70,000				
18 HOT PATCHER REPLACEMENT	\$ 100,000				
19 BIKE/PED NETWORK PHASED IMPLEMENTATION*	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
20 REPLACE CITY TRASH CANS		\$ 10,000		\$ 10,000	
21 TASERS		\$ 7,000		\$ 7,000	
22 POLICE VEHICLE REPLACEMENT (SAVINGS USED IN 2026)		\$ 90,000		\$ 90,000	
23 HOUSING PROPERTY ACQUISTION		\$ 3,000,000			
24 SADDLE & SH-75 UNDERGROUND PATHWAY (GRANT ASSUMPTION)		\$ 2,000,000			
25 LOADER REPLACEMENT (STREETS)		\$ 550,000			\$ 600,000
26 WARM SPRINGS/LEWIS ROUNDABOUT (GRANT ASSUMPTION)		TBD	TBD	TBD	TBD
27 VEHICLE REPLACEMENT (STREETS)		\$ 75,000	\$ 75,000		
28 PLOW REPLACEMENT (STREETS)				\$ 600,000	
29 RIFLE REPLACEMENT (MOVE TO 2026)					\$ 18,000
30 TOTAL EXPENDITURES	\$ 4,615,000	\$ 9,227,000	\$ 3,570,000	\$ 4,552,000	\$ 4,113,000
31 ANNUAL NET POSITION	\$ (1,160,000)	\$ (3,822,000)	\$ (1,165,000)	\$ (2,627,000)	\$ (2,188,000)

* Neighborhood (2nd, 6th, Leadville, Warms Springs) / 4th St / North South New Connections



YMCA | Parking Plan Update

- Recap of 2019 parking agreement
- Overview of Mayor's recommendation and other option(s)
- Other considerations
 - Public Art/History site
 - Future housing
- KURA joint meeting (April 16 Strategic Session)
 - URA has budgeted for the project

KURA YMCA Expansion



2019 Agreement Vicinity map



Expansion rendering
P&Z design review scheduled for May

KURA YMCA Expansion

2019 Agreement | City obligation = 150 on-site and 50 adjacent



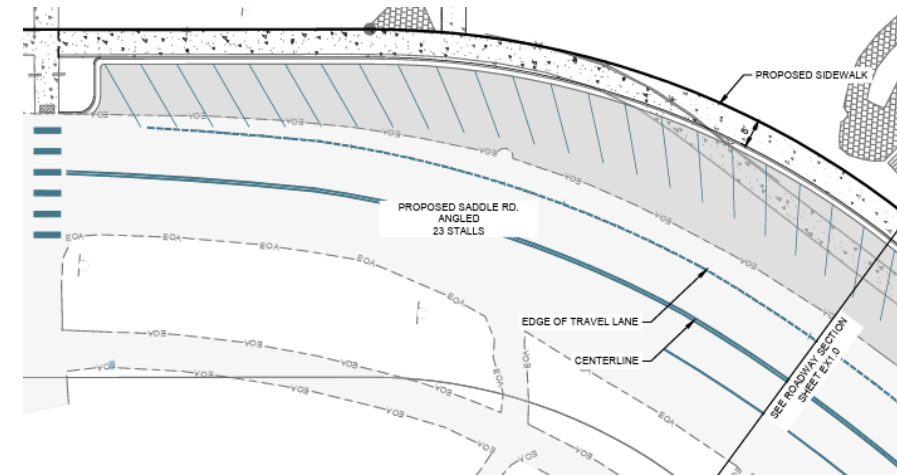
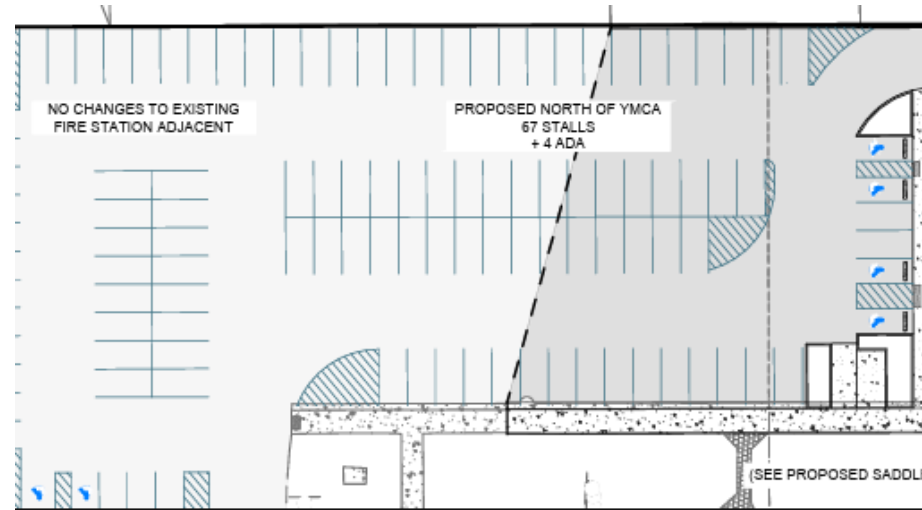
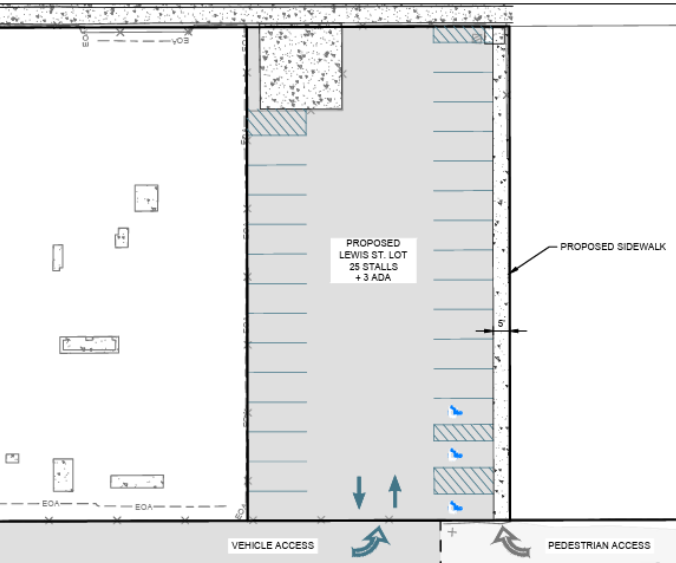
Exhibit A: Vicinity includes Rotary Park and Warm Springs Rd



Exhibit B: Prior expansion, on-site location(s) for 100 stalls



Exhibit C: Post expansion, on-site location(s) for 150 stalls



Lewis Lot
28



Station Adjacent
43



Main Lot
71



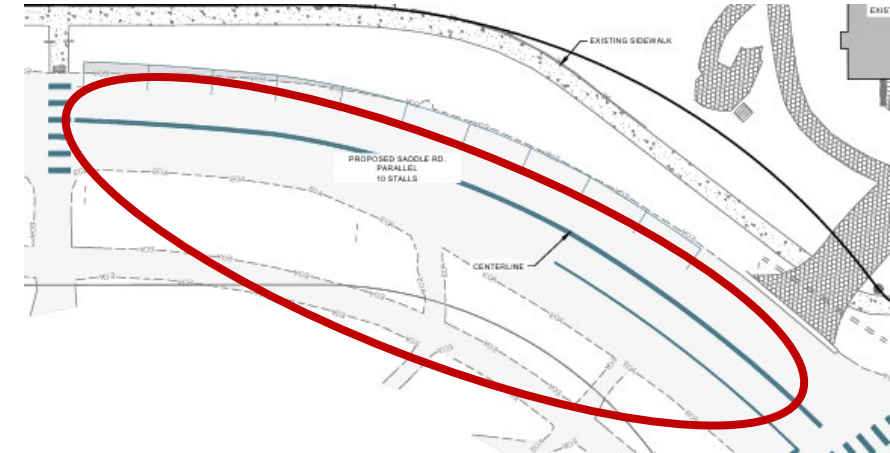
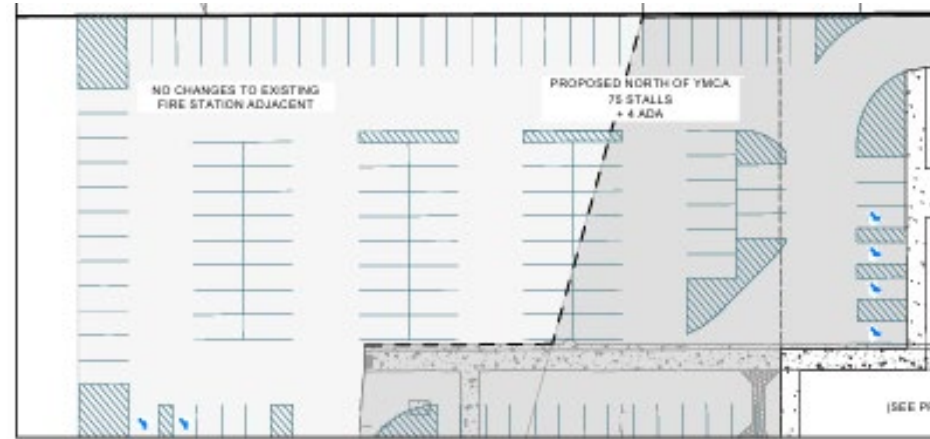
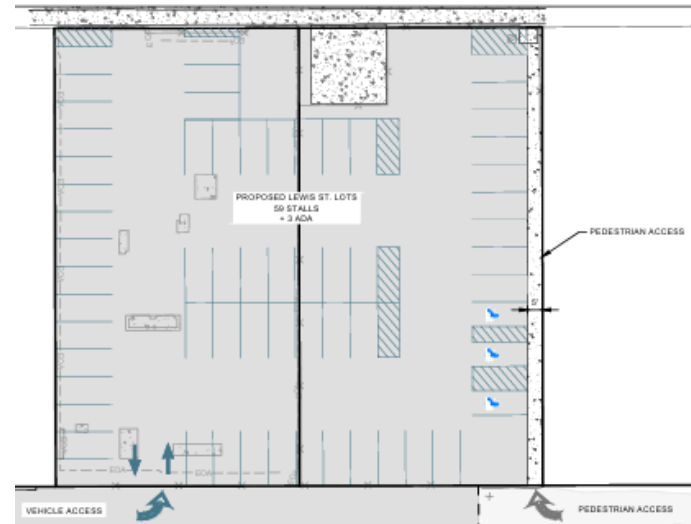
Existing South
46



Saddle
23

TOTAL = 211

KURA Option 2



Lewis Lot
62

+

Station Adjacent
43

+

Main Lot
79

+

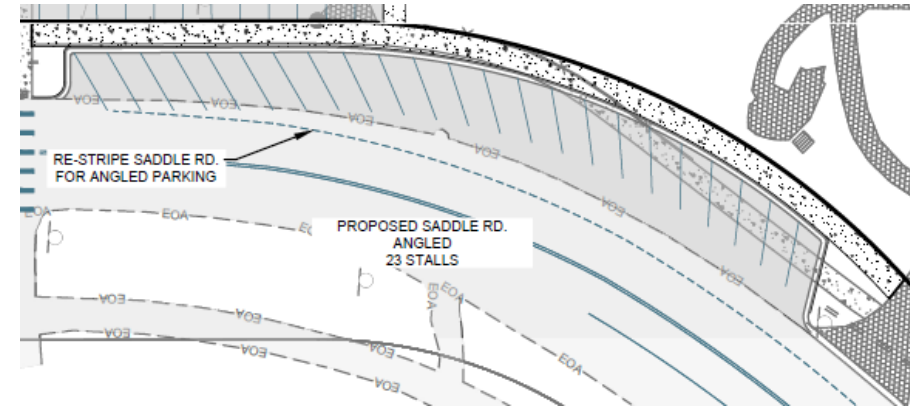
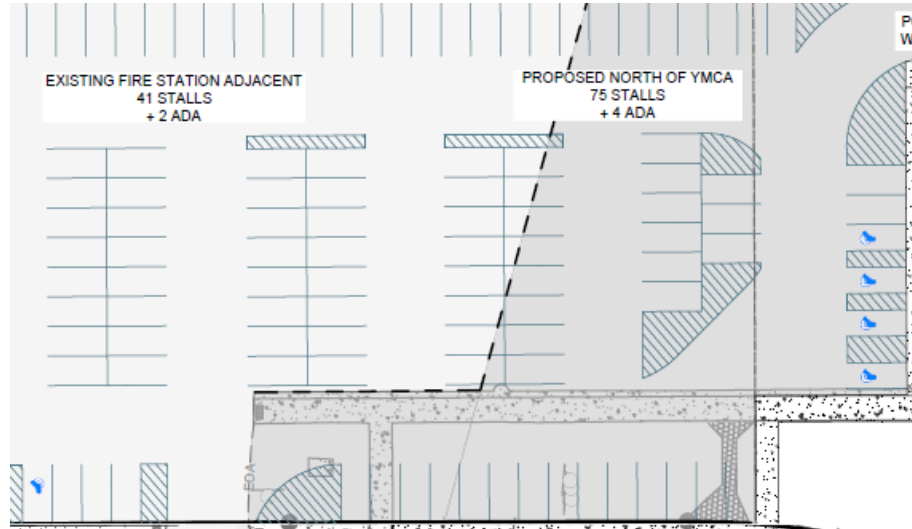
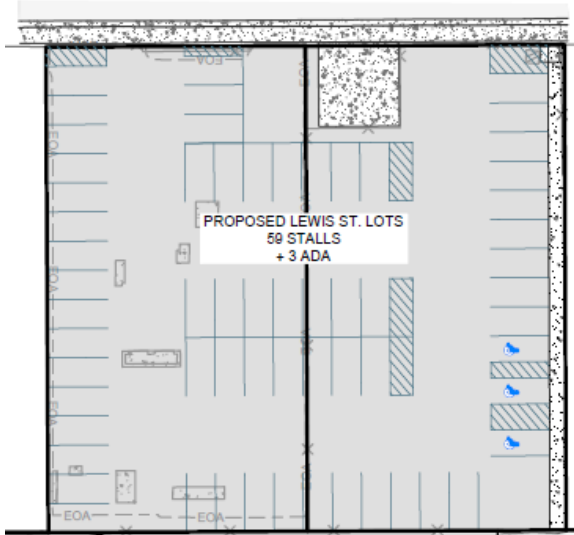
Existing South
46

+

Saddle
10

TOTAL = 240

KURA Option "3"



Lewis Lots
61



Station Adjacent
43



Main Lot
79



Existing South
46



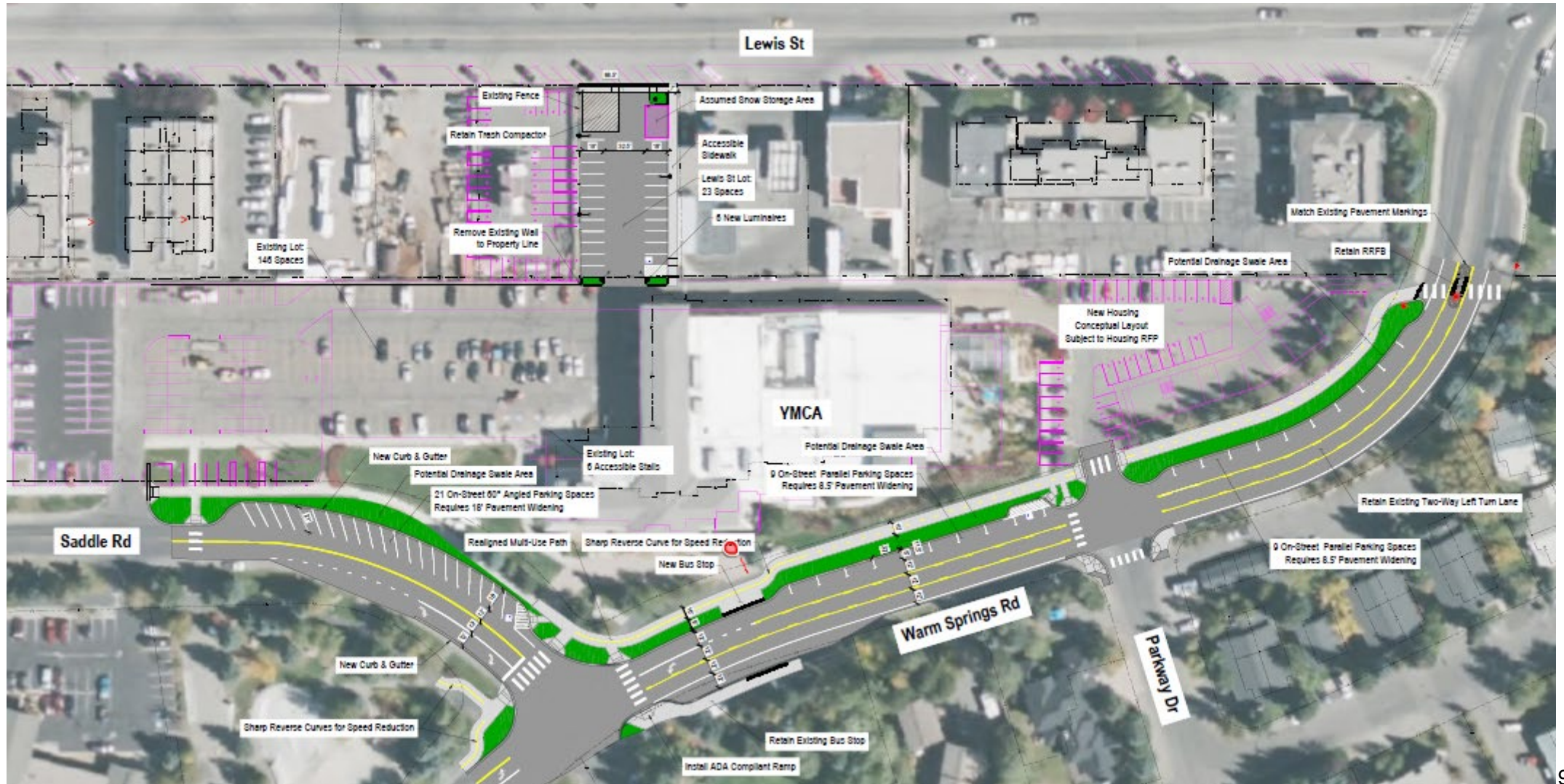
Saddle
23

TOTAL = 252

KURA Angled Parking

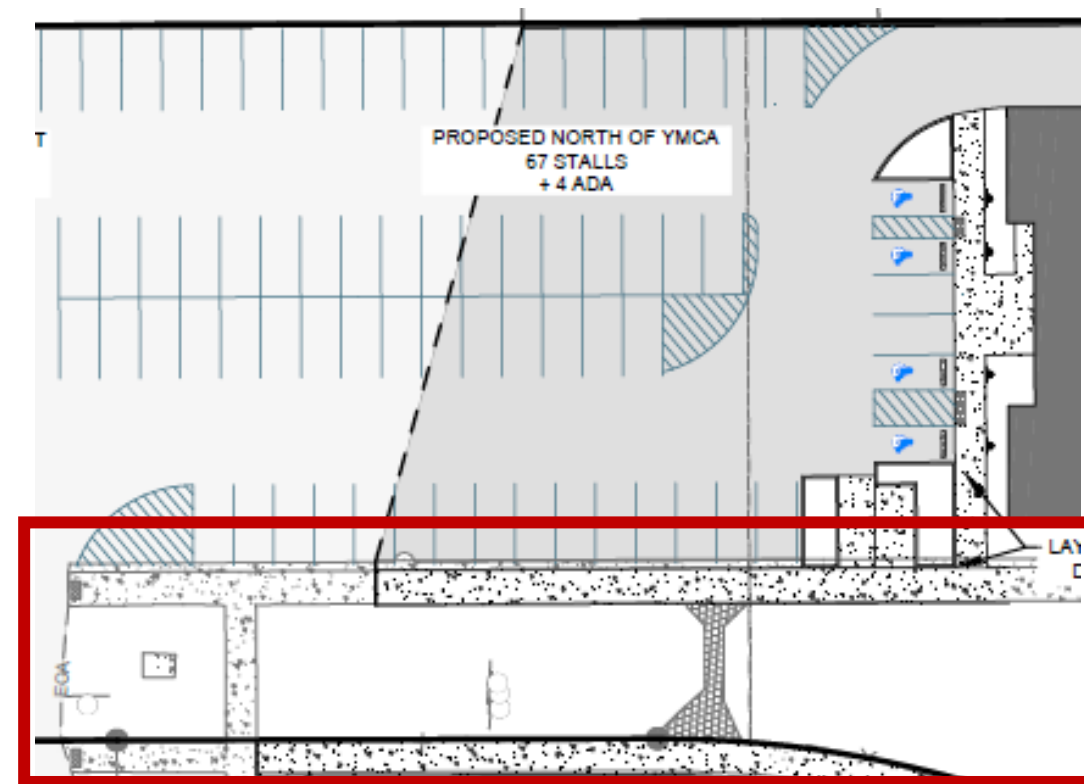
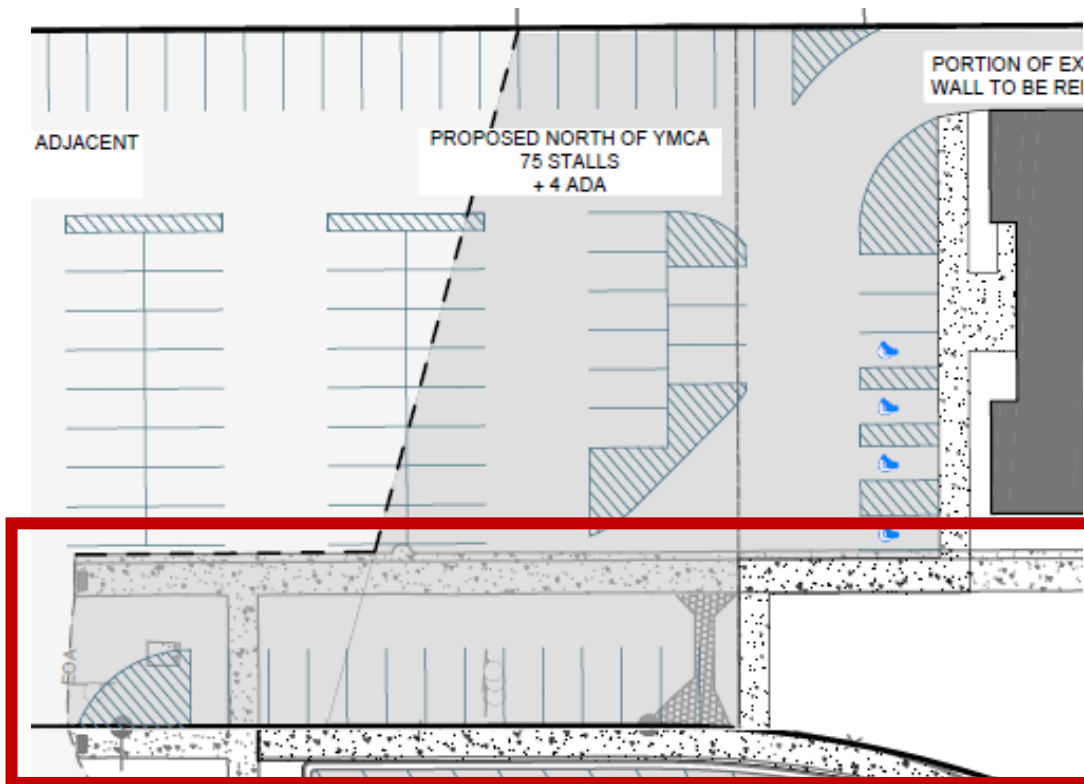


KURA Other site options



KURA Hot Topics

- Preserving Ketchum character
 - *Idaho Columns* (Kagan memorial)
 - Rail/stockyard site



- Preserve opportunity for **future housing** onsite
 - South lot (~25 units)
 - Lewis lots (following zoning changes)

Option #2
TOTAL= 240
- 46

- Options:
- Warm Springs Road ~18
 - Lewis Street (on-street)
 - Rotary Park



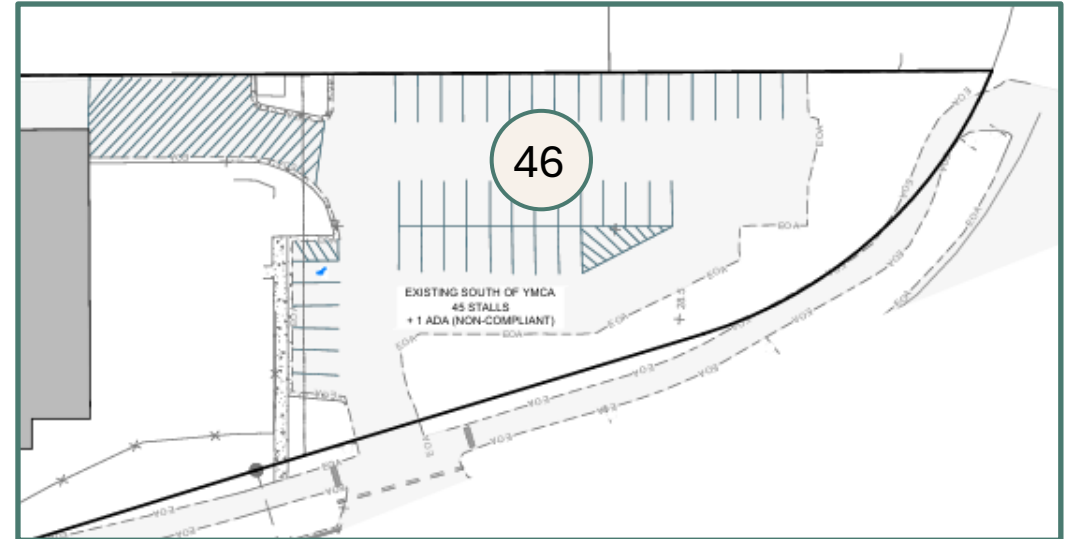
TOTAL ~ 212

Option #1
TOTAL = 211
- 46

- Options:
- Warm Springs Road ~18
 - Fire Training lot ~25
 - Lewis Street (on-street)
 - Rotary Park



TOTAL ~ 208



The slide features a dark teal background with a semi-transparent image of a mountain range and a town. The KURA logo is in the top left, with 'KURA' in black and green, and 'Recommended timing' in white text to its right.

KURA Recommended timing

- Based on final Council and URA direction
 - Cleanup recycling lot and road-mix on Saddle – Summer 2026
 - Permanent installation – coordinate with YMCA on best time with their construction



Council Questions/Direction



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

No motion is requested at this time. Mayor and Council discussion and direction is needed to further the FY 2027 Budget Development process.

Reasons for Recommendation/Background:

The CIP has been a focus and consistent topic for over a year. The purpose of this discussion is to align the priorities of Mayor and City Council to the FY 2027 “starting point” project list as well as align those priorities to the “out years” (FY 2028 – FY 2032). This is the first discussion leading to a final FY 2027 list and an approved print version of the 5-Year list at the May 14, 2026, City Council meeting.

Staff will produce a draft project list as a result of the April 9, 2026, meeting and take that to the KURA board for input. The City’s CIP is heavily dependent on the partnership, and the KURA board input may alter what projects will be tied to their funding.

After KURA board input, a new draft will be sent to Mayor and City Council in preparation for the May 14, 2026, City Council meeting and final approval for the FY 2027 project list and preliminary approval for the “out years” (FY 2028 – FY 2032).

Sustainability Impact:

The FY 2027 Budget “Starting Point” maintains the partnership with the County regarding sustainability (~\$135k).

Financial Impact:

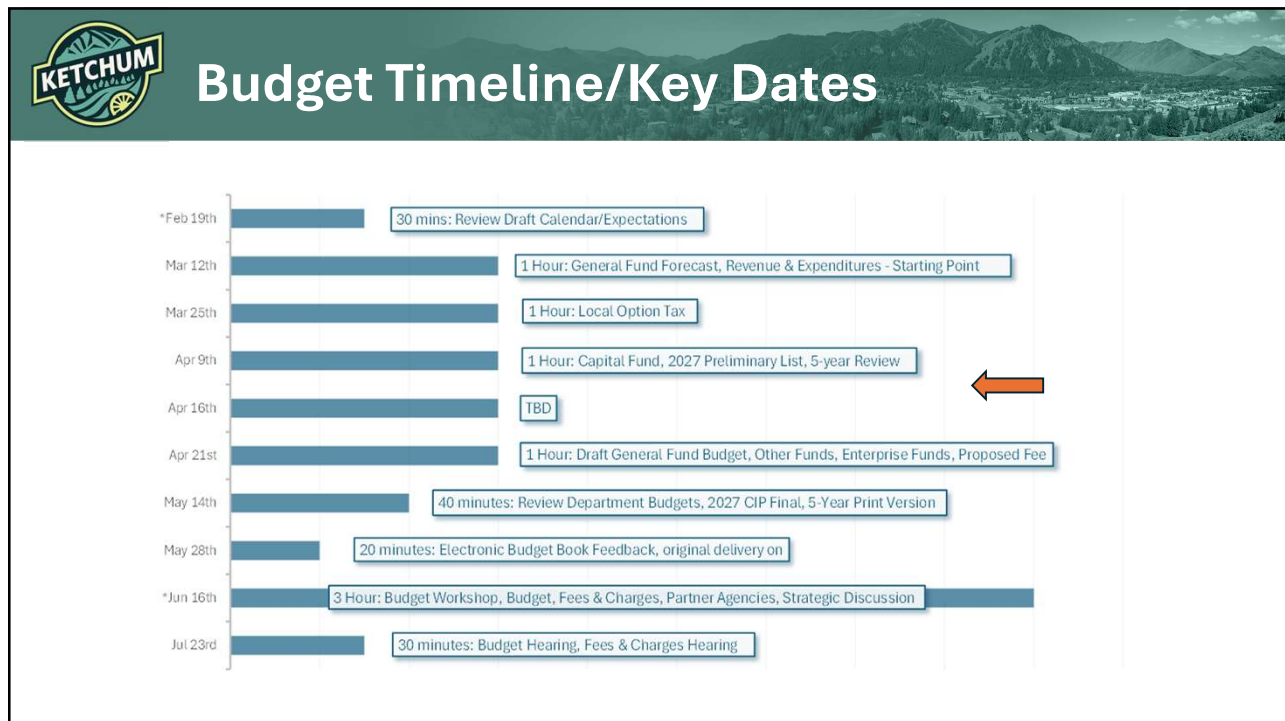
No financial impact at this time. However, resulting decisions will culminate in a proposed FY 2027 budget document, budget workshop, and budget hearing.

Attachments:

- 1. CIP Slide Deck
- 2. CIP Attachments/Handouts



FY 2027 Budget Development/Strategic Planning Capital Improvement Plan (CIP)





What have we heard?

Council Direction : “Needs Versus Wants”

- Streets repair/maintenance
- Equipment replacement
- Frugality regarding enhancements



CIP FY2027

- See handout

	FY 2027
1 REVENUE	
2 IDAHO POWER FRANCHISE	\$ 300,000
3 INTEREST EARNINGS	\$ 25,000
4 TRANSFER FROM GENERAL FUND	\$ -
5 CIP FUND BALANCE (CARRY-FORWARD)	\$ 338,400
6 FY 2026 END OF YEAR GENERAL FUND TRANSFER	\$ 500,000
7 FY 2026 END OF YEAR ORIGINAL LOT TRANSFER	\$ 250,000
8 TRANSFER FROM LOT FUND	\$ 1,038,600
9 URA FUNDING	<u>\$ 5,718,845</u>
10 TOTAL REVENUE	\$ 8,170,845
11 EXPENDITURES	
12 DOWNTOWN CORE SIDEWALK (P)	\$ 900,000
13 PAVEMENT MANAGEMENT PROG (P)	\$ 2,000,000
14 POWER LINE UNDERGROUNDING (P)	\$ 150,000
15 FOREST SERVICE PARK COMMUNITY BUILDING	\$ 350,000
16 TECHNOLOGY UPGRADES/REPLACEMENT	\$ 65,000
17 SUSTAINABILITY INFRASTRUCTURE	\$ 50,000
18 REPLACE CITY TRASH CANS	\$ 10,000
19 TASERS	\$ 7,000
20 SH 75 PATHWAY CONSTRUCTION	\$ 500,000
21 ZAMBONI (USED)	\$ 60,000
22 TOOL CAT/BOBCAT REPLACEMENT (STREETS)	\$ 90,000
23 CRACK SEALER REPLACEMENT	\$ 100,000
24 MOWER REPLACEMENT (ADDED TO 2026 CARRY-OVER)	\$ 70,000
25 SNOW BLOWER	\$ 818,845
26 HOUSING PROPERTY ACQUISITION	<u>\$ 3,000,000</u>
27 TOTAL EXPENDITURES	\$ 8,170,845
28 ANNUAL NET POSITION	\$ -



CIP FY2027 Revenue

Revenues	FY 2027
Idaho Power Franchise Fee	\$300,000
Interest Earnings	\$25,000
Transfer from General Fund	\$ -
CIP Fund Balance (FY2026 Carry-Over)	\$338,400
FY 2026 End of Year GF Transfer	\$500,000
FY 2026 End of Year Original LOT Transfer	\$250,000
Transfer from Original LOT Fund	\$1,038,600
KURA Funding	\$5,718,845
Total Revenue	\$8,170,845


- Pavement Management Program
 - Funded in FY 2027, concerns going forward
- Reliance on One-time Funds
 - FY 2026 CIP fund balance carry-over (\$328,400)
 - FY 2026 End of Year Commitments
 - One-time General Fund and Original LOT balance transfers (\$500,000 & \$250,000, respectively)
- Planned Original LOT transfer (\$1,038,600)
- Significant KURA funding (draft)
 - Pending KURA review & approval



CIP FY2027 Expenses

Expenditures	FY 2027
Downtown Core Sidewalk (P)	\$900,000
Pavement Management (P)	\$2,000,000
Power Line Undergrounding (P)	\$150,000
Forest Service Park Community Building	\$350,000
Technology Upgrades/Replacement	\$65,000
Sustainability Infrastructure	\$50,000
Replace City Trash Cans	\$10,000
Tasers	\$7,000
SH-75 Pathway Construction	\$500,000
Zamboni (Used)	\$60,000
Tool Cat/Bobcat Replacement (Streets)	\$90,000
Crack Sealer Replacement	\$100,000
Mower Replacement (FY2026 Carry-Over)	\$70,000
Snow Blower	\$818,845
Housing Property Acquisition	\$3,000,000
Total	\$8,170,845


- Proposed KURA expenses (pending KURA Board Approval)
 - Sidewalks
 - Power undergrounding
 - Highway 75
 - Snowblower
 - Housing
- See handout for further breakdown of expenses



CIP 5-Year Forecast

• See handout


	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
REVENUE					
1 IDAHO POWER FRANCHISE	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
2 INTEREST EARNINGS	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
3 TRANSFER FROM GENERAL FUND	TBD	TBD	TBD	\$ 600,000	\$ 600,000
4 TRANSFER FROM LOT FUND	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
5 URA FUNDING	\$ 2,130,000	\$ 4,880,000	\$ 1,080,000		
TOTAL REVENUE	\$ 3,455,000	\$ 6,205,000	\$ 2,405,000	\$ 1,925,000	\$ 1,925,000
EXPENDITURES					
6 DOWNTOWN CORE SIDEWALK (P)	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000
7 PAVEMENT MANAGEMENT PROG (P)	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
8 POWER LINE UNDERGROUNDING (P)	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000
9 TECHNOLOGY UPGRADES/REPLACEMENT	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000
10 SUSTAINABILITY INFRASTRUCTURE	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
11 VAC TRUCK SWEEPER	\$ 500,000				
12 MINI SWEEPER (FACILITIES)	\$ 150,000				
13 REPLACEMENT DUMP TRUCK (STREETS)	\$ 300,000			\$ 350,000	
14 00' FLAT BED REPLACEMENT (STREETS)	\$ 70,000				
15 HOT PATCHER REPLACEMENT	\$ 100,000				
16 BIKE/PEDESTRIAN PHASED IMPLEMENTATION*	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
17 REPLACE CITY TRASH CANS	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
18 TASERS	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000
19 POLICE VEHICLE REPLACEMENT (SAVINGS USED IN 2026)	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000
20 HOUSING PROPERTY ACQUISITION	\$ 3,000,000				
21 YMCA PARKING PHASE 2 (PUSHED TO 2029)	\$ 800,000				
22 SADDLE & SH-75 UNDERGROUND PATHWAY (GRANT ASSUMPTION)	\$ 2,000,000				
23 LOADER REPLACEMENT (STREETS)	\$ 550,000				\$ 600,000
24 WARM SPRINGS/LEWIS ROUNDABOUT (GRANT ASSUMPTION)	TBD	TBD	TBD	TBD	TBD
25 VEHICLE REPLACEMENT (STREETS)	\$ 75,000	\$ 75,000			
26 PLOW REPLACEMENT (STREETS)				\$ 600,000	
27 RIFLE REPLACEMENT (MOVE TO 2026)					\$ 18,000
TOTAL EXPENDITURES	\$ 4,615,000	\$ 10,027,000	\$ 3,570,000	\$ 4,552,000	\$ 4,113,000
ANNUAL NET POSITION	\$ (1,160,000)	\$ (3,822,000)	\$ (1,165,000)	\$ (2,627,000)	\$ (2,188,000)



CIP 5-Year Revenue

Revenues	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Idaho Power Franchise Fee	\$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	\$600,000	\$600,000
Transfer from Original LOT Fund	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
KURA Funding	\$2,130,000	\$4,880,000	\$1,080,000	\$ -	\$ -
Total	\$3,455,000	\$6,205,000	\$2,405,000	\$1,925,000	\$1,925,000

- Current funding scenario is insufficient for expenses
- Average \$2.2M deficit/year
- No KURA funding in FY 2031 – 2032
- Assumed \$600,000 for General Fund transfer starting in FY 2031 (as result of KURA sunset)



CIP 5-Year Expenses

Expenditures	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Downtown Core Sidewalk (P)	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000
Pavement Management (P)	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000
Power Line Undergrounding (P)	\$180,000	\$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
Vac Truck Sweeper	\$500,000				
Mini Sweeper (Facilities)	\$150,000				
Replacement Dump Truck (Streets)	\$300,000			\$350,000	
Flatbed Replacement (Streets)	\$70,000				
Hot Patcher Replacement	\$100,000				
Bike/Ped Network Phased Implementation	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
Replace City Trash Cans		\$10,000		\$10,000	
Tasers		\$7,000		\$7,000	
Police Vehicle Replacement (FY 2026 Savings)		\$90,000		\$90,000	
Housing Property Acquisition		\$3,000,000			
YMCA Parking Phase 2		\$800,000			
Saddle & SH-75 Underground Pathway		\$2,000,000			
Loader Replacement (Streets)		\$550,000			\$600,000
Warm Springs/Lewis Roundabout (Grant Assumption)		TBD	TBD	TBD	TBD
Vehicle Replacement (Streets)		\$75,000	\$75,000		
Plow Replacement (Streets)				\$600,000	
Rifle Replacement					\$18,000
Total	\$4,615,000	\$10,027,000	\$3,570,000	\$4,552,000	\$4,113,000

- Holds sidewalks at \$900/year (KURA funds FY 2028 – 2030)
- Holds streets at \$2M/year
- Assumes static Original LOT transfer of \$1M/year
- Estimated \$600k General Fund transfer starting in FY 2031 (KURA sunset)



CIP 5-Year Net Position

Line Item	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Revenue	\$3,455,000	\$6,205,000	\$2,405,000	\$1,925,000	\$1,925,000
Expenditures	\$4,615,000	\$10,027,000	\$3,570,000	\$4,552,000	\$4,113,000
Net Position	(\$1,160,000)	(\$3,822,000)	(\$1,165,000)	(\$2,627,000)	(\$2,188,000)

- Average \$2.2M deficit/year
- No KURA funding in FY 2031 - 2032



Council Direction/Discussion

- Projects Missing?
- Projects you don't support?
- Projects to progress to planning stage?
- Any other issues/comments?

**GENERAL CIP FUND
FY 2027 ANNUAL CIP**

	FY 2027
1 REVENUE	
2 IDAHO POWER FRANCHISE	\$ 300,000
3 INTEREST EARNINGS	\$ 25,000
4 TRANSFER FROM GENERAL FUND	\$ -
5 CIP FUND BALANCE (CARRY-FORWARD)	\$ 338,400
6 FY 2026 END OF YEAR GENERAL FUND TRANSFER	\$ 500,000
7 FY 2026 END OF YEAR ORIGINAL LOT TRANSFER	\$ 250,000
8 TRANSFER FROM LOT FUND	\$ 1,038,600
9 URA FUNDING	<u>\$ 5,718,845</u>
10 TOTAL REVENUE	\$ 8,170,845
11 EXPENDITURES	
12 DOWNTOWN CORE SIDEWALK (P)	\$ 900,000
13 PAVEMENT MANAGEMENT PROG (P)	\$ 2,000,000
14 POWER LINE UNDERGROUNDING (P)	\$ 150,000
15 FOREST SERVICE PARK COMMUNITY BUILDING	\$ 350,000
16 TECHNOLOGY UPGRADES/REPLACEMENT	\$ 65,000
17 SUSTAINABILITY INFRASTRUCTURE	\$ 50,000
18 REPLACE CITY TRASH CANS	\$ 10,000
19 TASERS	\$ 7,000
20 SH-75 PATHWAY CONSTRUCTION	\$ 500,000
21 ZAMBONI (USED)	\$ 60,000
22 TOOL CAT/BOBCAT REPLACEMENT (STREETS)	\$ 90,000
23 CRACK SEALER REPLACEMENT	\$ 100,000
24 MOWER REPLACEMENT (ADDED TO 2026 CARRY-OVER)	\$ 70,000
25 SNOW BLOWER	\$ 818,845
26 HOUSING PROPERTY ACQUISTION	<u>\$ 3,000,000</u>
27 TOTAL EXPENDITURES	\$ 8,170,845
28 ANNUAL NET POSITION	\$ -

GENERAL CIP FUND
5-YEAR CIP
FY 2028 - 2032

	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
1 REVENUE					
2 IDAHO POWER FRANCHISE	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
3 INTEREST EARNINGS	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
4 TRANSFER FROM GENERAL FUND	TBD	TBD	TBD	\$ 600,000	\$ 600,000
5 TRANSFER FROM LOT FUND	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
6 URA FUNDING	\$ 2,130,000	\$ 4,880,000	\$ 1,080,000		
7 TOTAL REVENUE	\$ 3,455,000	\$ 6,205,000	\$ 2,405,000	\$ 1,925,000	\$ 1,925,000
8 EXPENDITURES					
9 DOWNTOWN CORE SIDEWALK (P)	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000
10 PAVEMENT MANAGEMENT PROG (P)	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
11 POWER LINE UNDERGROUNDING (P)	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000
12 TECHNOLOGY UPGRADES/REPLACEMENT	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000
13 SUSTAINABILITY INFRASTRUCTURE	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
14 VAC TRUCK SWEEPER	\$ 500,000				
15 MINI SWEEPER (FACILITIES)	\$ 150,000				
16 REPLACEMENT DUMP TRUCK (STREETS)	\$ 300,000			\$ 350,000	
17 00' FLAT BED REPLACEMENT (STREETS)	\$ 70,000				
18 HOT PATCHER REPLACEMENT	\$ 100,000				
19 BIKE/PED NETWORK PHASED IMPLEMENTATION*	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
20 REPLACE CITY TRASH CANS		\$ 10,000		\$ 10,000	
21 TASERS		\$ 7,000		\$ 7,000	
22 POLICE VEHICLE REPLACEMENT (SAVINGS USED IN 2026)		\$ 90,000		\$ 90,000	
23 HOUSING PROPERTY ACQUISITION		\$ 3,000,000			
24 YMCA PARKING PHASE 2 (PUSHED TO 2029)		\$ 800,000			
25 SADDLE & SH-75 UNDERGROUND PATHWAY (GRANT ASSUMPTION)		\$ 2,000,000			
26 LOADER REPLACEMENT (STREETS)		\$ 550,000			\$ 600,000
27 WARM SPRINGS/LEWIS ROUNDABOUT (GRANT ASSUMPTION)		TBD	TBD	TBD	TBD
28 VEHICLE REPLACEMENT (STREETS)		\$ 75,000	\$ 75,000		
29 PLOW REPLACEMENT (STREETS)				\$ 600,000	
30 RIFLE REPLACEMENT (MOVE TO 2026)					\$ 18,000
31 TOTAL EXPENDITURES	\$ 4,615,000	\$ 10,027,000	\$ 3,570,000	\$ 4,552,000	\$ 4,113,000
32 ANNUAL NET POSITION	\$ (1,160,000)	\$ (3,822,000)	\$ (1,165,000)	\$ (2,627,000)	\$ (2,188,000)

* Neighborhood (2nd, 6th, Leadville, Warms Springs) / 4th St / North South New Connections

**KURA
Financial Forecast**

Version 04.14.2026

Revenue Source	FY 2025 Actual	FY 2026 Adopted Budget	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected	FY 2030 Projected
1 Undesigned Fund Balance		\$6,080,523		\$4,922,841	\$885,682	\$913,182	-\$1,519,122
2 Tax Increment Revenue	\$2,700,848	\$2,619,773	\$2,862,899	\$3,034,673	\$3,186,407	\$3,345,727	\$3,513,013
3 Property Tax Replacement	\$15,272	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
4 Penalty & Interest	\$14,604	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
5 Interest Earnings	\$225,653	\$140,000	\$140,000	\$50,000	\$20,000	\$10,000	\$5,000
6 Interest Earnings on Debt	\$25,866	\$0	\$0	\$0	\$0	\$0	\$0
7 Rent	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0
8 Refunds & Reimbursements	\$2,325	\$0	\$0	\$0	\$0	\$0	\$0
9 Total	\$2,987,569	\$2,779,773	\$3,022,899	\$3,104,673	\$3,226,407	\$3,375,727	\$3,538,013
Expenditures							
Expenditure Type	FY 2025 Actual	FY 2026 Adopted Budget	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected	FY 2030 Projected
10 Materials & Services including Other	\$136,049	\$288,100	\$288,100	\$300,000	\$300,000	\$300,000	\$300,000
11 OPA Payments	\$0	\$138,000	\$138,000	\$231,526	\$231,526	\$85,526	\$85,526
12 Housing Partnership (ARCH)				\$350,000			
13 Capital Outlay	\$1,088,019	\$2,050,000	\$2,300,000	\$5,718,845	\$2,130,000	\$4,880,000	\$1,080,000
14 Debt Service	\$541,706	\$539,481	\$539,481	\$541,461	\$537,381	\$542,506	\$541,306
15 Total	\$1,765,774	\$3,015,581	\$3,265,581	\$7,141,832	\$3,198,907	\$5,808,032	\$2,006,832
16 Net/Assumed Use of Fund Balance	\$1,221,794	-\$235,808	-\$242,682	-\$4,037,159	\$27,500	-\$2,432,304	\$1,531,182
17 FY 2025 Capital Reimbursements		\$915,000	\$915,000				
18 Projected Unassigned Fund Balance		\$4,929,715	\$4,922,841	\$885,682	\$913,182	-\$1,519,122	\$12,060

*Annual growth assumptions (revenues): FY 2026 Projection Reset and 6% increment growth thereafter
 The 6% may not be sufficient to account for large project adds
 Any unapproved OPA payments are not included above