



**KETCHUM URBAN RENEWAL AGENCY**

**Monday, June 08, 2026 at 4:00 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 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/86272590409>

Webinar ID: 862 7259 0409

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 Chair Tyler Davis-Jeffers

**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

**NEW BUSINESS:**

2. Recommendation to approve minutes of May 11, 2026, KURA Meeting - Secretary Trent Donat
3. Recommendation to approve payment of bills - Treasurer Brent Davis



4. Request for Board Direction regarding draft Fiscal Year 2027 Budget - Executive Director Jade Riley and Treasurer Brent Davis
5. Update on FY26 work plan projects - Executive Director Jade Riley and Director of Public Works Ben Whipple

**EXECUTIVE SESSION:**

6. Idaho Code 74-206(1)(c) - To acquire an interest in real property not owned by a public agency

**RETURN TO REGULAR MEETING - NEW BUSINESS:**

7. Action Item - Consideration and approval of not to exceed amount for funding of due diligence items for real property acquisition - Executive Director Jade Riley

**ADJOURNMENT:**



## Meeting Minutes of the KURA Meeting

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**Monday, May 11, 2026,**

**4:00 p.m.**

**Ketchum City Hall**

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### **CALL TO ORDER:**

Tyler Davis-Jeffers called the meeting to order. *(00:00:49 in video)*

### **ROLL CALL:**

#### **Present:**

Board Member—Casey Burke  
Board Member—Dillon Witmer  
Board Member- Mason Frederickson  
Board Member—Randy Hall  
Board Member—Tracie Smith  
Board Member—Tripp Hutchinson  
Board Chair—Tyler Davis-Jeffers

#### **Other attendees:**

Abby Germaine—KURA Attorney (remote)  
Ben Whipple—Director of Public Works  
Brent Davis—KURA Treasurer  
Jade Riley—City Administrator  
Trent Donat—City Clerk and KURA Secretary

### **COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS *(00:01:10 in video)***

#### **CONSENT CALENDAR:**

Motion to approve the minutes of April 13, 2026 *(00:01:32 in video)*

**MOVER:** Randy Hall

**SECONDER:** Tripp Hutchinson

**AYES:** Randy Hall, Tripp Hutchinson, Casey Burke, Dillon Witmer, Mason Frederickson, Tracie Smith, Tyler Davis-Jeffers

**RESULT: Motion Passes**

**Motion to approve the minutes of April 17, 2026, special joint meeting between City Council and KURA *(00:01:48 in video)***

**MOVER:** Tripp Hutchinson

**SECONDER:** Randy Hall

**AYES:** Tripp Hutchinson, Randy Hall, Casey Burke, Dillon Witmer, Mason Frederickson, Tracie Smith, Tyler Davis-Jeffers

**RESULT: Motion Passes**

**Motion to approve the payment of bills *(00:02:01 in video)***

**MOVER:** Tripp Hutchinson

**SECONDER:** Tracie Smith

**AYES:** Tripp Hutchinson, Tracie Smith, Randy Hall, Casey Burke, Dillon Witmer, Mason Frederickson, Tyler Davis-Jeffers

**RESULT: Motion Passes**

**NEW BUSINESS:**

5. Commissioner Request for Reconsideration of Harriman Hotel OPA  
Presented by: Jade Riley (00:02:15 in video)

Discussion and questions by the Board and staff (00:04:28 in video)

**Motion to request consideration for the Harriman Hotel Opa (00:09:48 in video)**

**MOVER:** Casey Burk

**SECONDER:** Tracie Smith

**AYES:** Tracie Smith, Casey Burk, Dillon Witmer, Tyler Davis-Jeffers, Mason Frederickson

**NAYS:** Tripp Hutchinson, Randy Hall

**RECUSED:** Dillon Witmer

**RESULT: Motion Passes**

Discussion and questions by the Board and staff (00:10:05 in video)

**Motion to move staff not to initiate or cease any further action and not write the draft for the OPA for the Harriman Hotel (00:18:59 in video)**

**MOVER:** Tracie Smith

**SECONDER:** Casey Burke

**AYES:** Tracie Smith, Casey Burke, Mason Frederickson, Tyler Davis-Jeffers

**NAYS:** Randy Hall, Tripp Hutchinson

**RECUSED:** Dillon Witmer

**RESULT: Motion Passes**

Items #6 and #7 were not discussed due to the motion by the Board (00:19:17 in video)

8. Updated on YMCA public parking project  
Presented by: Jade Riley (00:19:45 in video)

Discussion and questions by the Board and staff (00:24:23 in video)

**Motion to proceed with the budget for the YMCA parking expansion (00:38:48 in video)**

**MOVER:** Mason Frederickson

**SECONDER:** Tripp Hutchinson

**AYES:** Mason Frederickson, Tripp Hutchinson, Tracie Smith, Casey Burke, Randy Hall, Dillon Witmer, Tyler Davis-Jeffers

**RESULT: Motion Passes**

9. Interim Budget Request to complete power undergrounding at First & Washington public parking lot  
Presented by: Ben Whipple (00:39:04 in video)

Discussion and questions by the Board and staff (00:40:44 in video)

**Motion to approve undergrounding of existing overhead power lines within the Washington Avenue parking lot (00:43:41 in video)**

**MOVER:** Tripp Hutchinson

**SECONDER:** Randy Hall

**AYES:** Tripp Hutchinson, Randy Hall, Tracie Smith, Case Burke, Dillon Witmer, Tyler Davis-Jeffers, Mason Frederickson

**RESULT: Motion Passes**

10. FY 2027 Capital Improvement Plan Priorities  
Presented by: Brent Davis (00:43:55 in video)

Discussion and questions by the Board and staff (00:47:24 in video)

11. Questions from Board Members on current fiscal year projects  
Presented by: Jade Riley and Ben Whipple (01:02:45 in video)

Discussion and questions by the Board and staff (01:03:05 in video)

**EXECUTIVE SESSION**

12. Idaho Code 74-206(1)C)- To acquire an interest in real property not owned by a public agency

**Motion to move into Executive Session per Idaho Code 74-2061C to acquire an interest in real property not owned by a public agency (01:08:52 in video)**

**MOVER:** Tripp Hutchinson

**SECONDER:** Randy Hall

**AYES:** Tripp Hutchinson, Randy Hall, Casey Burke, Dillon Witmer, Tracie Smith, Mason Frederickson, Tyler Davis-Jeffers

**RESULT: Motion Passes**

13. Action item- Consideration of real property acquisition (01:09:42 in video)

**Motion to direct staff and legal counsel to pursue negotiation and purchase of certain real property located within the urban renewal district, and to bring back a purchase and sale agreement for the board's consideration (01:09:58 in video)**

**MOVER:** Tripp Hutchinson

**SECONDER:** Tracie Smith

**AYES:** Tripp Hutchinson, Tracie smith, Randy Hall, Casey Burke, Dillon Witmer, Mason Frederickson, Tyler Davis-Jeffers

**RESULT: Motion passes**

**Motion to Adjourn (01:00:32 in video)**

**MOVER:** Tripp Hutchinson

**SECONDER:** Casey Burke

**AYES:** Casey Burke, Tracie Smith, Randy Hall, Tripp Hutchinson, Mason Frederickson, Tyler Davis-Jeffers, Dillon Witmer

**RESULT: Adjourned**

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Tyler Davis-Jeffers, 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>			
ELAM & BURKE	221391	General Representation	4,787.00
<b>98-4410-7365 PROPERTY ACQUISITION</b>			
Blaine County Title, Inc	PSA	Earnest Money	50,000.00
<b>98-4410-8801 REIMBURSE CITY GENERAL FUND</b>			
City of Ketchum	9781	Salaries and Benefits	9,511.15
Total URBAN RENEWAL EXPENDITURES:			64,298.15
Total URBAN RENEWAL AGENCY:			64,298.15
Grand Totals:			64,298.15



## **Ketchum Urban Renewal Agency**

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

June 8, 2026

Chair and Commissioners  
Ketchum Urban Renewal Agency  
Ketchum, Idaho

### **Recommendation to Review and Provide Direction on FY 2027 KURA Budget & FY 2027- 2030 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, 2026.

Staff proposes the Board review the proposed FY 2027 budget and capital improvement plan and identify any changes. The final product will be submitted as part of the Budget Hearing on July 13, 2026.

#### Analysis

The Board will hold a Public Hearing on July 13, 2026 for the purpose of considering and adopting a final budget and making appropriations for the forthcoming fiscal year 2027. The public may appear at the hearing and be heard upon any part of the budget.

#### 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 capital improvement plan (CIP) through FY 2030 is included in the FY 2027 budget. The purpose of the CIP is to forecast project funding through 2030.

The project list was developed in concert 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 final vote of project support.

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 FY 2027 Urban Renewal Agency Budget provides budget authority for the services and projects the Agency anticipates providing during the new fiscal year.

### Recommendation and Motion

Staff recommends the Board provide direction on changes to the proposed budget and set the budget hearing for July 13, 2026.

#### Attachments:

- Proposed FY 2027 Budget Detail
- KURA Projected Financial Forecast
- City of Ketchum FY 2027 CIP w/ KURA identified projects
- City of Ketchum 2028-2032 CIP w/ KURA proposed projects
- FY 2027 Budget Hearing Notice

	2024 Actual	2025 Acutal	2026 Adopted Budget	2027 Proposed Budget
<b>Revenue Source</b>				
TAX INCREMENT REVENUE	\$ 2,331,589	\$ 2,700,848	\$ 2,619,773	\$ 3,034,673
PROPERTY TAX REPLACEMENT	\$ 15,272	\$ 15,272	\$ 15,000	\$ 15,000
PENALTY AND INTEREST ON TAXES	\$ 7,968	\$ 14,604	\$ 5,000	\$ 5,000
INTEREST EARNINGS	\$ 281,488	\$ 225,653	\$ 140,000	\$ 50,000
INTEREST EARNINGS URA DEBT	\$ 20,222	\$ 25,866	\$ -	\$ -
OTHER REVENUE (Rent)	\$ 33,000	\$ 3,000	\$ -	\$ -
REFUNDS AND REIMBURSEMENTS		\$ 2,325	\$ -	\$ -
WRCHT DEPOSIT 1ST \$ WA			\$ -	\$ -
USE OF FUND BALANCE			\$ 235,808	
<b>Total Revenue</b>	<b>\$ 2,689,539</b>	<b>\$ 2,987,568</b>	<b>\$ 3,015,581</b>	<b>\$ 3,104,673</b>
<b>Expenditure Type</b>				
OFFICE SUPPLIES AND POSTAGE	\$ 30	\$ -	\$ 100	\$ 100
PROFESSIONAL SERVICES	\$ 94,255	\$ 24,153	\$ 120,000	\$ 120,000
ADVERTISING AND LEGAL PUBLICATION	\$ 1,015	\$ 500	\$ 1,000	\$ 1,000
LIABILITY INSURANCE	\$ 3,414	\$ 6,270	\$ 4,000	\$ 4,000
DUES SUBSCRIPTIONS AND MEMBERS	\$ 4,600	\$ 9,200	\$ 5,000	\$ 5,000
PERSONNEL TRAINING/TRAVEL	\$ -	\$ 32	\$ 3,000	\$ 3,000
PARTNERSHIPS	\$ -	\$ -	\$ -	\$ 350,000
ADMINISTRATIVE EXPNS-CITY GEN FUND	\$ -	\$ -		
REIMBURSE CITY GENERAL FUND	\$ 124,764	\$ 95,895	\$ 105,000	\$ 105,000
URA FUND OP CONTINGENCY	\$ -	\$ -	\$ 50,000	\$ 61,900
SUB TOTAL	228,078	136,049	288,100	650,000
<b>Capital Improvements</b>				
INFRASTRUCTURE PROJECTS	\$ 2,260,000	\$ 1,088,019	\$ 2,050,000	\$ 5,718,845
OPA PAYMENTS	\$ 10,000	\$ -	\$ 138,000	\$ 146,000
DEPRECIATION EXPENSE			\$ -	\$ -
AMORTIZATION COSTS			\$ -	\$ -
SUB TOTAL	\$ 2,270,000	\$ 1,088,019	\$ 2,188,000	\$ 5,864,845

**Debit Service**

DEBT SERVICE ACCT PRIN-2021	\$	481,014	\$	488,835	\$	495,067	\$	505,612
DEBT SRVC ACCT INTRST-2021	\$	61,192	\$	52,871	\$	44,414	\$	35,849
SUB TOTAL	\$	542,206	\$	541,706	\$	539,481	\$	541,461

<b>Total Expenditures</b>	<b>\$</b>	<b>3,040,284</b>	<b>\$</b>	<b>1,765,774</b>	<b>\$</b>	<b>3,015,581</b>	<b>\$</b>	<b>7,056,306</b>
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**GENERAL CIP FUND  
FY 2027 ANNUAL CIP**

	<b>FY 2027</b>
<b>1 REVENUE</b>	
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	\$ 5,718,845
<b>10 TOTAL REVENUE</b>	<b>\$ 8,170,845</b>
<b>11 EXPENDITURES</b>	
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	\$ 3,000,000
<b>27 TOTAL EXPENDITURES</b>	<b>\$ 8,170,845</b>
<b>28 ANNUAL NET POSITION</b>	<b>\$ -</b>
Repair and Maintenance	
Replacement	
Enhancement	

**GENERAL CIP FUND**

**5-YEAR CIP**

**FY 2028 - 2032**

	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
<b>1 REVENUE</b>					
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		
<b>7 TOTAL REVENUE</b>	<b>\$ 3,455,000</b>	<b>\$ 5,405,000</b>	<b>\$ 2,405,000</b>	<b>\$ 1,925,000</b>	<b>\$ 1,925,000</b>
<b>8 EXPENDITURES</b>					
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	\$ 150,000				
16 REPLACEMENT DUMP TRUCK	\$ 300,000			\$ 350,000	
17 00' FLAT BED REPLACEMENT	\$ 70,000				
18 BIKE/PED NETWORK PHASED IMPLEMENTATION*	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
19 REPLACE CITY TRASH CANS		\$ 10,000		\$ 10,000	
20 TASERS		\$ 7,000		\$ 7,000	
21 POLICE VEHICLE REPLACEMENT		\$ 90,000		\$ 90,000	
22 HOUSING PROPERTY ACQUISTION		\$ 3,000,000			
23 SADDLE & SH-75 UNDERGROUND PATHWAY		\$ 2,000,000			
24 LOADER REPLACEMENT		\$ 550,000			\$ 600,000
25 VEHICLE REPLACEMENT		\$ 75,000	\$ 75,000		
26 PLOW REPLACEMENT				\$ 600,000	
27 RIFLE REPLACEMENT					\$ 18,000
<b>28 TOTAL EXPENDITURES</b>	<b>\$ 4,515,000</b>	<b>\$ 9,227,000</b>	<b>\$ 3,570,000</b>	<b>\$ 4,552,000</b>	<b>\$ 4,113,000</b>
<b>29 ANNUAL NET POSITION</b>	<b>\$ (1,060,000)</b>	<b>\$ (3,822,000)</b>	<b>\$ (1,165,000)</b>	<b>\$ (2,627,000)</b>	<b>\$ (2,188,000)</b>

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

**KURA  
Financial Forecast**

Version 06.03.2026

<b>Revenue Source</b>	<b>FY 2025 Actual</b>	<b>FY 2026 Adopted Budget</b>	<b>FY 2026 Projected</b>	<b>FY 2027 Proposed</b>	<b>FY 2028 Projected</b>	<b>FY 2029 Projected</b>	<b>FY 2030 Projected</b>
1 Undesigned Fund Balance		\$6,080,523		\$4,922,841	\$971,208	\$1,084,233	-\$1,262,546
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
<b>9 Total</b>	<b>\$2,987,569</b>	<b>\$2,779,773</b>	<b>\$3,022,899</b>	<b>\$3,104,673</b>	<b>\$3,226,407</b>	<b>\$3,375,727</b>	<b>\$3,538,013</b>
<b>Expenditures</b>							
<b>Expenditure Type</b>	<b>FY 2025 Actual</b>	<b>FY 2026 Adopted Budget</b>	<b>FY 2026 Projected</b>	<b>FY 2027 Projected</b>	<b>FY 2028 Projected</b>	<b>FY 2029 Projected</b>	<b>FY 2030 Projected</b>
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	\$146,000	\$146,000		
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
<b>15 Total</b>	<b>\$1,765,774</b>	<b>\$3,015,581</b>	<b>\$3,265,581</b>	<b>\$7,056,306</b>	<b>\$3,113,381</b>	<b>\$5,722,506</b>	<b>\$1,921,306</b>
<b>16 Net/Assumed Use of Fund Balance</b>	<b>\$1,221,794</b>	<b>-\$235,808</b>	<b>-\$242,682</b>	<b>-\$3,951,633</b>	<b>\$113,026</b>	<b>-\$2,346,779</b>	<b>\$1,616,707</b>
<b>17 FY 2025 Capital Reimbursements</b>		<b>\$915,000</b>	<b>\$915,000</b>				
<b>18 Projected Unassigned Fund Balance</b>		<b>\$4,929,715</b>	<b>\$4,922,841</b>	<b>\$971,208</b>	<b>\$1,084,233</b>	<b>-\$1,262,546</b>	<b>\$354,162</b>

\*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



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

**Notice of Public Hearing  
Ketchum Urban Renewal Agency  
Proposed Budget for FY 2027**

A public hearing for consideration of the Ketchum Urban Renewal Agency budget for the fiscal year that begins October 1, 2026, and ends September 30, 2027, will be held at the Ketchum City Council chambers, located at 191 5<sup>th</sup> Street, on July 13, 2026 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 bdavis@ketchumidaho.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 2027 budget. The City Council chambers are accessible to persons with disabilities.

	FY 2025 Actual	FY 2026 Budget	FY 2027 Proposed
<b><u>EXPENDITURES:</u></b>			
URA Expenditures	1,224,068	2,476,100	6,514,845
URA Debt Service Expenditures	<u>541,706</u>	<u>539,481</u>	<u>541,461</u>
<b>TOTAL URBAN RENEWAL AGENCY EXPENDITURES</b>	<b>1,765,774</b>	<b>3,015,581</b>	<b>7,056,306</b>
<b><u>REVENUE:</u></b>			
Tax Increment Revenue	2,716,120	2,634,773	3,049,673
Other Revenue	271,448	145,000	55,000
Fund Balance	<u>--</u>	<u>235,808</u>	<u>3,951,633</u>
<b>TOTAL URBAN RENEWAL AGENCY REVENUE</b>	<b>2,987,568</b>	<b>3,015,581</b>	<b>7,056,306</b>

Brent Davis  
KURA Treasurer

Publish June 17, 2026 and June 24, 2026

## CIP Project Status Update

	Project Name	Location	Status (as of 6/4/26)
<b>2026 PROJECTS</b>			
<b>ROADS &amp; PARKING</b>			
CC	1st Avenue	E Sun Valley Rd to E 5th St	Postponed to 09/08/26
CC	R&M - Chip Sealing	Downtown + Neighborhoods	June 15th - 19th
CC	Town Square Alley Asphalt	Alley bet Sun Valley Rd & 4th St	combined with 1st Ave Paving project
URA	YMCA Parking	Saddle Rd. & Lewis Lot	Temp parking Fall 2026, TBD on asphalt paving
CC	Stop Signs	Downtown	Implementation scheduled for Summer/Fall 2026
<b>POWER LINE UNDERGROUNDING</b>			
URA	IPCo undergrounding - Alley	between Washington & 1st Ave	Working on neighbor outreach & cost share.
URA	IPCo undergrounding - Parking Lot	1st/Wash lot & alleys	Easement was denied. Original project not-to-exceed price expected
<b>SIDEWALKS</b>			
URA	Huck and Paddle to Kneadery Sidewalk + Fix West Side	Downtown	Complete
URA	1st Avenue & 5th Street Infill + SW Corner Rehab	Downtown	Complete
URA	South of Town	River to Bridge	North PEG building demolition (Early July) required for sidewalk install.
URA	Albertsons Driveway Apron Adjustment	Downtown	Complete
URA	6th St & Leadville Ave Intersection	Hotel Ketchum/Leadville parking lot corner	On hold for VE and mid season budget assessment
<b>PARKS &amp; FACILITIES</b>			
URA	Town Square Reduced Scope Implementation	Downtown	Bathroom remodel & ADA ramp for stage planned for middle summer '26
URA	Warm Springs Preserve Welcome Building	Warm Springs Preserve	Siding delivery complications pushing completion to mid June
<b>2027 Planning &amp; Design</b>			
URA	Multi Use Pathway - Hwy 75	6th St to Saddle Rd	Design contract approved
URA	2nd Ave Bike Path	South of Town	Design beginning late Summer '26
URA/CC	Bike/Ped Neighborhood Connections	Downtown	Design beginning late Summer '26
CC	Hwy 75 North of Town Rebuild	North of Town	Design TO for council approval on 5/14
CC	10th St Road Rehab - in conjunction with Hwy 75 Rebuild	North of Town	Design TO for council approval on 5/14
CC	Recreation & Visitor Center Refresh	Downtown	Initial concepts being worked on Summer 2026