



## URBAN RENEWAL BOARD SPECIAL MEETING AGENDA

August 25, 2026 at 7:30 AM

Council Chambers at City Hall - 1123 W. Lake St. Sandpoint, Idaho

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Call to Order

Roll Call

Meeting Minutes Approval

1. Approval of the Minutes from the Board's August 4, 2026, Meeting - ***action item***

Reports/Announcements

Old/Unfinished Business

New Business

Public Hearing

2. Public Hearing: Fiscal Year 2027 Budget
3. Adoption of FY27 Budget - ***action item***

Adjourn

### Public Participation Options and Information

Before the meeting, comment in writing: Email [cityclerk@sandpointidaho.gov](mailto:cityclerk@sandpointidaho.gov) or deliver to City Hall.  
Attend in person: See above for meeting location. Seating available on first-come, first-served basis.  
Attend remotely: Register at <https://www.sandpointidaho.gov/meetings>.  
After the meeting, view the recording on YouTube: <https://www.youtube.com/c/CityofSandpoint>.  
For questions or requests for special accommodation: At least 48 hours prior to the meeting, send a message to the email address above or call (208) 263-3310.



## URBAN RENEWAL BOARD MEETING MINUTES

August 04, 2026 at 7:30 AM

Council Chambers at City Hall - 1123 W. Lake St. Sandpoint, Idaho

### Call to Order

Board Chairman Eric Paull called the regular monthly meeting of the Sandpoint Urban Renewal Agency Board of Commissioners to order at 7:30 a.m. on Tuesday, August 4, 2026, in Council chambers at City Hall, 1123 W. Lake St., Sandpoint, Idaho.

### Roll Call

#### PRESENT

Commissioner Eric Paull  
 Commissioner Kendon Perry *arrived at 7:31 a.m.*  
 Commissioner Marilyn Sabella *via Zoom*  
 Commissioner Ned Brandenberger  
 Commissioner Jason Welker  
 Commissioner Kate McAlister

### Meeting Minutes Approval

1. The minutes from the Board's July 7, 2026, meeting were approved as presented.  
 Motion made by Commissioner Welker, Seconded by Commissioner Sabella.  
 Voting Yea: Commissioner Paull, Commissioner Perry, Commissioner Sabella, Commissioner Brandenberger, Commissioner Welker, Commissioner McAlister

### Reports/Announcements

2. Monthly Financial Report  
 There were no questions regarding the monthly report provided in the meeting packet.  
 Information only; no Board action.

### Old/Unfinished Business - none

### New Business

3. SURA Budget: Approve Preliminary FY2027 Budget and Schedule Public Hearing  
 Chairman Paull announced that the final item on the agenda would be review and approval of SURA's preliminary budget for Fiscal Year 2027, with a public hearing to take place during a special meeting on August 25, at which time budget adoption would be considered.  
 Chairman Paull reviewed the preliminary budget, on which he collaborated with Vice Chair Perry, with Public Works Director Holly Ellis fielding questions from Commissioners.  
 Following discussion, the Commissioners present voted unanimously to approve the preliminary budget as presented, removing the line items of the Downtown and Northern District Economic Development Marketing Support for FY27.  
 Motion made by Commissioner Brandenberger, Seconded by Commissioner McAlister.  
 Voting Yea: Commissioner Paull, Commissioner Perry, Commissioner Sabella, Commissioner Brandenberger, Commissioner Welker, Commissioner McAlister

## Adjourn

With no further business on the agenda, the meeting was adjourned at 8:11 a.m.

I presided over this meeting and can confirm that these minutes, prepared by the clerk, were approved by the Board during their meeting held on \_\_\_\_\_, 2026.

\_\_\_\_\_  
Eric Paull, Chair

\_\_\_\_\_  
Attest: Hayley Keys, Deputy City Clerk

# NOTICE OF PUBLIC HEARING

## PROPOSED BUDGET FOR FISCAL YEAR 2026-2027

### SANDPOINT URBAN RENEWAL AGENCY

Pursuant to Idaho Code §§ 50-2903(5) and 50-1002, a public hearing will be held at a special meeting of the Sandpoint Urban Renewal Agency (SURA) Board of Commissioners on Tuesday, August 25, 2026, at 7:30 a.m. in Council chambers at City Hall, 1123 W. Lake St., Sandpoint, Idaho, to take public testimony regarding SURA's proposed budget for fiscal year 2026-2027. All interested persons are invited to appear and show cause, if any, why such budget should or should not be adopted. The proposed budget, in detail, can be found by visiting the SURA page of the City website at <https://www.sandpointidaho.gov/sandpoint-urban-renewal-agency> or the City Clerk's Office at City Hall during regular office hours, 8:00 a.m.–5:00 p.m., Mon–Fri.

Item # 2.

| Expenditures                        | 2024/2025<br>Budget     | 2025/2026<br>Budget     | 2026/2027<br>Proposed   |
|-------------------------------------|-------------------------|-------------------------|-------------------------|
| <b>Operating Expenditures</b>       | 26,400                  | 26,400                  | 26,400                  |
| <b>Capital Expenditures</b>         |                         |                         |                         |
| Downtown Area                       | 1,972,785               | 2,232,443               | 2,672,923               |
| Northern Area                       | 1,542,766               | 3,003,901               | 3,056,443               |
| <b>Total Capital Expenditures</b>   | <u>3,515,551</u>        | <u>5,236,344</u>        | <u>5,729,366</u>        |
| <b>Total - All Expenditures</b>     | <u><b>3,541,951</b></u> | <u><b>5,262,744</b></u> | <u><b>5,755,766</b></u> |
| <b>Revenues</b>                     | 2024/2025<br>Budget     | 2025/2026<br>Budget     | 2026/2027<br>Proposed   |
| <b>Operating Revenues</b>           |                         |                         |                         |
| Downtown Area Tax Increment (+5%)   | 1,060,000               | 1,270,000               | 1,470,599               |
| Northern Area Tax Increment (+3.5%) | 540,000                 | 606,000                 | 875,610                 |
| <b>Total Operating Revenues</b>     | <u>1,600,000</u>        | <u>1,876,000</u>        | <u>2,346,209</u>        |
| <b>Other Revenues</b>               |                         |                         |                         |
| Downtown Area Interest Income       | 50,000                  | 60,000                  | 52,000                  |
| Northern Area Interest Income       | 150,000                 | 150,000                 | 150,000                 |
| Beginning Cash                      | 1,741,951               | 3,176,744               | 3,232,557               |
| <b>Total Other Revenues</b>         | <u>1,941,951</u>        | <u>3,386,744</u>        | <u>3,434</u>            |
| <b>Total - All Revenues</b>         | <u><b>3,541,951</b></u> | <u><b>5,262,744</b></u> | <u><b>5,780</b></u>     |

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For questions or requests for special accommodations, please call (208) 263-3310 at least 48 hours prior to the meeting.

| <b>REVENUES</b>                                           |                          |
|-----------------------------------------------------------|--------------------------|
| <b>OPERATING REVENUES</b>                                 | <b>Budget</b>            |
| Northern area tax increment (+3.5%)                       | \$ 875,610.00            |
| Downtown area tax increment (+3.5%)                       | \$ 1,470,599.00          |
|                                                           | \$ 2,346,209.00          |
| <b>OTHER REVENUES</b>                                     |                          |
| Northern area interest income                             | \$ 150,000.00            |
| Downtown area interest income                             | \$ 52,000.00             |
|                                                           | \$ 202,000.00            |
| <b>REIMBURSEMENTS</b>                                     |                          |
| <b>FINANCING PROCEEDS-</b>                                | \$ -                     |
| <b>TOTAL REVENUES</b>                                     | <b>\$ 2,548,209.00</b>   |
| <b>EXPENDITURES</b>                                       |                          |
| <b>OPERATING EXPENDITURES</b>                             |                          |
| Accounting                                                | \$ 5,000.00              |
| Secretarial/Clerical                                      | \$ 12,500.00             |
| Supplies/website                                          | \$ 400.00                |
| Dues/Membership/Surveys                                   | \$ 3,500.00              |
| Legal                                                     | \$ 5,000.00              |
| <b>Total</b>                                              | <b>\$ 26,400.00</b>      |
| <b>CAPITAL EXPENDITURES</b>                               |                          |
| Downtown -Revitalization Phase III design & acquisition   | \$ 2,212,019.00          |
| Downtown-Public Art                                       | \$ 294,047.00            |
| Downtown-debt payment-2018 \$1.5MM                        | \$ 166,857.00            |
| Northern-Public Art                                       | \$ 162,677.00            |
| Northern-Schweitzer Ranch                                 | \$ 25,000.00             |
| Northern-Milltown                                         | \$ 33,333.00             |
| Northern-Milltown public improvements                     | \$ 18,433.00             |
| Northern-Great Northern -road project                     | \$ 1,520,000.00          |
| Northern-Boyer pedestrian project                         | \$ 500,000.00            |
| Northern-Purchase railroad right-of-way                   | \$ 300,000.00            |
| Northern-SPOT - 3 bus shelters                            | \$ 100,000.00            |
| Northern-THI (Timberline Helicopters) public improvements | \$ 397,000.00            |
|                                                           | \$ 5,729,366.00          |
| <b>TOTAL EXPENDITURES</b>                                 | <b>\$ 5,755,766.00</b>   |
| <b>EXCESS (SHORTFALL)</b>                                 | <b>\$ (3,207,557.00)</b> |
| Beginning fund balance 10/1/2026                          | \$ 9,360,579.29          |
| Ending fund balance 9/30/2027                             | \$ 6,153,022.29          |

2.5% of tax increment + unused balances (\$257,282 as of 8-4-26)

Loan balance as of 7-21-26 \$543,543.47. Maturity 9/15/29

2.5% of tax increment + unused balances (\$140,787 as of 8-4-26)

Reimbursement

Reimbursement

Reimbursement-6th Ave.(water-sewer)

Road project

Boyer - Baldy

Rail road ROW

Public improvements to Mt.View - developer reimbursement

est. bal.based on current balances; est.increment; proj.pymts.