



****SPECIAL MEETING** KETCHUM URBAN RENEWAL AGENCY**

**Thursday, July 17, 2025 at 9:00 AM
191 5th Street West, Ketchum, Idaho 83340**

AGENDA

PUBLIC PARTICIPATION INFORMATION

Public information on this meeting is posted outside City Hall.

We welcome you to watch KURA Meetings via live stream.

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

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

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

Join the Webinar: <https://ketchumidaho-org.zoom.us/j/86125259009>

Webinar ID: 861 2525 9009

Join us at City Hall.

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

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

CALL TO ORDER: By Chair Susan Scovell

ROLL CALL: Pursuant to Idaho Code 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:

2. Recommendation to approve minutes of June 16, 2025 - KURA Secretary Trent Donat
3. Recommendation to approve payment of KURA Bills - KURA Treasurer Brent Davis

STRATEGIC PLANNING SESSION:

4. Budget/Workplan priorities (e.g., mobility, housing, placemaking, economic development)



i. Fiscal 2026

ii. Fiscal Years '27-'30

5. Governance/Community Engagement

i. Date/time of future Board meetings

ii. Website update with more current information and board project priorities for upcoming years

ADJOURNMENT:

Meeting Minutes of the KURA Meeting

Monday, June 16, 2025

2:00 PM

Ketchum City Hall

CALL TO ORDER:

Tyler Davis-Jeffers called the meeting to order. *(00:00:14 in video)*

ROLL CALL:

Tyler Davis-Jeffers performed roll call. *(00:00:15 in video)*

Present:

Acting Chair — Tyler Davis-Jeffers
Board Member—Casey Burke
Board Member—Amanda Breen
Board Member—Mason Frederickson
Board Member—Courtney Hamilton

Absent:

Board Chair—Susan Scovell

Other attendees:

Jade Riley—KURA Executive Director
Brent Davis—KURA Treasurer
Trent Donat—KURA Secretary
Abbey Germain—KURA Attorney

COMMUNICATION FROM THE BOARD MEMBERS:

No communications from the Board.

CONSENT CALENDAR

2. Motion to approve May 19, 2025, KURA Meeting Minutes. *(00:00:45 in video)*

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

Ayes: Mason Frederickson, Casey Burke, Courtney Hamilton, Tyler Davis-Jeffers, Amanda Breen

Result: Motion Passes

3. Motion to approve the bills. *(00:01:05 in video)*

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

Ayes: Amanda Breen, Casey Burke, Mason Frederickson, Courtney Hamilton, Tyler Davis-Jeffers

Result: Motion Passes

Courtney asked question whether the amount of the bills would change now that Suzanne Frick is no longer the Executive Director (i.e., no salary/benefits with Jade Riley as the Executive Director).

(00:01:10 in video)

- Brent Davis and Jade Riley answered.

ACTION ITEMS:

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

(00:02:17 in video)

- Brent Davis and Jade Riley presented with questions and discussion from KURA Board.
- Jade Riley presented the Hot Topics with questions and discussion from KURA Board (00:15:44 in video)
 - PLACEMAKING: Town Square/Visitors Center presentation (00:59:10 in video)
 - Mark Sindell from GGLO joined presentation (01:03:49 in video)
- Brent Davis presented Future Areas for Capital Improvement Projects (01:13:55 in video)
- Brent Davis presented Next Steps followed by Questions/Discussion with potential for retreat session/special meeting (01:19:33 in video)

5. Discussion and Direction to Staff on the Process and Options for Future Use of First and Washington Parking Lot. (01:38:52 in video)

- Jade previewed the topic and suggested broader discussion during the retreat with opinion from board members regarding this plan for this topic discussion.
- Comments from KURA Board (01:40:39 in video)
- Brent Davis asked about public hearing date so budget can be passed by 9/1/2025 (01:44:40 in video)
 - KURA Board commented and Jade summarized timeline that was agreed upon by Board.

ADJOURNMENT:

Motion to adjourn. *(01:47:38 in video)*

Motion made by: Amanda Breen; Seconded by: Casey Burke

Ayes: Casey Burke, Amanda Breen, Mason Frederickson, Courtney Hamilton, Tyler Davis-Jeffers

Result: Adjourned

Tyler Davis-Jeffers (Acting Chair)

ATTEST:

Trent Donat, KURA Secretary

Report Criteria:
Invoices with totals above \$0 included.
Paid and unpaid invoices included.
[Report].GL Account Number = "9610000000"- "9848009999"

Vendor Name	Invoice Number	Description	Net Invoice Amount
URBAN RENEWAL AGENCY			
URBAN RENEWAL EXPENDITURES			
98-4410-4200 PROFESSIONAL SERVICES			
KETCHUM COMPUTERS, INC.	21131	Monthly IT maintenance and support services	139.50
SUN VALLEY ECONOMIC DEVEL	1686	Quarterly Contract for Service	2,250.00
Total URBAN RENEWAL EXPENDITURES:			2,389.50
Total URBAN RENEWAL AGENCY:			2,389.50
Grand Totals:			2,389.50



P.O. Box 5186
Ketchum, ID 83340

Invoice

Date	Invoice #
7/1/2025	21131
Terms	Due Date
Net 30	7/31/2025

Bill To
Ketchum Urban Renewal Agency finance@ketchumidaho.org

Federal Tax ID: 26-1671669

billing@ketchumcomputers.com

Date	Employee	Description	Quantity	Rate	Amount
7/3/2025	Mandeville	Monthly Workstation Maintenance: KURA laptop	1	49.50	49.50
6/17/2025	Mandeville	Email access issue. Reset password. Test. Have user test.	0.5	180.00	90.00
Total					\$139.50

Sun Valley Economic Development _ SVED
PO Box 3893
Ketchum, ID 83340 US
+12087207779
Harry@sunvalleyeconomy.org
www.sunvalleyeconomy.org

Invoice



BILL TO
Shellie Gallagher Ketchum Urban Renewal Agency City of Ketchum

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1686	07/01/2025	\$2,250.00	07/31/2025	Net 30	

ACTIVITY	QTY	RATE	AMOUNT
Public Sector - KURA Quarterly Contract for Service	1	2,250.00	2,250.00

Thank you for your support.

BALANCE DUE

\$2,250.00



Ketchum Urban Renewal Agency

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

July 17, 2025

Chair and Commissioners
Ketchum Urban Renewal Agency
Ketchum, Idaho

Recommendation to Review and Provide Direction on FY 2026 KURA Budget and 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, 2025.

Staff presented the proposed FY26 budget and five-year capital improvement plan during the June 16th meeting. The Board concurred that a Strategic Planning Session during July was an appropriate next step. The public hearing is tentatively set for August 18th. The proposed budget and capital improvement plan is provided in Attachment A.

Analysis of Proposed Capital Improvement Plan

The KURA District sunsets in 2030 and the goal is to expend all funds by 2030. To help plan, 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 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 2026 Urban Renewal Agency Budget provides budget authority for the services and projects the Agency anticipates providing during the new fiscal year.

Recommendation and Motion

No formal motion or action is being requested, staff is seeking general direction from the Board regarding changes to the proposed budget to set the budget hearing for August 18, 2025.

Attachments:

- A: Proposed FY26 Budget and Capital Improvement
- B: Plan KURA Projected Financial Forecast



FY 2026 PROPOSED BUDGET





Ketchum Urban Renewal Agency Fund

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

FY 26 Highlights

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

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

FY 2026 Proposed Revenue and Expenditures

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

Staffing FY 2026



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

KURA Capital Improvement Budget FY 2026-2030



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

KURA
Financial Forecast

Version 7.15.25

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	\$4,457,249	\$4,016,747	\$2,366,943	\$1,874,629
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	\$2,050,000	\$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	\$3,015,581	\$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	-\$235,808	-\$440,502	-\$1,649,804	-\$492,314	\$191,097
18 Projected Unassigned Fund Balance			\$4,693,057	\$4,457,249	\$4,016,747	\$2,366,943	\$1,874,629	\$2,065,726



Ketchum Urban Renewal Agency FY 2026 Budget Overview

June 17, 2025

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AGENDA

- FY 2026 Budget & Workplan Review/Feedback
- FY 2027-2030
 - Mid-Term Investments/Projects
 - Board Direction
- Enhancements to Governance/Community Engagement

2

FY 2026 BUDGET

3



Revenue Source	2023 Actuals	2024 Actual	2025 Budget	2026 Proposed Budget
TAX INCREMENT REVENUE	\$ 2,175,027	\$ 2,331,589	\$ 2,361,776	\$ 2,619,773
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4

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DEPRECIATION EXPENSE	\$ 38,437			\$ -
AMORTIZATION COSTS	\$ 4,121			\$ -
SUB TOTAL	\$ 684,085	\$ 2,270,000	\$ 6,235,000	\$ 2,188,000

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CAPTIAL IMPROVEMENT PLAN

6

HOT TOPICS



- Mobility
 - Streets – Funding Direction
 - Sidewalks – Prioritization Framework
 - Bike/pedestrian network plan – TBD – Fall/Winter Outreach leading to Spring Execution (phasing possible)
- Community Housing
 - First & Washington – Summer/Fall complete options for Board/Community review
 - South YMCA – Phase 1 Parking enables YMCA Expansion and Future Housing
 - Lift Tower – Recent RFP Lessons Learned – Summer/Fall economic model for mid-income funding partnership
- Placemaking
 - Town Square – 2026 reduced to small phase 1, phases 2 & 3
 - Power line undergrounding master plan – Complete project list by Winter

7

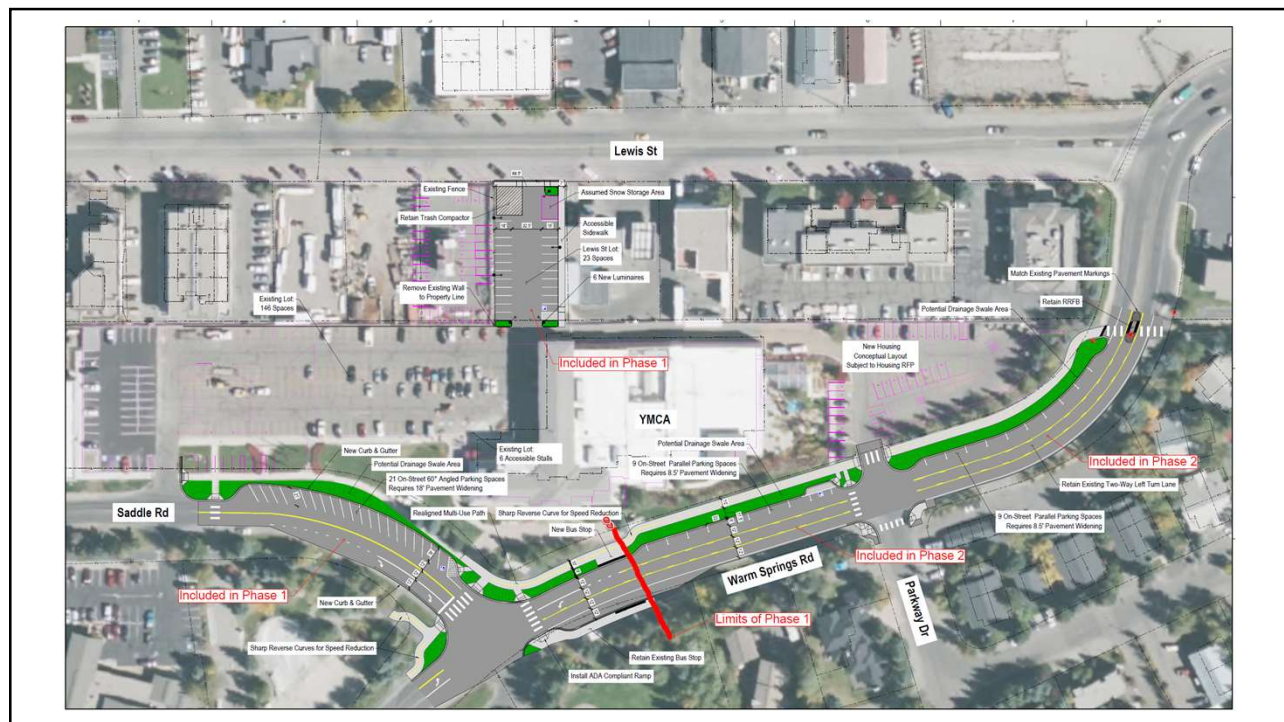
Capital Projects

	FY 2026
1st & Washington Development Options	TBD*
Sidewalks	\$900,000
Parking Management/Improvements	\$100,000
Town Square Improvements	\$250,000
Pedestrian and Parking Improvements (YMCA Area)	\$800,000
Bike Network Improvements	TBD
Total	\$2,050,000

YMCA Area Item:

- Previously \$1.35M, now \$800k

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FINANCIAL FORECAST								
KURA Financial Forecast		Version 7.15.25						
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 Undesignated Fund Balance		\$4,857,482	\$4,857,482	\$4,693,057	\$4,457,249	\$4,016,747	\$2,366,943	\$1,874,629
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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 Proposed Budget	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		
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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	\$3,015,581	\$3,287,461	\$4,633,381	\$3,642,506	\$3,141,306
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18 Projected Unassigned Fund Balance			\$4,693,057	\$4,457,249	\$4,016,747	\$2,366,943	\$1,874,629	\$2,065,726

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FY 2026 BUDGET DISCUSSION

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FY 2027 – 2030 INVESTMENTS/PROJECTS BOARD DIRECTION

12

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

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KURA

	PROJECT	PRIORITY	COMPLETION TARGET	NOTES
MOBILITY	STREETS			
	1 Funding Direction from Board		7.17.25	
	SIDEWALKS			
	2 Prioritization framework			
	BIKE/PEDESTRIAN NETWORK			
	3 Master plan - public outreach		Fall 2025	
PARKING	4 Implementation		Spring 2026	explore phasing options
	5 Phase I - camera technology		Summer 2025 (late)	both public parking lots
	6 Phase II - camera (or sensor) technology		Spring 2026	Quadrant 1
COMMUNITY HOUSING	First & Washington			
	7 Next steps/options		Fall 2025	Staff will develop options for consideration over the summer.
	South YMCA			
	8 Phase I (parking construction)		Spring 2026	parking enables future YMCA expansion and housing project
Lift Tower Lodge	9 Economic model for mid-income funding partnership		Fall 2025	review lessons learned from recent RFP; City & KURA long-term financial plan
PLACEMAKING	Town Square			
	10 Phase I		Spring 2026	reduced from original proposal
	11 Phase II		TBD	Phases II & III could be combined, likely in 2029/30 to coincide with sunset of current
	12 Phase III		TBD	
	Power line undergrounding			
	13 Master plan of identified project areas		Winter 2026	

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FINANCIAL FORECAST


KURA
Financial Forecast

Version 7.15.25

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 Undesignated Fund Balance		\$4,857,482	\$4,857,482	\$4,693,057	\$4,457,249	\$4,016,747	\$2,366,943	\$1,874,629
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 Proposed Budget	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	\$2,050,000	\$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	\$3,015,581	\$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	-\$235,808	-\$440,502	-\$1,649,804	-\$492,314	\$191,097
18 Projected Unassigned Fund Balance			\$4,693,057	\$4,457,249	\$4,016,747	\$2,366,943	\$1,874,629	\$2,065,726

15

“OUT YEARS” DISCUSSION

16

GOVERNANCE/COMMUNITY ENGAGEMENT

17



Governance/Community Engagement

- Meeting Dates/Times
- Web Enhancements
- Other Improvement Areas?

18

DISCUSSION

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BACKGROUND MATERIALS

20

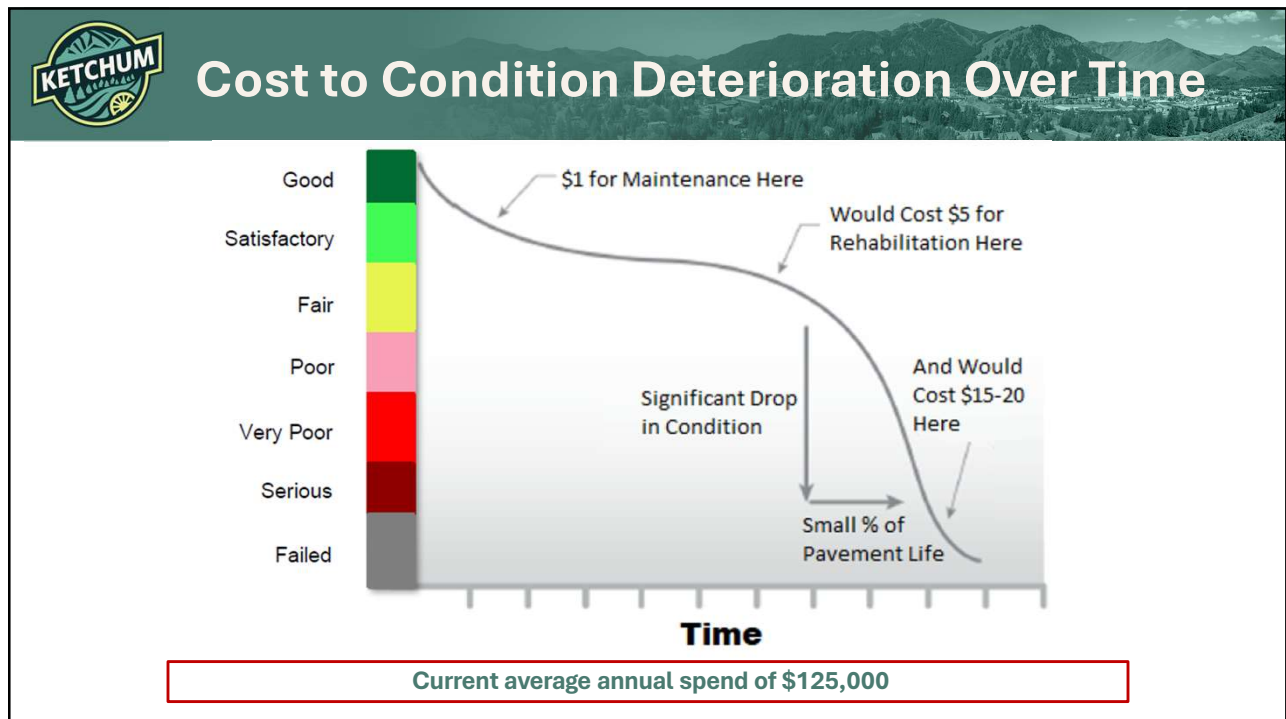
MOBILITY

21

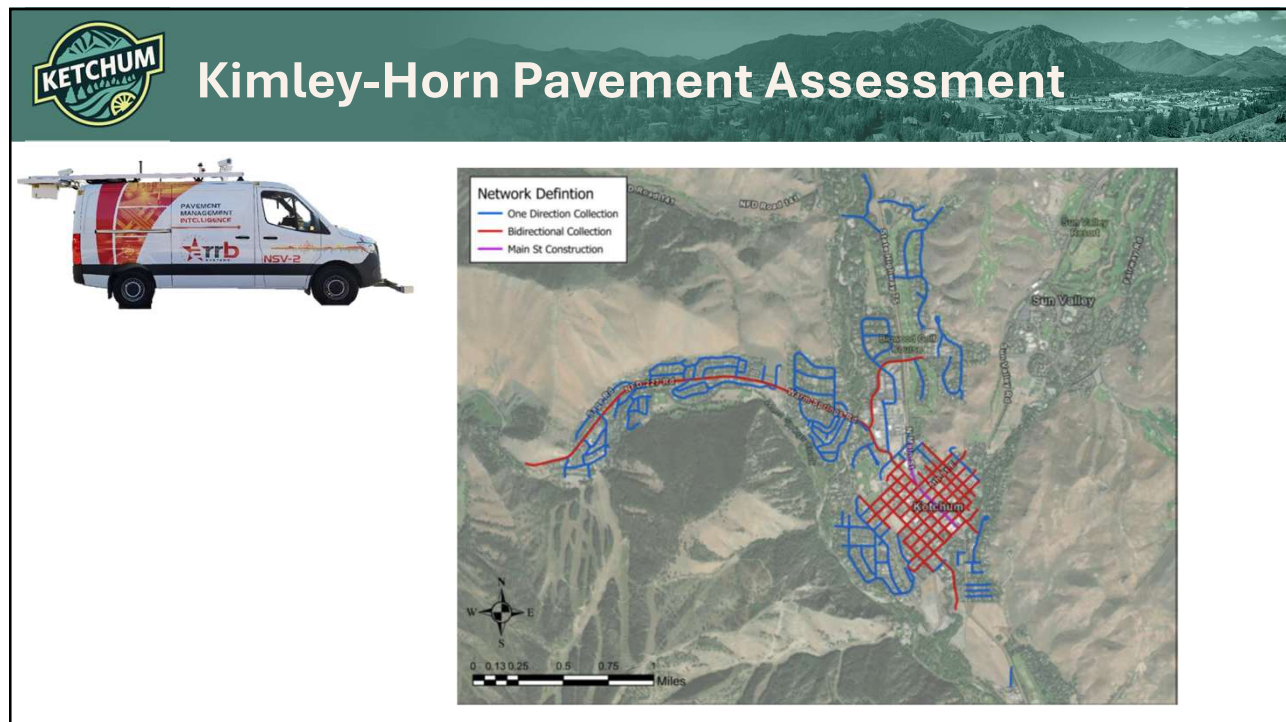


Streets

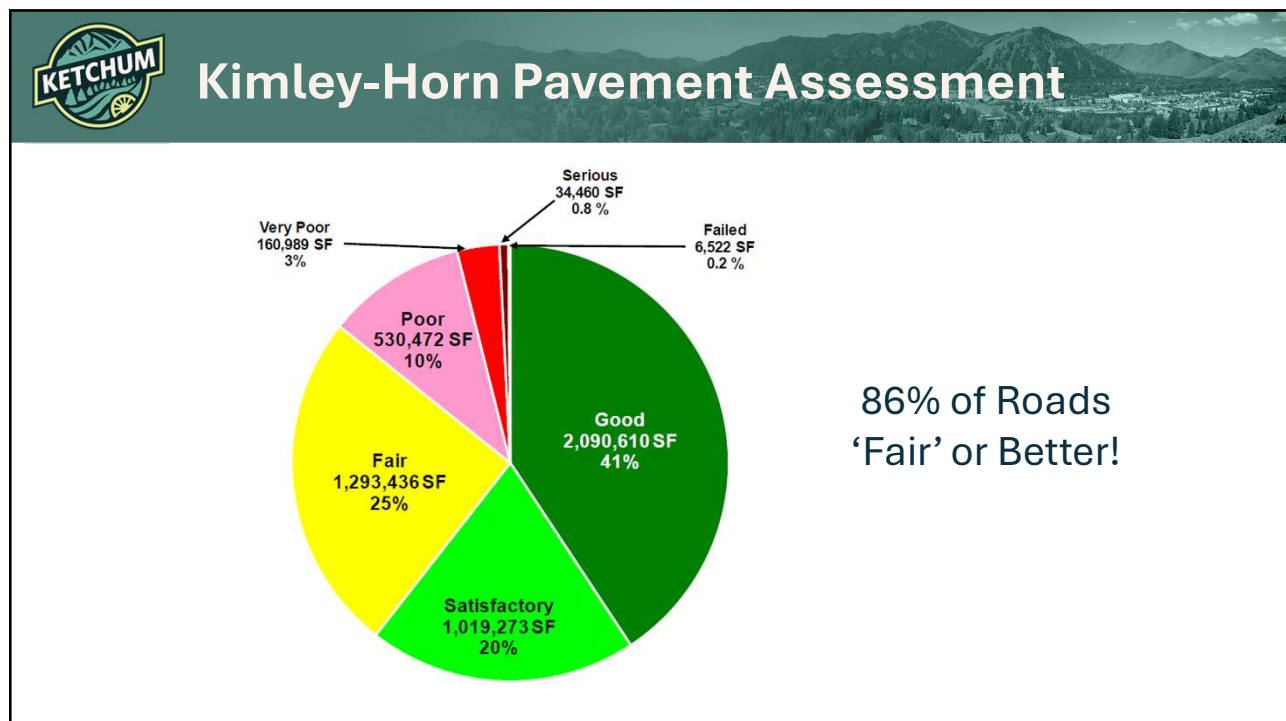
22



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24



25



Short-Term Streets Projects

SHORT TERM STRATEGY

- Finish Main St
- Catch-Up on Preservation to maintain Fair and better inventory
- Core drill to refine future reconstruction cost
- Determine future funding source

2025

- Chip Seal Catch-Up —
 - ~\$600,000
- Main St: Full Depth
 - 4th-6th —
 - 6th – 10th(TBD) —



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Short-Term Streets Projects

PRESERVATION (CHIP SEAL, FOG COAT, FRICTION SEAL)

- Traditionally the City has self performed most all chipseal work
- Outsource the catch-up work to reduce duration and disturbance to public
 - 1 week of Chip Sealing – each road closed for ~2 hours
 - 1 week of Fog – each road closed for ½ to 1 day
 - 1 week of Striping – nighttime, little disturbance




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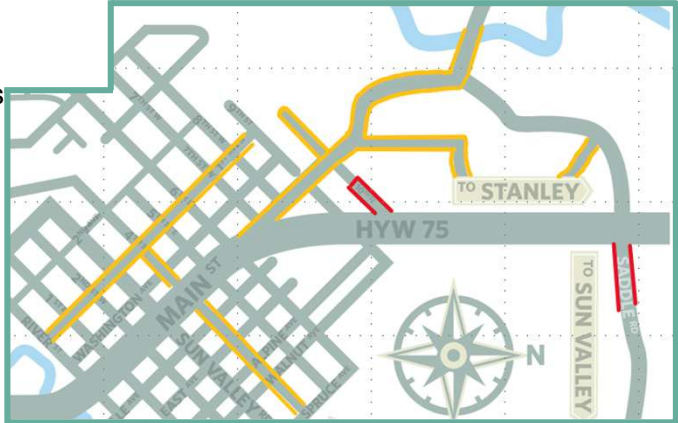
Mid-Term Streets Projects

STRATEGY

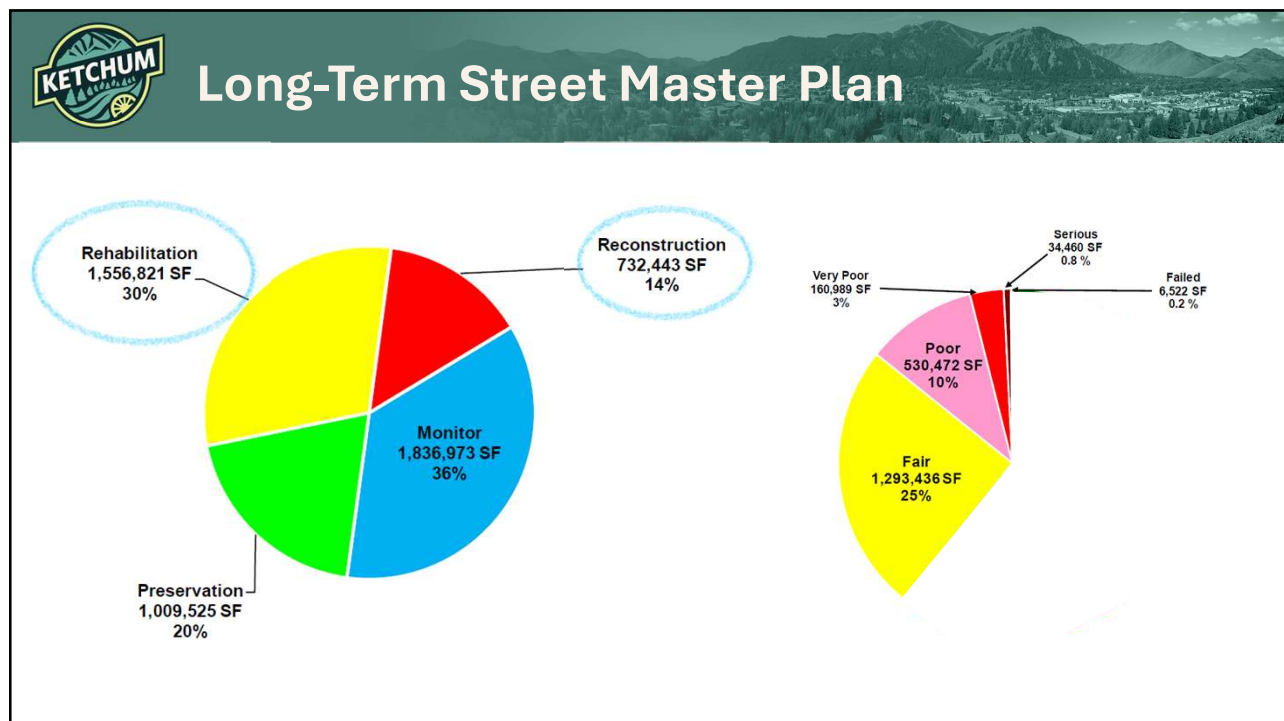
- Finish preservation catch-up
- Begin rebuild on top priority sections

2026

- Chip Seal - \$159,000 —
 - Warm Springs (6th St – Bridge)
 - First Ave
 - 4th St
 - West 9th St West
 - West 10th St
- Full Depth —
 - 10th St (N Leadville to Hwy 75) - \$175,000
 - Saddle Rd (Hwy 75 to Stirrup Ln) - \$266,000



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Sidewalks

30



10 Year Sidewalk Projects Plan

BACKGROUND

- In 2023, City Engineers performed an Inventory Assessment to primarily gather:
 - Missing Sections
 - Condition
 - ADA compliance
 - Obstructions
 - Estimated Cost to Repair
 - Dimensions
- In 2024, Staff began to map and prioritize the findings from the inventory assessment
- Jacobs Engineering then performed initial design on the high priority, more complex potential sidewalk projects

STRATEGY

- Enlist Jacobs Engineering to concept design projects to ~30% design
- Turn projects into an annual package, hiring local engineers to complete design and assist with project execution
- Maintain project list to plan well ahead of construction and obtain needed input from Council, Public and Business Owners

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10 Year Sidewalk Projects Plan

Prioritization

1. Complete Downtown Core Network
2. ADA Access
3. Connectivity to Parking & Businesses

Funding

- \$900,000 of KURA Annual CIP allocation budgeted
- ~\$100,000 for Downtown Core Sidewalk Infill in CIP

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Priority Sidewalk Projects

Year	Location	Total
2025	5th Street Sidewalk Infill	\$200,000
2025	Sun Valley Culinary Ramp	\$211,043
2025	Backwoods Sneak Route	\$127,075
2025	6th St & Leadville Ave Intersection	\$299,901
	2025 Totals	\$838,019
2026	Spruce Ave Bike Route	\$207,361
2026	Huck and Paddle Corner	\$400,896
2026	Bike Network Modifications	\$300,000
	2026 Totals	\$908,256

Year	Location	Total
Future	6th St & Washington Ave Intersection	\$901,456
	2nd St & 1st Ave Intersection	\$1,329,611
	Kneeland gallery	\$56,125.00
	Apartments on 2nd Ave	\$129,415.00
	Corner of 2nd Ave & River	\$91,520.00
	E 2nd Ave	\$54,697.50
	SE River & 2nd	\$67,567.50
	NE 2nd & 2nd	\$40,397.50
	E 2nd Ave	\$45,402.50
	SE 1st & 2nd	\$74,002.50
	NW corner, spur	\$139,065.00
	Mid N 2nd, Aroma	\$64,350.00
	NE corner, tamarack lodge	\$81,150.00
	Mid E walnut, end of Tamarack lodge	\$46,475.00
	SE corner 1st & walnut	\$143,000.00
	111 1st	\$54,375.75
	111 1st	\$62,276.50
	7th St and 1st Ave	\$117,975.00
	Pump track	\$62,205.00
	N 5th St	\$49,728.25
	8th and Washington	\$39,325.00
		\$3,650,120


33

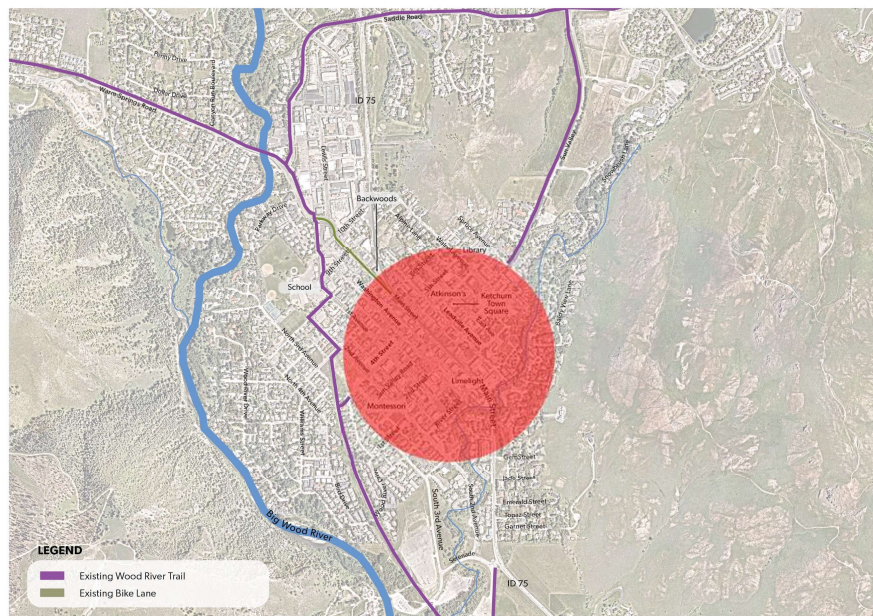


Bike/Pedestrian Network

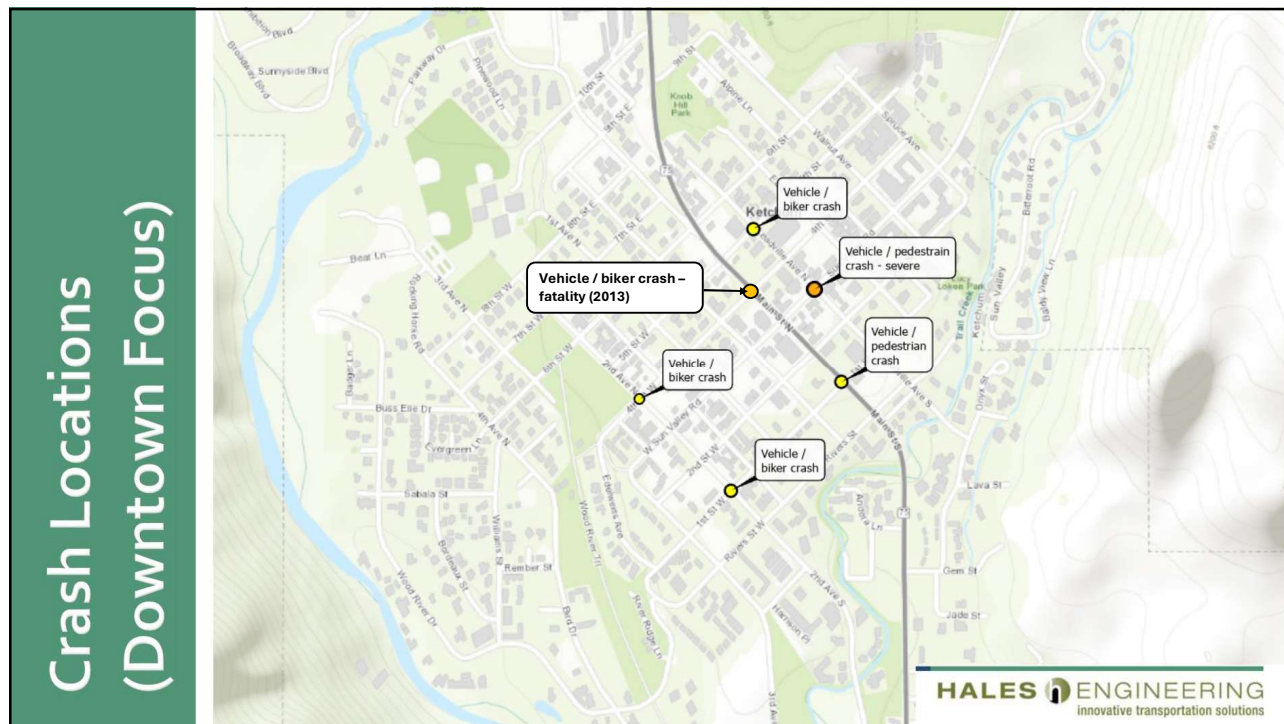
34

EXISTING WOOD RIVER TRAIL SYSTEM

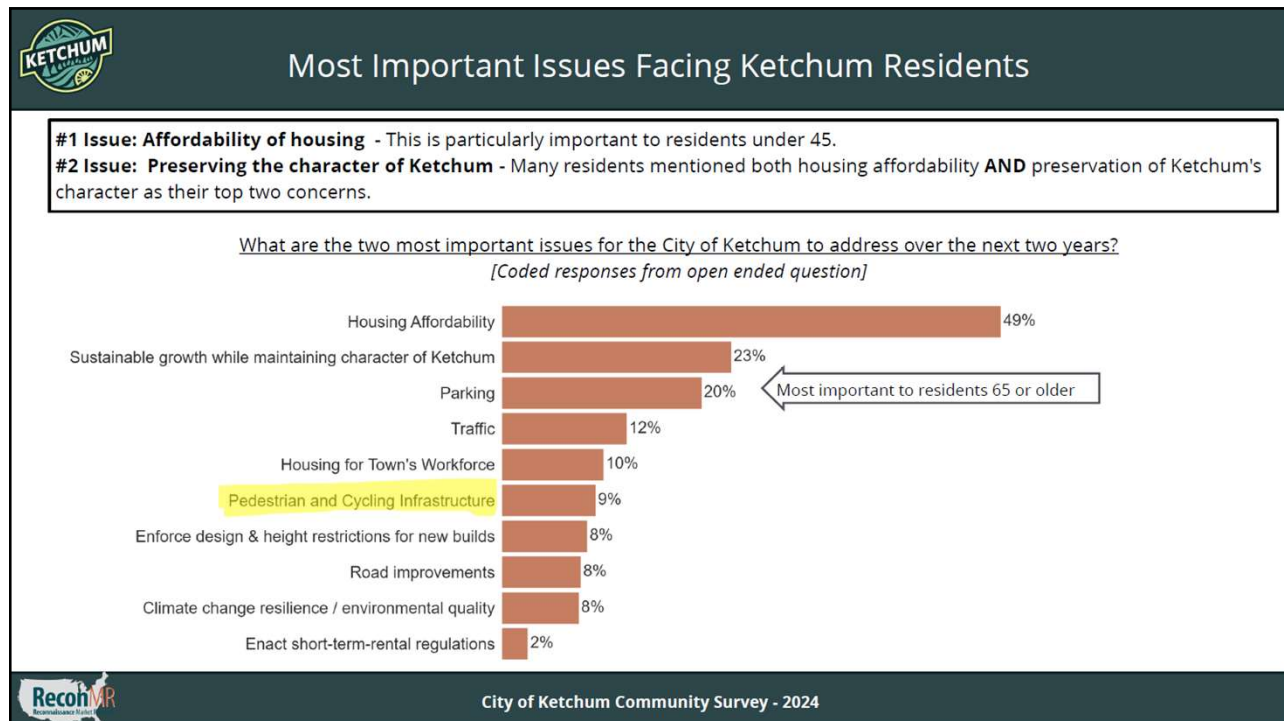
 Gap in bike path system



35



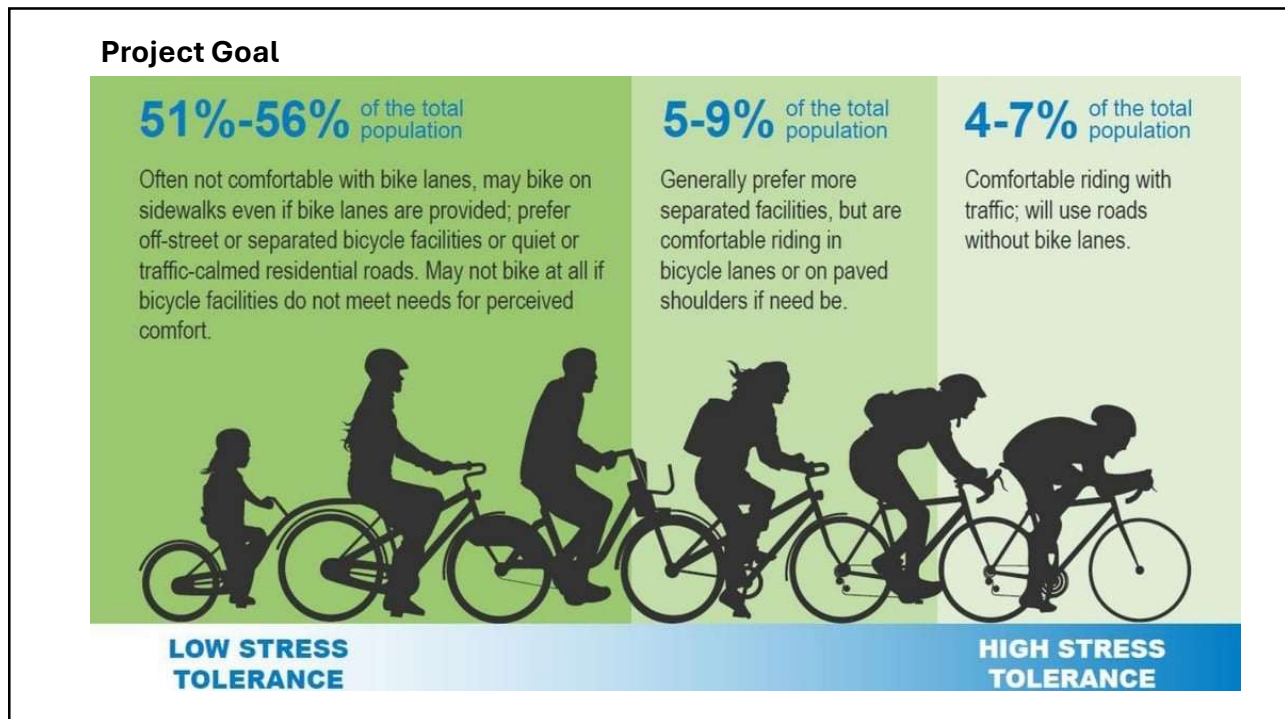
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Summary of Studies

Limited right-of-way (ROW) available means tradeoffs are necessary

- Adding bike facilities to 2-way streets results in loss of parking
- Thus, the exploration of 1-way streets

Avenues

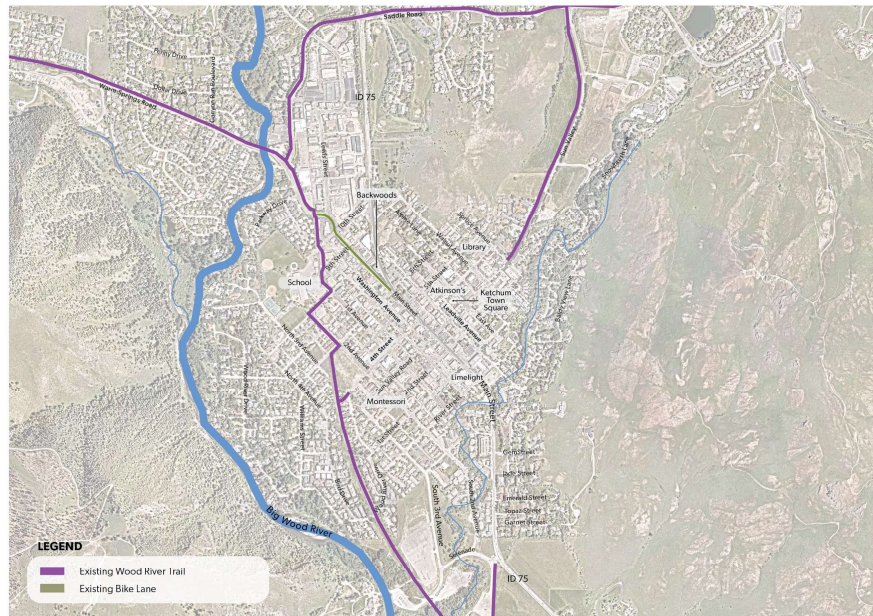
- Evaluated 1st & East Avenues as north/south options – ruled out due to parking impacts

Configurations

- 1-way bike lanes each side of street ruled out due to space constraints
- Buffered bike lanes ruled out due to incompatibility with primary goal

41

EXISTING WOOD RIVER TRAIL SYSTEM



42

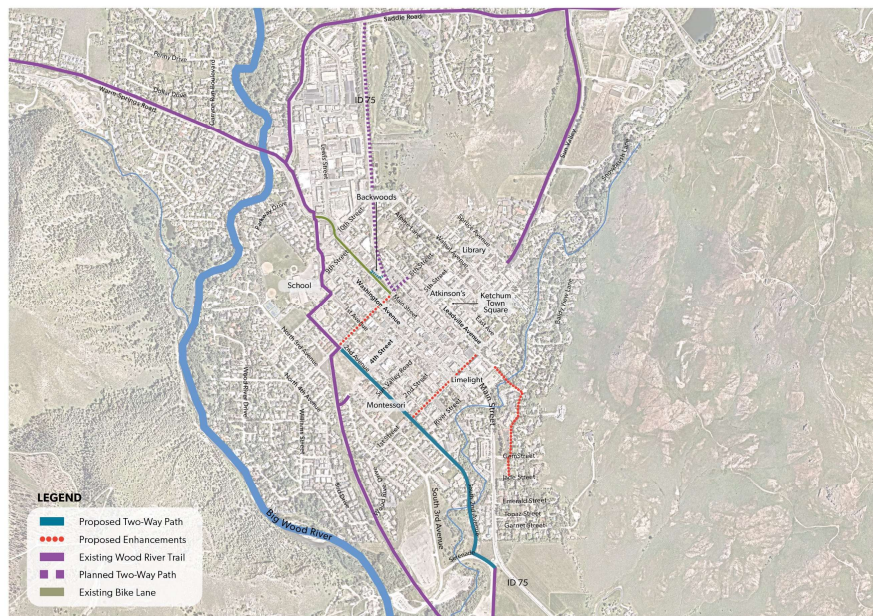
PROPOSED NEIGHBORHOOD CONNECTIONS

Gem Streets + S Leadville Ave
Sharrows
Multi-Use Path (if feasible)

6th Street
Sharrows
Multi-Use Path (if feasible)

1st Street
Sharrows
Multi-Use Path (if feasible)

2nd Avenue
Multi-Use Path



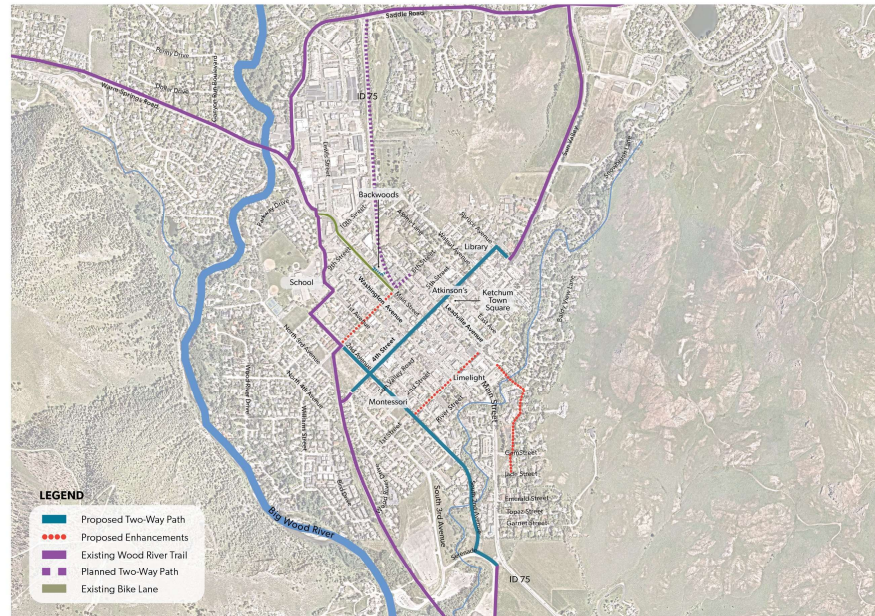
43

PROPOSED 4TH STREET

EAST TO WEST CONNECTION

4th Street

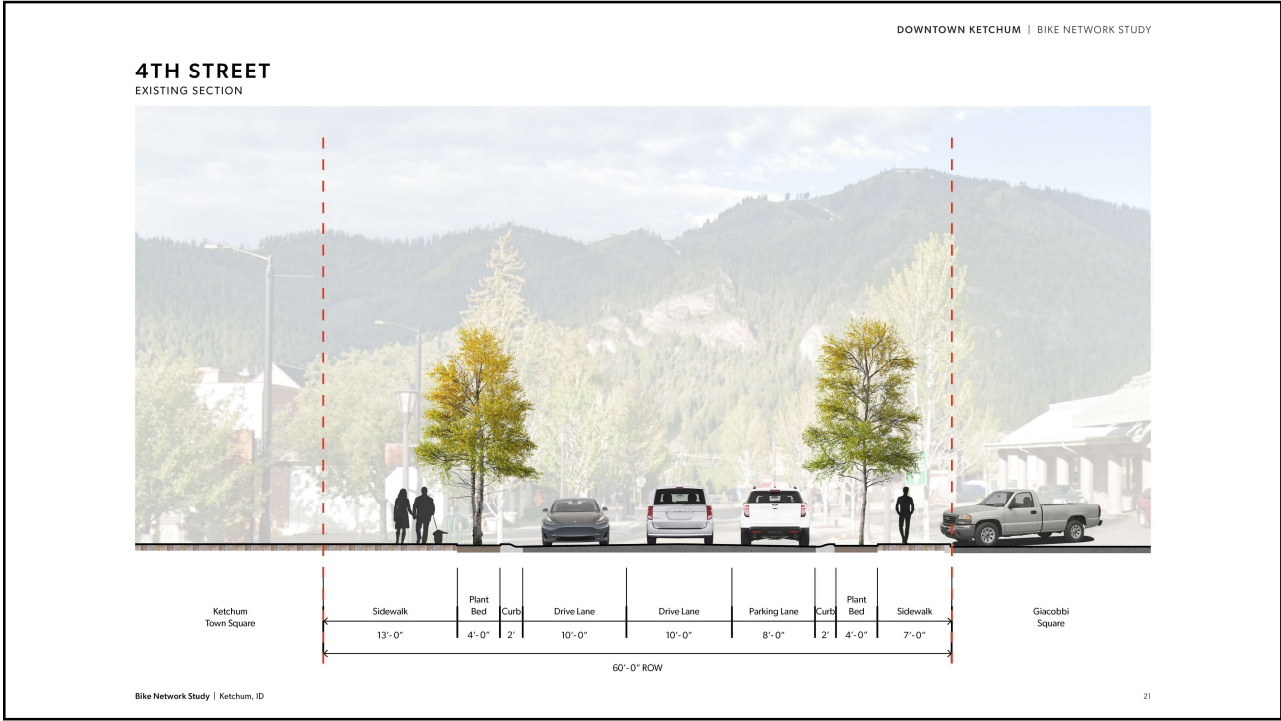
2-way bike path (protected)
1-vehicle traffic (west)



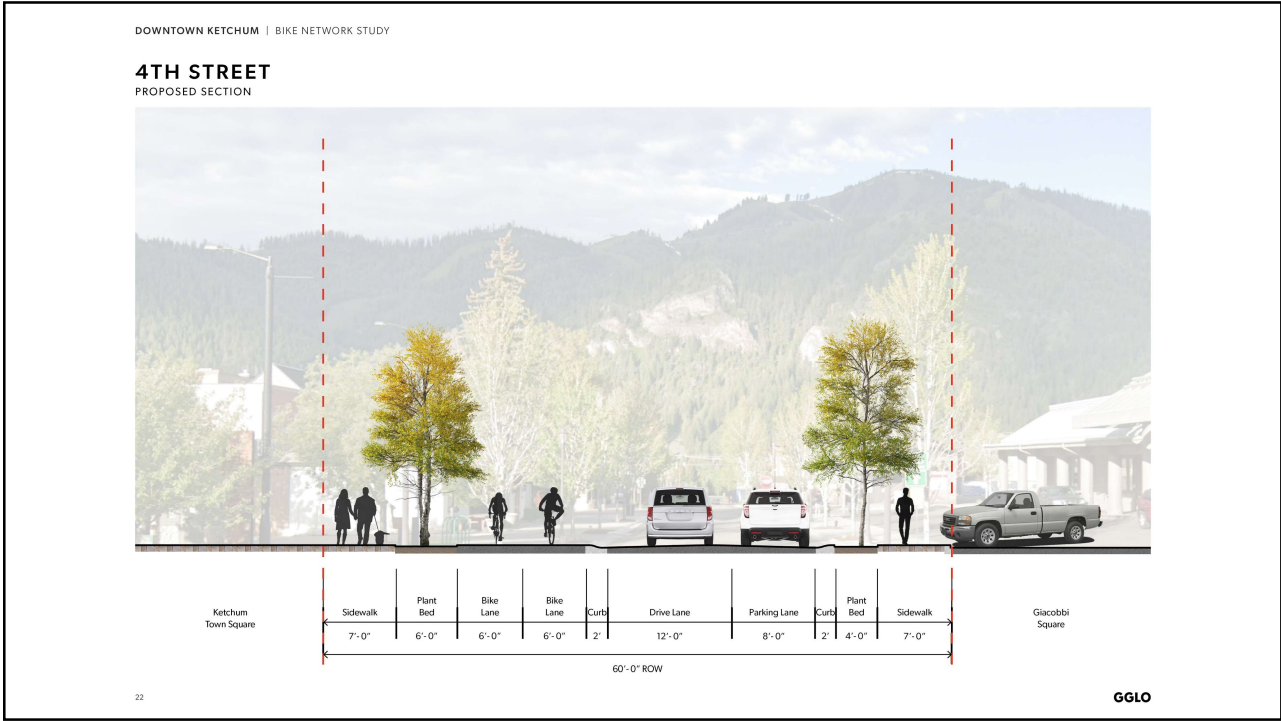
44



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4TH STREET
EXISTING PLAN



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4TH STREET
PROPOSED PLAN

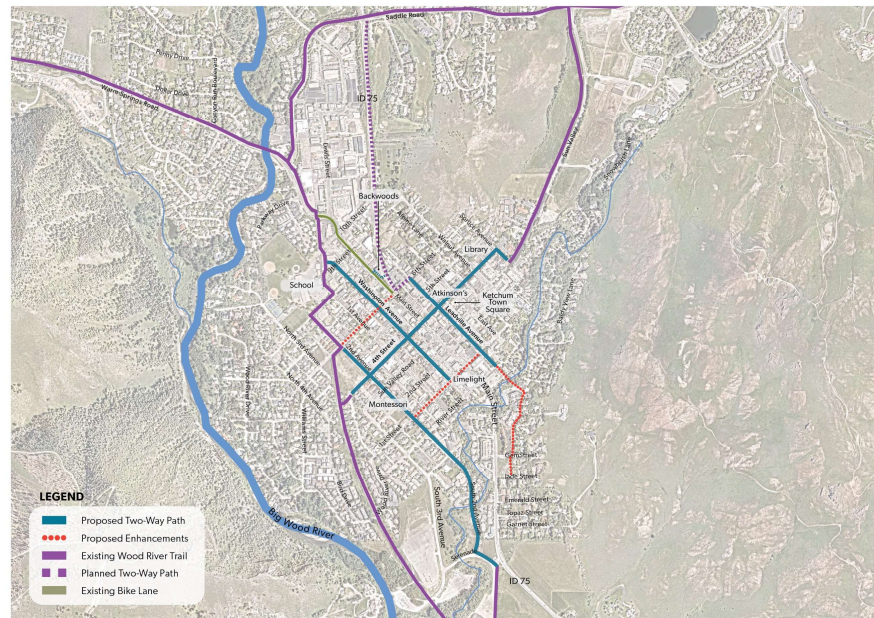


49

PROPOSED LEADVILLE AND WASHINGTON AVE NORTH TO SOUTH CONNECTION

Washington Ave
2-way bike path (protected)
1-vehicle traffic (south)

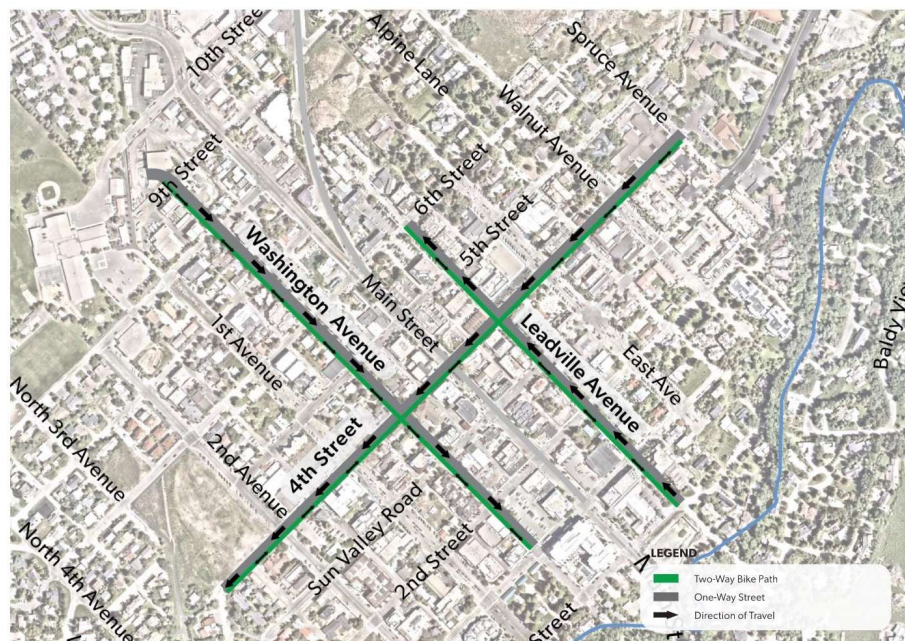
Leadville Ave
2-way bike path (protected)
1-vehicle traffic (north)



50

TRAFFIC PATTERNS

4TH ST LEADVILLE AVE, AND
WASHINGTON AVE



51

PARKING

Summary

TARGET OF NO NET LOSS IN PARKING

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COMMUNITY HOUSING

53

SITES



6TH & LEADVILLE



TRAIL CREEK



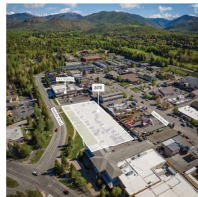
LIFT TOWER



LEWIS STREET



YMCA SOUTH



YMCA NORTH

FEASIBILITY ANALYSIS

54

6TH & LEADVILLE
ZONING ANALYSIS

SITE DESCRIPTION: The site is located on the corner of 6th St. E. & N. Leadville Ave. within the downtown core. It is comprised of lots seven and eight in block six. Currently 26 public parking spaces exist on the site. It is adjacent to two and three-story mixed-use commercial and residential structures. Memory Park exists to the west of the site across the alley. There is approximately 12 feet of grade change across the site.

ADDRESS: Corner of 6th St. E. & N. Leadville Ave.

LEGAL & PARCEL: RPK00000060080 (0.126 acres), RPK0000006007a (0.126 acres)

SITE AREA: 0.25 acres / 11,100 sf

ZONE DISTRICT: Community Core (CC), Subdistrict 1 - Retail Core

ALLOWABLE USES: Residential, Active Commercial

FAR: No limitation for community housing, per building height and setbacks

VEHICLE PARKING: None required for community housing
Note: parking to be provided for public park per Resolution #823

BUILDING HEIGHT: Max 52'

BUILDING SETBACKS:

- Front: 0'
- Side: 0'
- Rear: 3' off alley
 - *Note: 10' average setback at the 4th floor*

EXISTING INFRASTRUCTURE: City sewer, water, natural gas, & electric



18 SEPTEMBER 2024



5 CITY OF KETCHUM COMMUNITY HOUSING | KETCHUM, IDAHO | HOLST

55

LIFT TOWER ZONING ANALYSIS

SITE DESCRIPTION: The lot is owned by the City of Ketchum and currently contains 14 transitional housing units. The adjacent property to the city property is owned by the Sun Valley Company and was incorporated as part of the River Run annexation. Approximately 30% (17,000 sf) of the adjacent SV parcel has been agreed to be transferred to the City for Community Housing. The site analysis explored options on the expanded SV property, as well as exploring a partnership on 2nd Ave (See Trail Creek analysis).

ADDRESS: 703 S Main St., Ketchum, ID 83340

LEGAL/PARCEL: RPK4N180180670

SITE AREA: 1.97 Acres / 85,813 sf

ZONE DISTRICT: Tourist (T), Recreational Use (RU)

ALLOWABLE USES: Residential, Tourist Focused Commercial

FAR: 1.6 for community housing developments

BUILDING HEIGHT: 35' (44' with sloped roof)

BUILDING SETBACKS:

- Front: 15'
- Side: minimum 5'
- Rear: minimum 10'
 - *Note: 25'-32' setback from highway*

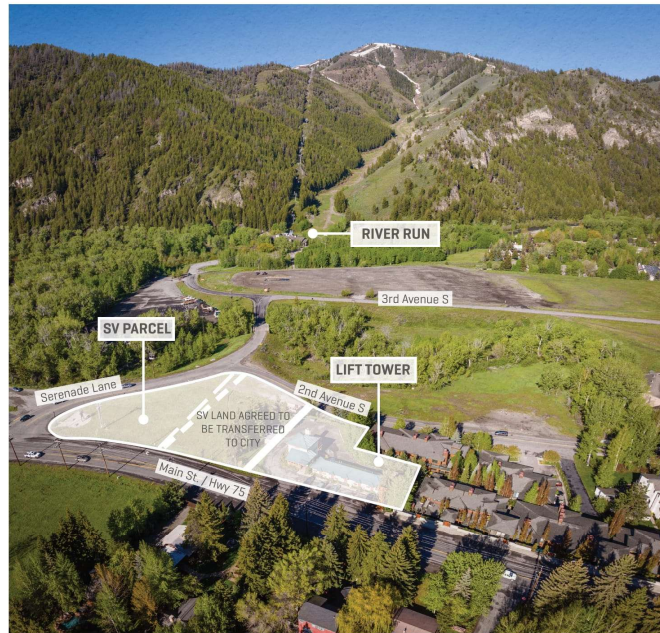
MAXIMUM BUILDING SITE COVERAGE: Per FAR and open space

MINIMUM OPEN SPACE: 35%

VEHICLE PARKING: None required for community housing



15 CITY OF KETCHUM COMMUNITY HOUSING | KETCHUM, IDAHO | HOLST



16 SEPTEMBER 2024

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TRAIL CREEK ZONING ANALYSIS

SITE DESCRIPTION: The site is a combination of the Lift Tower parcel (West side of 2nd Avenue) that is currently owned by the City of Ketchum and Trail Creek parcel (East side of 2nd Avenue) that is currently owned by the Sun Valley Company. This site analysis explored an option that left the Lift Tower property extents as-is and looked at a partnership on a 2nd Ave/ Trail Creek parcel.

ADDRESS: 703 S Main St., Ketchum, ID 83340

LEGAL/PARCEL: N/A

SITE AREA: 2.3 Acres / 100,337sf

ZONE DISTRICT: Tourist (T), Recreational Use (RU)

ALLOWABLE USES: Residential, Tourist Focused Commercial

FAR: 1.6 for community housing developments

BUILDING HEIGHT: 35' (44' with sloped roof)

BUILDING SETBACKS:

- Front: 15'
- Side: minimum 5'
- Rear: minimum 10'
 - *Note: 25' riparian setback*

MAXIMUM BUILDING SITE COVERAGE: Per FAR and open space

MINIMUM OPEN SPACE: 35%

VEHICLE PARKING: None required for community housing

EXISTING INFRASTRUCTURE: Well access for water



23 CITY OF KETCHUM COMMUNITY HOUSING | KETCHUM, IDAHO | HOLST

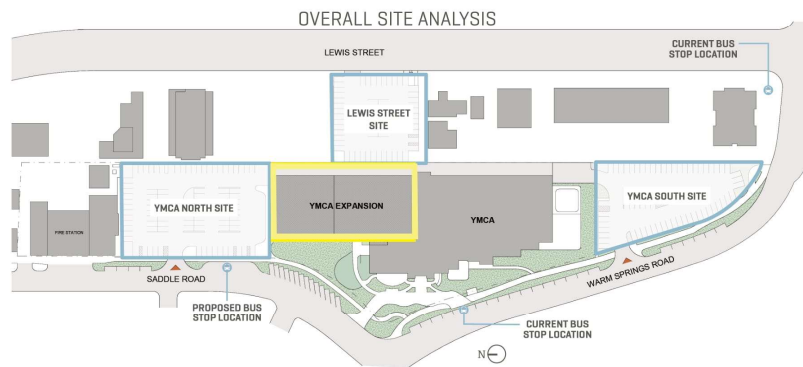


16 SEPTEMBER 2024

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YMCA GOALS

- » Consider both short term and long term development solutions
- » Set up YMCA expansion for success
- » Ensure parking agreement is met for current and future conditions (at time of YMCA expansion, city to provide 200 public parking stalls, 150 of which to be on-site)
- » Housing development schemes to provide min 1:1 parking (per key community stakeholders)
- » Maintain sensitivity to urban context
- » Enhance green street frontages
- » Provide active moments on streetscape for community
- » Improve on-street parking for park & ride
- » Promote Ketchum arts



29 CITY OF KETCHUM COMMUNITY HOUSING | KETCHUM, IDAHO | HOLST

16 SEPTEMBER 2024

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LEWIS STREET ZONING ANALYSIS

SITE DESCRIPTION: Owned by the City, the full site was previously utilized for recycling but has been reduced to a curbside compactor system to enable the remainder of the parcel to be utilized.

ADDRESS: 215 Lewis St.

SITE AREA: 1.37 Acres / 36,206 sf

ZONE DISTRICT: Light Industrial Number 1 (LI-2)

ALLOWABLE USES: Light Industrial, Multi-Family Residential

MAX HEIGHT: 35' - Base
40' - 3 story with qualifying ground floor

BLDG SETBACKS:

- Front: 20'
- Side: 0'
- Rear: 0'

MAXIMUM BUILDING SITE COVERAGE: 75%

MINIMUM OPEN SPACE: None

VEHICLE PARKING: 1 stall per bedroom

BICYCLE PARKING: Per # of required vehicle stalls

** Up to 50% of any Light Industrial building may be devoted to dwelling units and up to 50% of a live/work unit's gross floor area may be devoted to the residential portion of a live/work unit. Average sf of all units can't be less than 1,000 sf.*



31 CITY OF KETCHUM COMMUNITY HOUSING | KETCHUM, IDAHO | HOLST

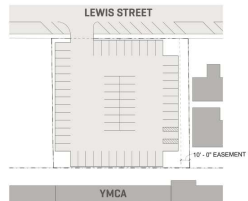
16 SEPTEMBER 2024

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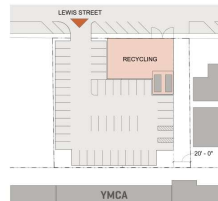
LEWIS STREET PARKING & SITE EXPLORATIONS



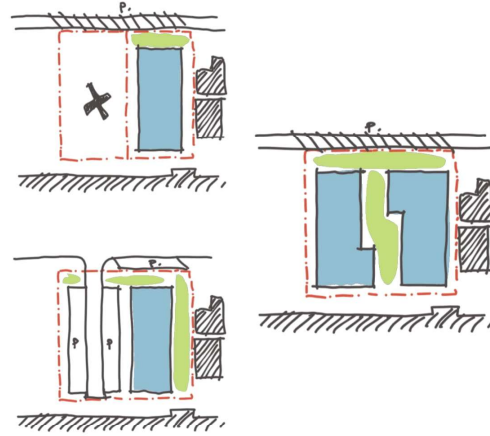
LEWIS STREET STRUCTURED PARKING
Parking: 145 stalls



LEWIS STREET SURFACE PARKING
Parking: 56 stalls



LEWIS STREET SURFACE PARKING
Parking: 48 stalls



32 CITY OF KETCHUM COMMUNITY HOUSING | KETCHUM, IDAHO | HOLST

16 SEPTEMBER 2024

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LEWIS STREET SCHEME SUMMARY



OPTION 1

RESIDENTIAL GSF: 10,000 sf
COMMERCIAL GSF: 10,000 sf
TOTAL GSF: 20,000 sf

UNITS: 10
SITE PARKING: 15 stalls
STREET PARKING: 8 stalls



OPTION 2

RESIDENTIAL GSF: 10,700 sf
COMMERCIAL GSF: 10,700 sf
TOTAL GSF: 21,400 sf

UNITS: 12
SITE PARKING: 11 stalls
STREET PARKING: 8 stalls



37 CITY OF KETCHUM COMMUNITY HOUSING | KETCHUM, IDAHO | HOLST

16 SEPTEMBER 2024

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YMCA SOUTH ZONING ANALYSIS

SITE DESCRIPTION: The City has a master lease and parking agreement with the YMCA. Currently the south lot addresses the parking requirements.

ADDRESS: 107 Saddle Road

SITE AREA: 0.66 Acres / 28,749 sf

ZONE DISTRICT: Tourist (T)

ALLOWABLE USES: multi-family residential, tourist focused commercial uses

MAX FAR: 1.6 for community housing developments

MAX HEIGHT: 35' (44' with sloped roof)

BLDG SETBACKS:

- Front: 15'
- Side: 5' (min)
- Rear: 10' (min)

MAX BUILDING SITE COVERAGE: Per FAR & open space

MIN OPEN SPACE: 35%

MINIMUM PARKING: None for community housing units



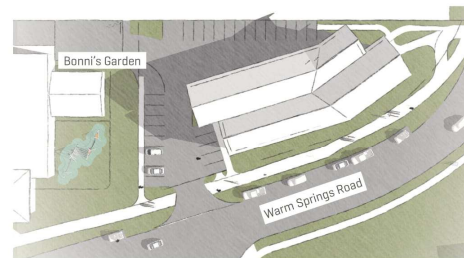
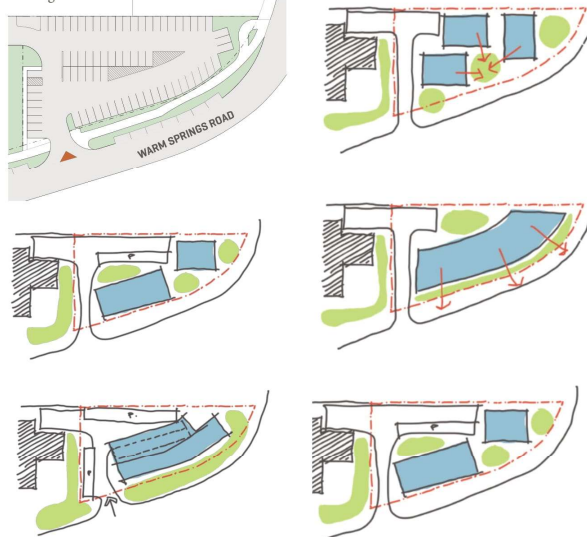
39 CITY OF KETCHUM COMMUNITY HOUSING | KETCHUM, IDAHO | HOLST

16 SEPTEMBER 2024

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SOUTH LOT PARKING & SITE EXPLORATIONS

Parking: 70 stalls



This solar study represents the most impactful sun angle for the tallest building configuration on Bonni's Garden. The sun angle represented denotes an angle at the winter solstice (December 21st at 12:00 noon).

SITE STUDY: Double-Loaded Scheme

HEIGHT OF BUILDING: 38'

DISTANCE FROM BONNI'S GARDEN: 75'



40 CITY OF KETCHUM COMMUNITY HOUSING | KETCHUM, IDAHO | HOLST

16 SEPTEMBER 2024

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YMCA SOUTH
SCHEME SUMMARY



OPTION 1 (TOWNHOME)

TOTAL GSF: 21,060 sf
UNITS: 13 (1,620, average unit sf)
PARKING: 24 stalls

- Provides family housing unit type
- Low overall unit yield



OPTION 2 (WALK-UP)

TOTAL GSF: 20,823 sf
UNITS: 26 (720, average unit sf)
PARKING: 26 stalls

- Efficient and cost effective structure
- High overall unit yield



OPTION 3 (DOUBLE-LOADED CORRIDOR)

TOTAL GSF: 23,489 sf
UNITS: 33 (570, average unit sf)
PARKING: 35 stalls

- Efficient and cost effective structure
- Provides highest overall unit yield and parking count

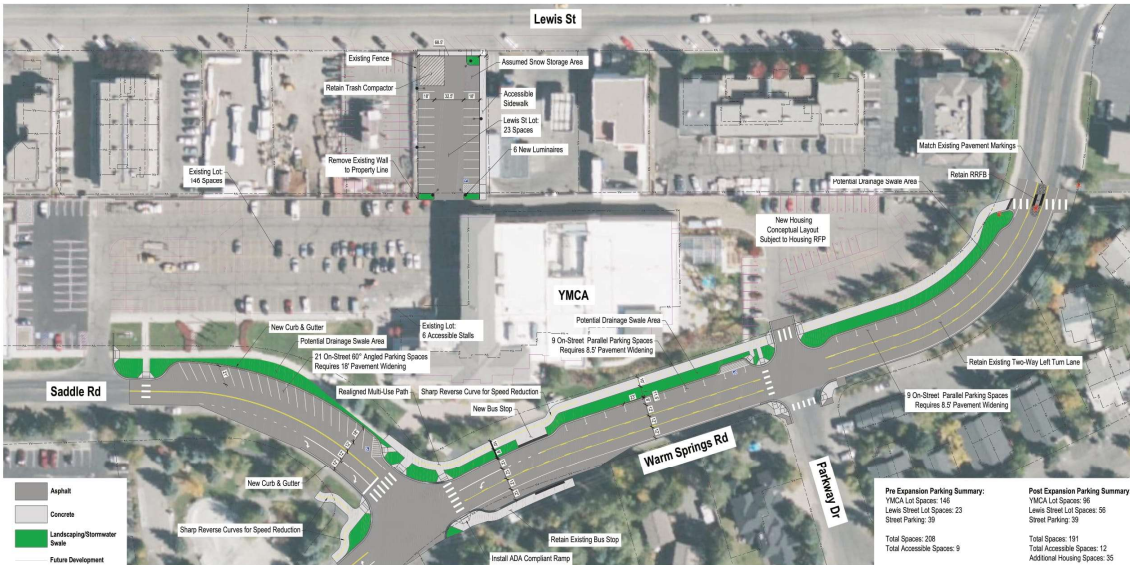


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CITY OF KETCHUM COMMUNITY HOUSING | KETCHUM, IDAHO | HOLST

16 SEPTEMBER 2024

YMCA PARKING
CONCEPT



24

CITY OF KETCHUM COMMUNITY HOUSING | KETCHUM, IDAHO | HOLST

5 MARCH 2025

PLACEMAKING

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PROJECT TIMELINE

PHASES 1-3

Following direction provided through Phase 1, Phase 2 will include refinement of options with eventual implementation of the plan in Phase 3, with a target completion in Q4 2025.

Project Milestones:

- Visitor Center building lease expires November 1, 2026
- Notice of intention due November 1, 2025
- RFP issue January 2025
- Tenant Improvements 2026



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GGLO

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STUDY AREA

The dashed boundary identifies the extents of the study area for this project.



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GGLO

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PREFERRED PLAN

VISITOR CENTER

Visitor Center

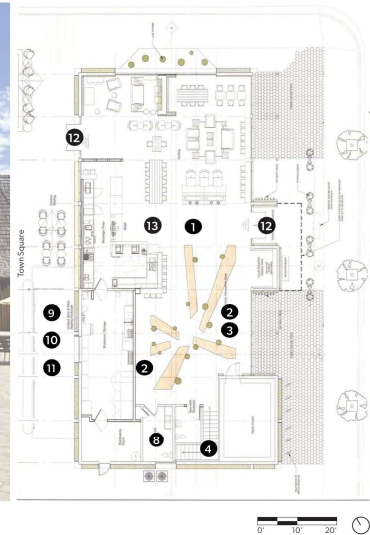
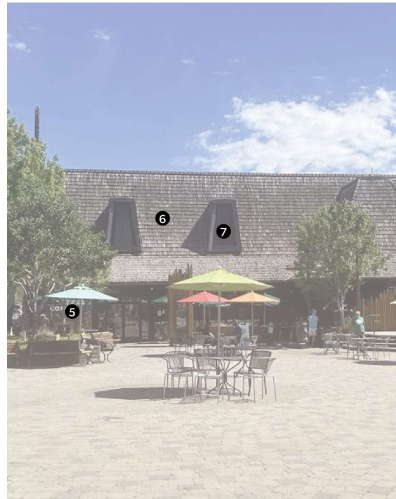
- 1 Visitor center interface upgrades
- 2 Expand historic interpretation and public art inside and out ('Cultural Trailhead')
- 3 Branding, wayfinding, and signage
- 4 New upper level conference room redesign

Shell and Core

- 5 Restain exterior
- 6 Replace roof and insulation
- 7 Replace windows
- 8 Renovate existing bathrooms
- 9 Upgrade electrical system
- 10 New HVAC system
- 11 Enclose the drive-through area to relocate the tenant's refrigerated storage and equipment, improving the interior environment while maintaining a loading area connected to the alley

Tenant Space

- 12 Install vestibule or blower system at entry door for improved energy performance
- 13 Refresh interior FF&E



Ketchum Town Square | Ketchum, ID

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KETCHUM TOWN SQUARE | PREFERRED PLAN

PHASING PLAN

VISITOR CENTER

Shell and Core

Initial improvements 2026-2027 - \$845,000

- 5 Restain exterior
- 6 Replace roof and insulation
- 7 Repair windows
- 8 Renovate existing bathrooms
- 9 Upgrade electrical system
- 10 New HVAC system
- 11 Enclose the drive-through area to relocate the tenant's refrigerated storage and equipment, improving the interior environment while maintaining a loading area connected to the alley

Ongoing improvements \$250,000

- 7 Replace windows

Tenant Space

By tenant 2026-2027 - \$30,000

- 12 Install vestibule or blower system at entry door for improved energy performance
- 13 Refresh interior FF&E

Visitor Center

2028-2029 - \$262,000

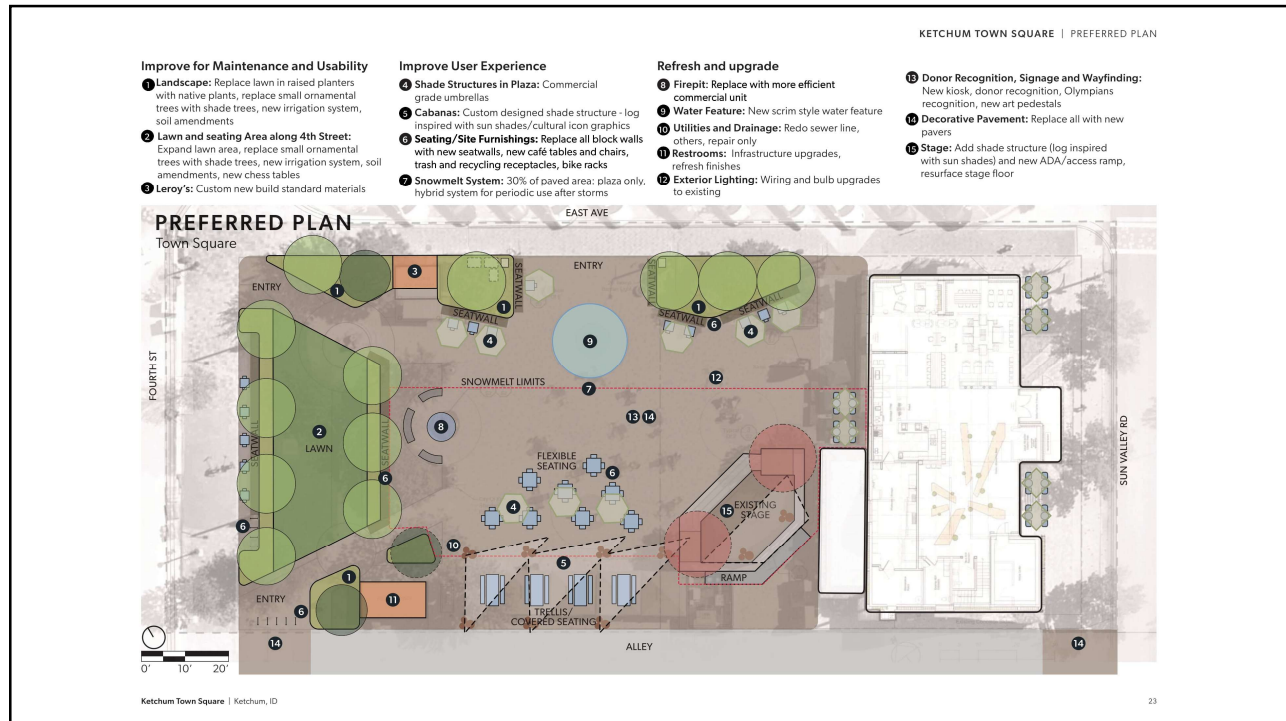
- 1 Visitor center interface upgrades - Complete
- 2 Expand historic interpretation and public art inside and out ('Cultural Trailhead')
- 3 Branding, wayfinding, and signage
- 4 New upper level conference room redesign



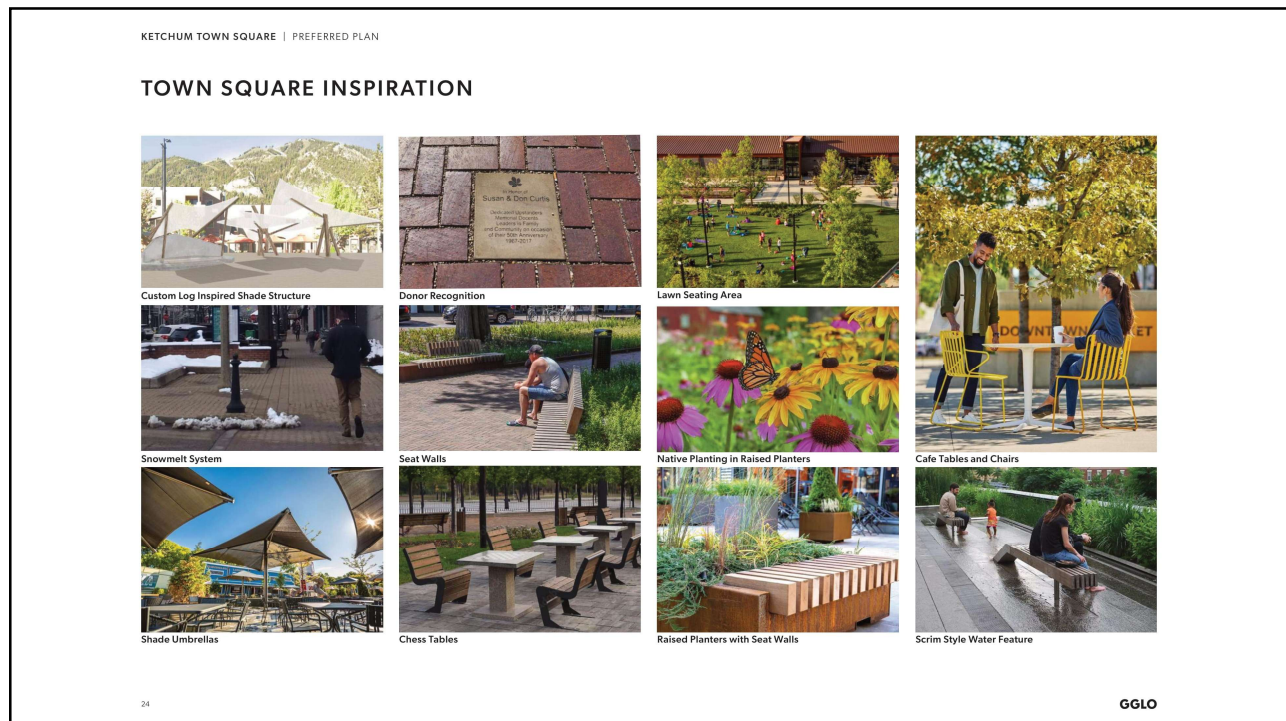
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GGLO

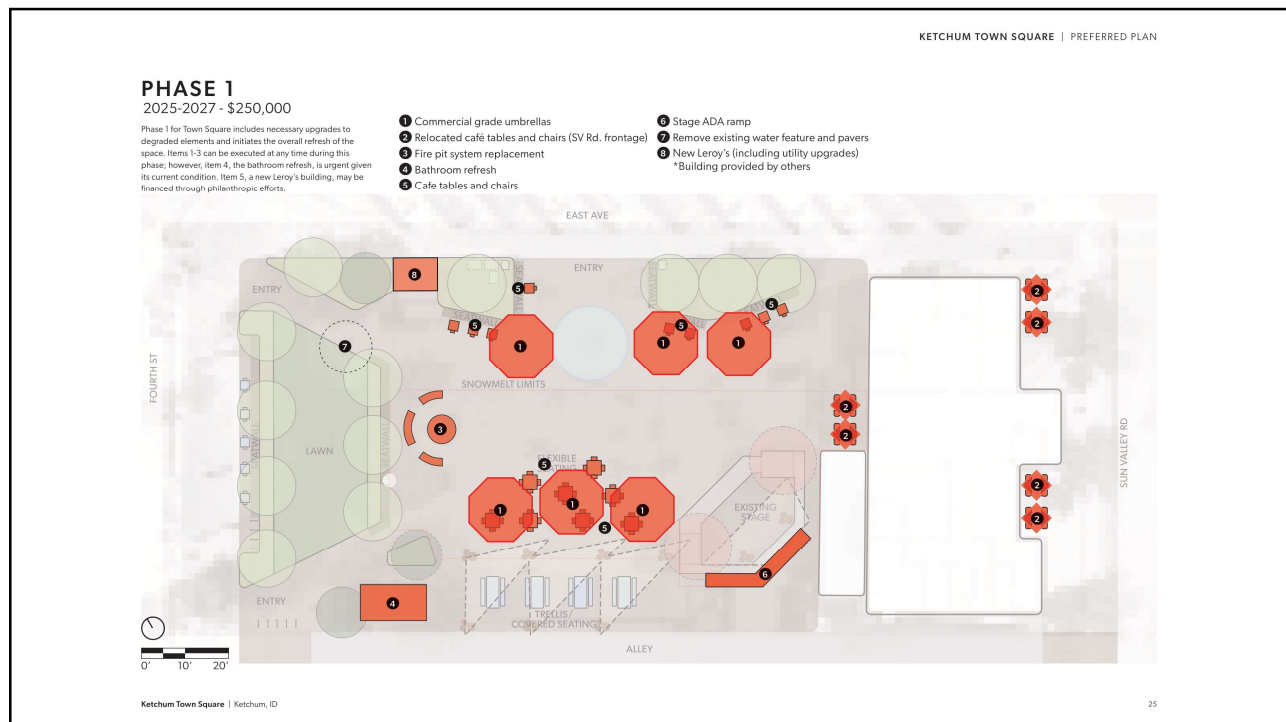
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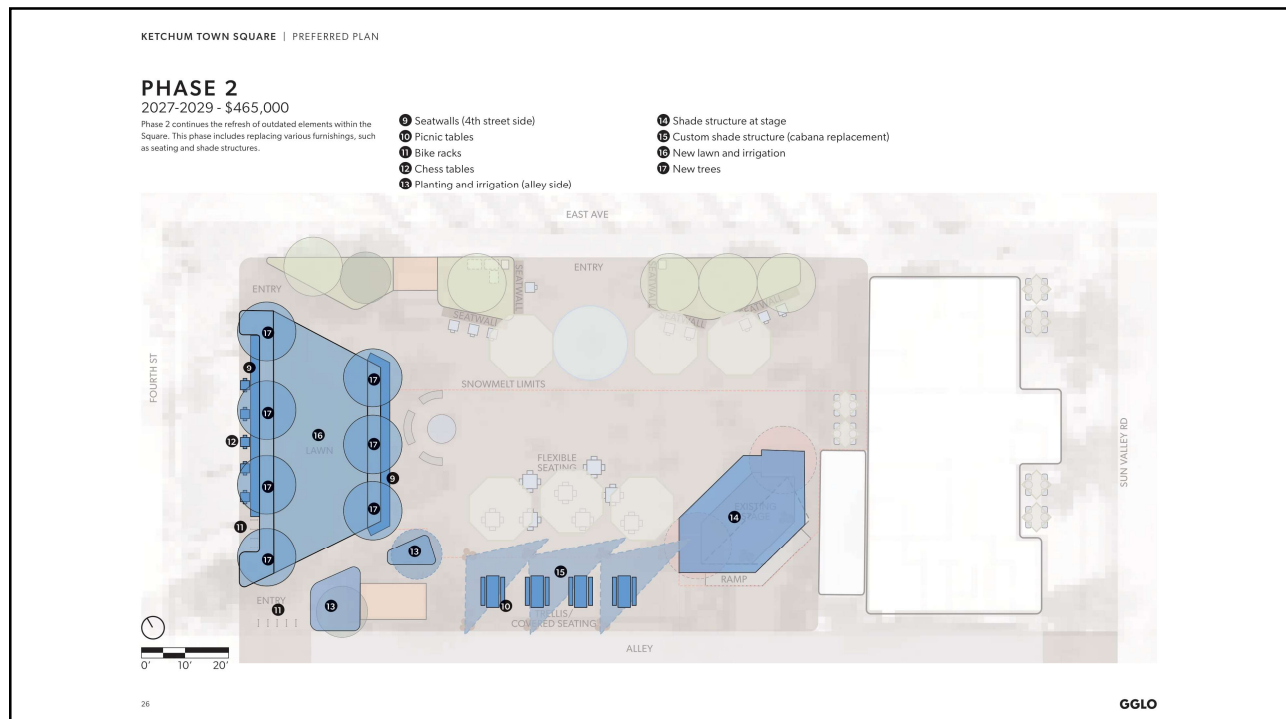
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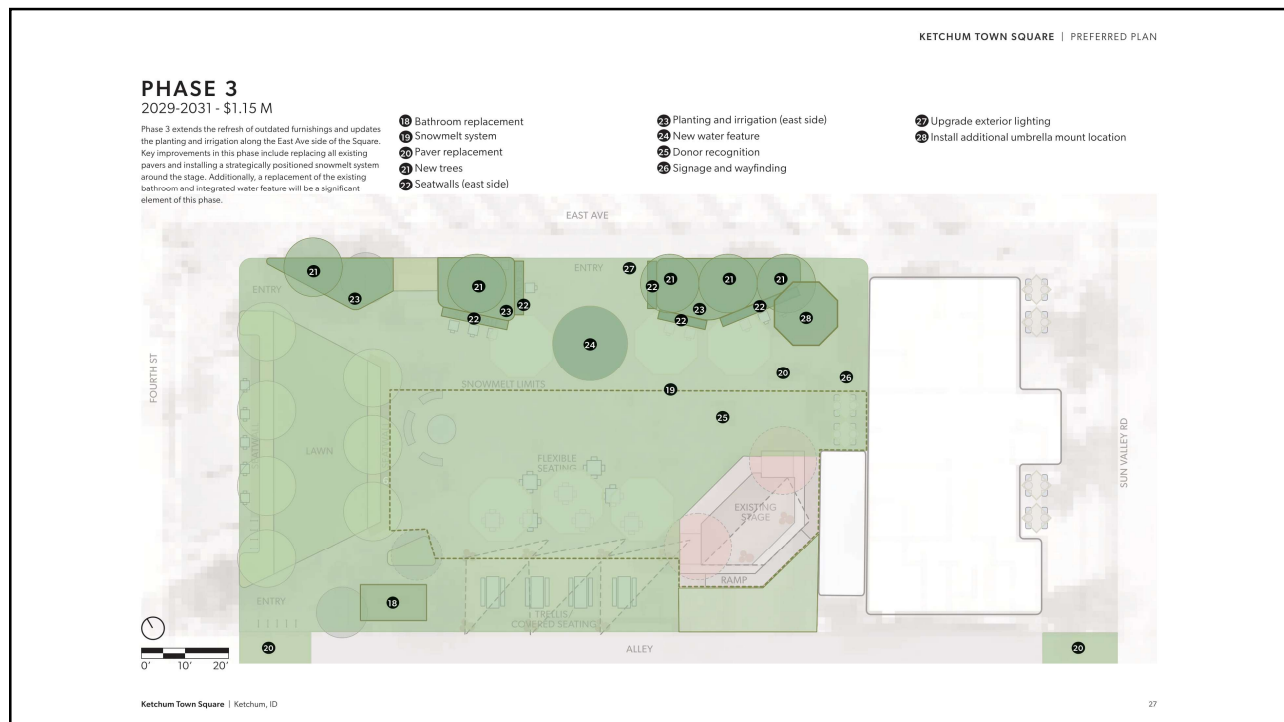
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NEXT STEPS

- Develop long-term master plan (Summer/Fall)
- Prioritize 5-year plan with preliminary engineering/costing (Winter)

Power Line Undergrounding

79

Future Areas?

80

*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 Undesignated 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	\$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

81



NEXT STEPS

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

82



Questions/Discussions

83



Pocket Slides

84



FIRST & WASHINGTON LOT

- Feedback from Commissioners
 1. Lesson learned from previous efforts
 2. New ideas
- Next steps:
 - Staff returns with proposed approach/process/timeline for Board review

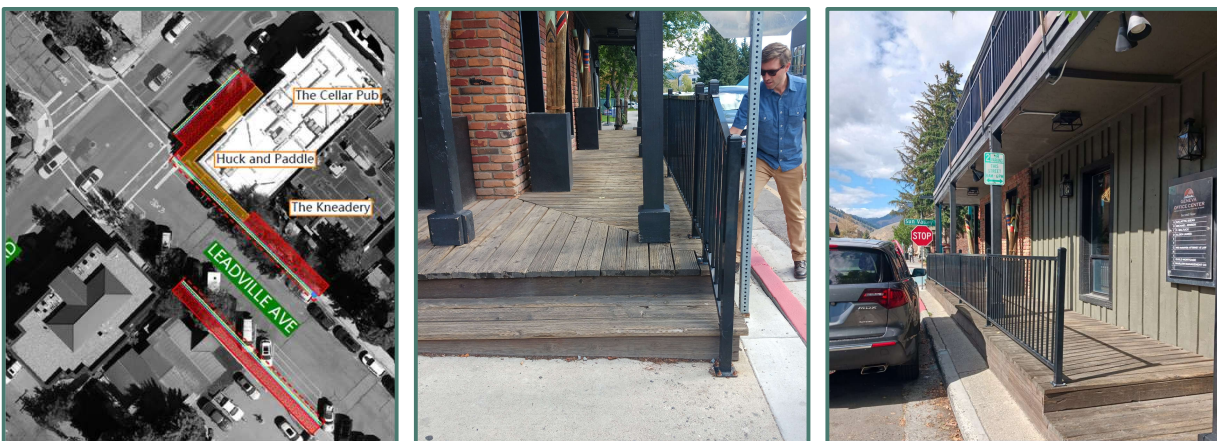
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Sidewalk Project – N Leadville Planter Removal



86

Sidewalk Project - 2nd St & 1st Ave



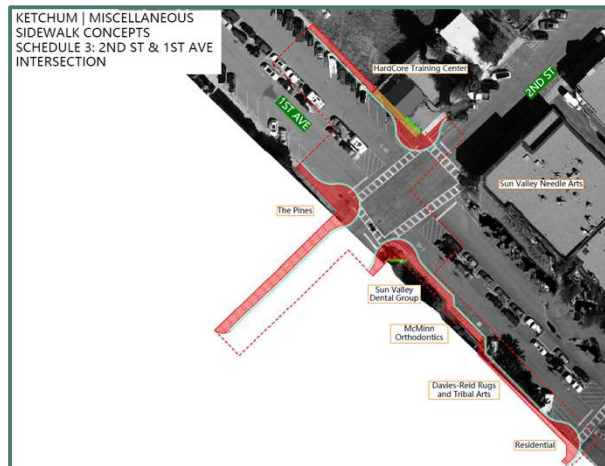
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Sidewalk Projects – Lefty’s Intersection



88

Sidewalk Project - 2nd St & 1st Ave



89

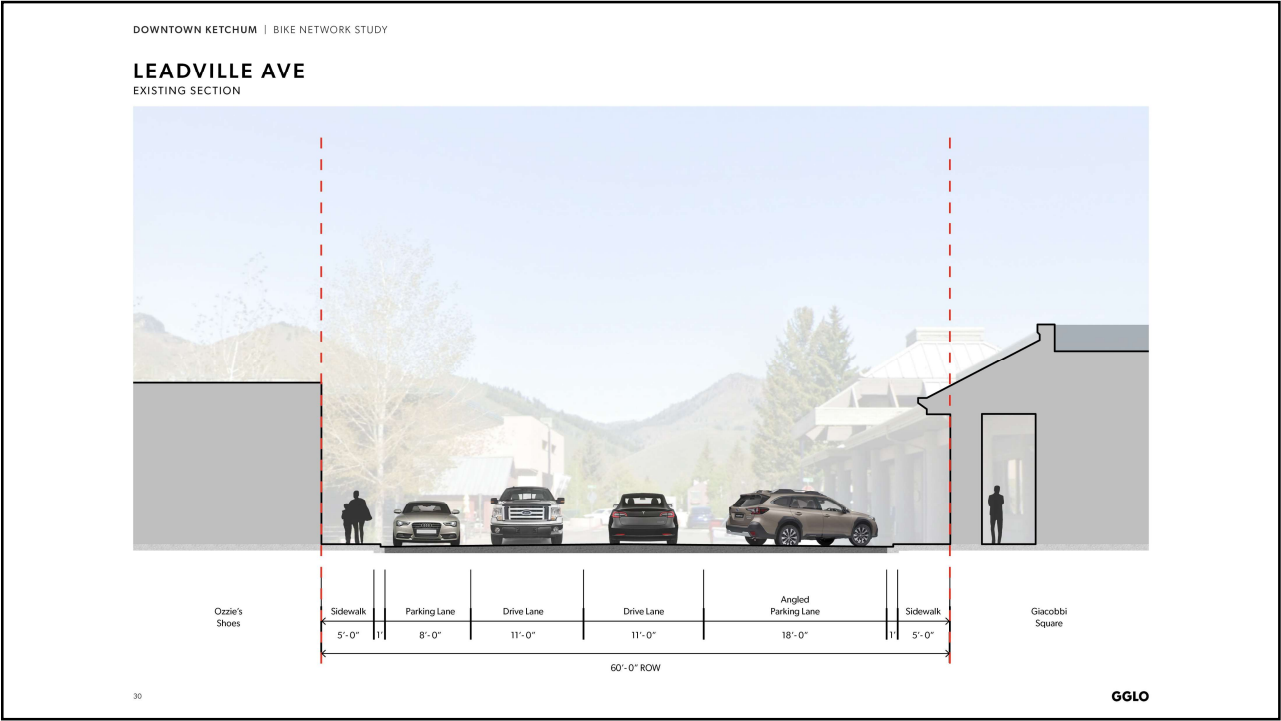
Sidewalk Project - 2nd St & 1st Ave



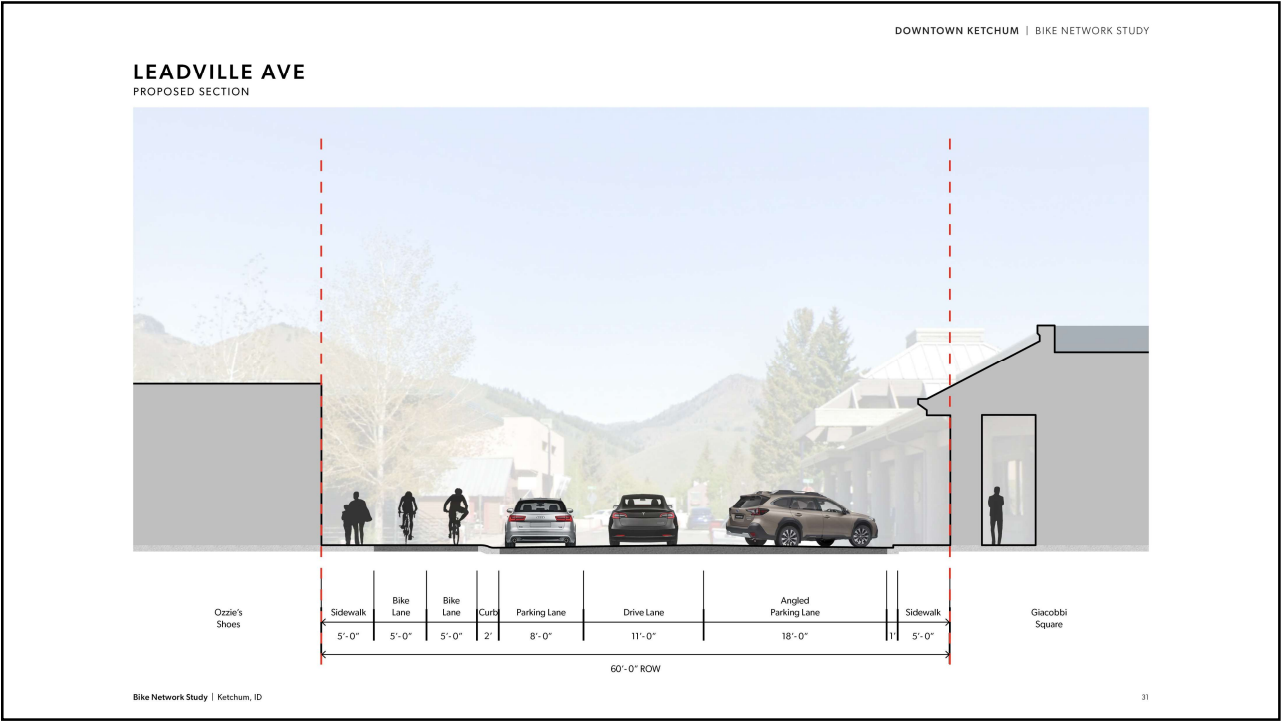
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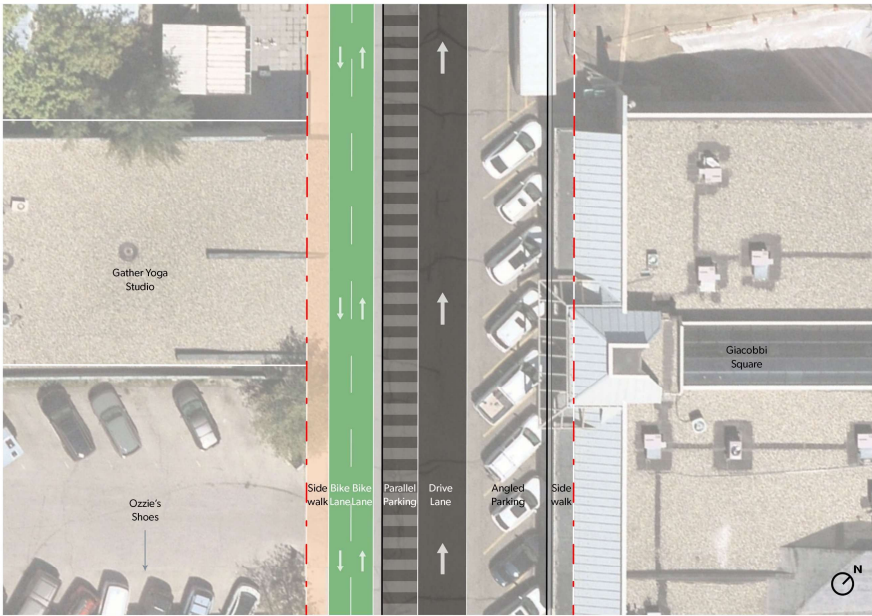
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LEADVILLE AVE
EXISTING PLAN

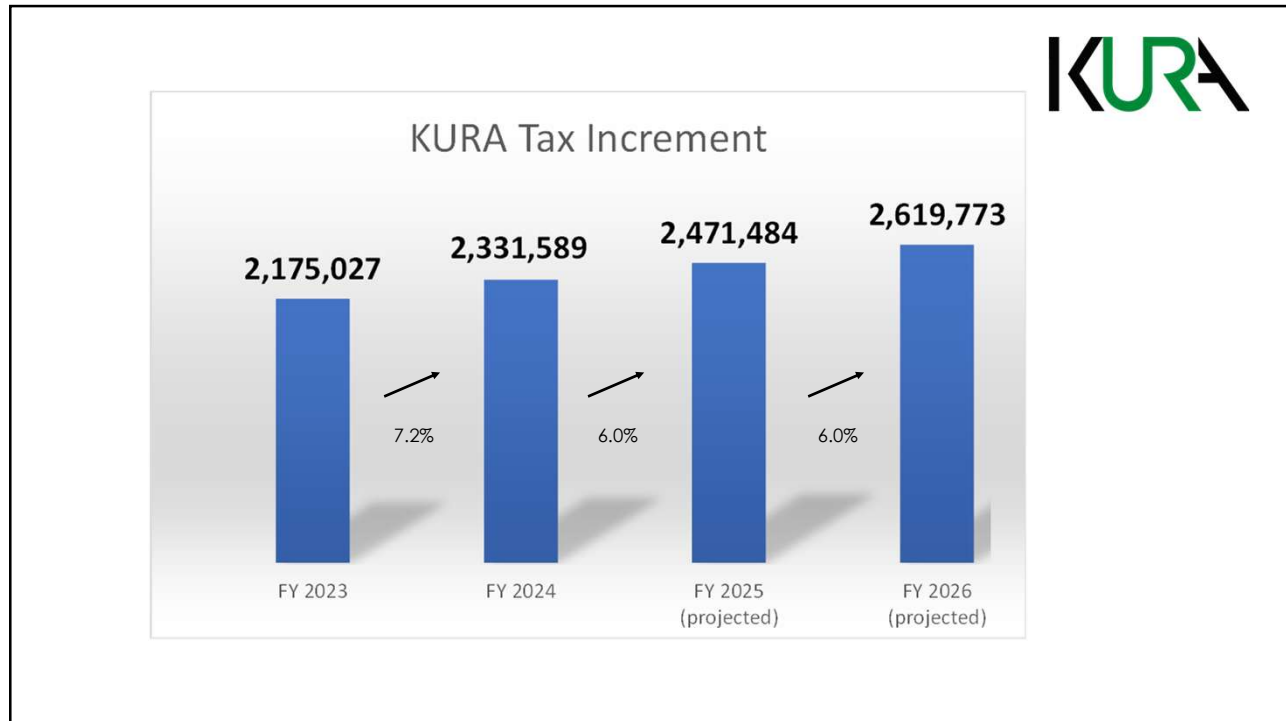


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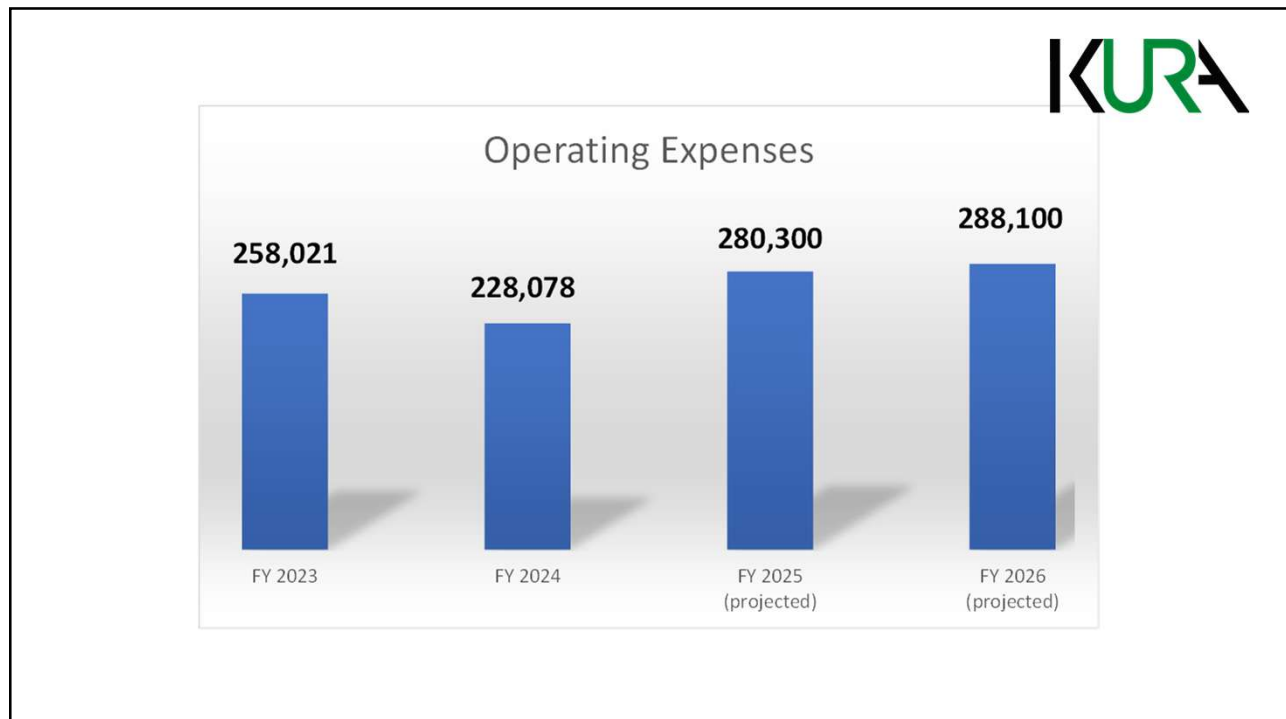
LEADVILLE AVE
PROPOSED PLAN



95



96



97

