



Ketchum Urban Renewal Agency

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

April 13, 2026

Chair and Commissioners
Ketchum Urban Renewal Agency
Ketchum, Idaho

Request for Board Direction Regarding Draft Fiscal Year 2027 Budget Priorities

Introduction/History

- Current fiscal year budget is \$3,015,581 in approved expenses
- A joint meeting between the Board and City Council is scheduled for 4/16 (3pm) to discuss mutual budget/project priorities
- Staff proposes the following questions for Board members to discuss following the review of an updated five-year financial forecast:
 - Historically, the agency's public infrastructure investment has focused on:
 - **Sidewalks/Ped Improvements** – funded almost solely by KURA
 - **Community Infrastructure** – Not funded annually, handled on a per project basis.
 - Recent investments Town Square and Warm Springs Preserve
 - **Power Line Undergrounding** – historically funded item but not on an annual basis (project based)
 - *Does the Board support these expense categories (not the annual amount) moving forward?*
 - **Housing** – staff has increased the level of the agency's participation in the draft five-year plan, *is there support?*
 - **Street/Facility Equipment** – This is a newer expense category for the agency, in FY25 previous Commissioners advocating to add to long-term CIP. *Is there general support as a category?*
 - Assuming the board says yes to questions above, are there specific projects the board would like to:
 - Add/delete
 - Adjust

Financial Requirement/Impact

- Staff will review the updated five-year financial forecast.

Motion

No motion requested, staff is seeking general feedback from the Board.

Attachments:

1. KURA Financial forecast
2. FY2027 City of Ketchum draft project list
3. FY2028-FY2032 City of Ketchum projected project list
4. Presentation deck



Ketchum Urban Renewal Agency

FY 2027 Budget Development

Capital Investments

April 13, 2026



CAPITAL PRIORITIES:

Historically, the agency's public infrastructure investment has focused on:

Sidewalks/Ped Improvements – funded almost solely by KURA

Community Infrastructure – Not funded annually, handled on a per project basis. Recent investments: Town Square & Warm Springs Preserve

Power Line Undergrounding – Historically funded item but not on an annual basis. Funding has been project specific.

Does the Board support these expense categories listed above (not the annual amount) moving forward?



CAPITAL PRIORITIES:

- **Housing** – staff has increased the level of the agency’s participation in the draft five-year plan, *is there support?*
- **Street/Facility Equipment** – This is a newer expense category for the agency, in FY25 previous Commissioners advocating to add to long-term CIP. *Is there general support as a category?*

Does the Board support these expense categories listed above (not the annual amount) moving forward?

FY 2027 Ketchum Draft CIP



- See Handout
- Contingent on KURA Priorities & Approval

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

Based on prior slide direction, are there specific projects the board would like to:

- Add/delete
- Adjust

FY 2028 - 2032 Ketchum Draft CIP "Out Years"



- See Handout
- Contingent on KURA Priorities & Approval

	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
7 INTEREST EARNINGS	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
11 TRANSFER FROM GENERAL FUND	TBD	TBD	TBD	\$ 600,000	\$ 600,000
12 TRANSFER FROM LOT FUND	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
14 URA FUNDING	\$ 4,130,000	\$ 5,130,000	\$ 2,300,000		
15 TOTAL REVENUE	\$ 5,455,000	\$ 6,455,000	\$ 3,625,000	\$ 1,925,000	\$ 1,925,000
16 EXPENDITURES					
17 DOWNTOWN CORE SIDEWALK (P)	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000
18 PAVEMENT MANAGEMENT PROG (P)	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
19 POWERLINE UNDERGROUNDING (P)	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000
20 TECHNOLOGY UPGRADES/REPLACEMENT	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000
21 SUSTAINABILITY INFRASTRUCTURE	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
22 VAC TRUCK SWEEPER	\$ 500,000				
23 MINI SWEEPER (FACILITIES)	\$ 150,000				
24 REPLACEMENT DUMP TRUCK (STREETS)	\$ 300,000			\$ 350,000	
25 00' FLAT BED REPLACEMENT (STREETS)	\$ 70,000				
26 HOT PATCHER REPLACEMENT	\$ 100,000				
27 INFRASTRUCTURE HOUSING (LIFT TOWER)	\$ 2,000,000				
28 BIKE/PED NETWORK PHASED IMPLEMENTATION*	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
29 REPLACE CITY TRASH CANS	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
30 TASERS	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000
31 POLICE VEHICLE REPLACEMENT (SAVINGS USED IN 2026)	\$ 90,000			\$ 90,000	
32 HOUSING PROPERTY ACQUISITION	\$ 3,000,000				
33 YNCA PARKING PHASE 2 (PUSHED TO 2029)	\$ 500,000				
34 SADDLE & SH-75 UNDERGROUND PATHWAY (GRANT ASSUMPTION)	\$ 2,000,000				
35 LOADER REPLACEMENT (STREETS)	\$ 550,000			\$ 600,000	
36 WARM SPRINGS/LEWIS ROUNDABOUT (GRANT ASSUMPTION)	\$ 250,000	\$ 1,220,000			
37 VEHICLE REPLACEMENT (STREETS)	\$ 75,000	\$ 75,000			
38 PLOW REPLACEMENT (STREETS)				\$ 600,000	
39 RIFLE REPLACEMENT (MOVE TO 2026)					\$ 10,000
40 TOTAL EXPENDITURES	\$ 6,615,000	\$ 10,277,000	\$ 4,790,000	\$ 4,552,000	\$ 4,113,000
41 ANNUAL NET POSITION	\$ (1,160,000)	\$ (3,822,000)	\$ (1,165,000)	\$ (2,627,000)	\$ (2,188,000)

Based on prior slide direction, are there specific projects the board would like to:

- Add/delete
- Adjust

Board Discussion



FY 2028 - 2032 DRAFT CIP:

Board Direction:

Are there any adjustments supported by the board?

No formal approval required or needed at this time as the budget is approved one fiscal year at a time.

Board Discussion

**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
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GENERAL CIP FUND
5-YEAR CIP
FY 2028 - 2032

	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
1 REVENUE					
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40 TOTAL EXPENDITURES	\$ 6,615,000	\$ 10,277,000	\$ 4,790,000	\$ 4,552,000	\$ 4,113,000
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* Neighborhood (2nd, 6th, Leadville, Warm Springs) / 4th St / North South New Connections

**KURA
Financial Forecast**

Version 04.08.2026

Revenue Source	FY 2025	FY 2026	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	Actual	Adopted Budget	Projected	Projected	Projected	Projected	Projected
1 Undesigned Fund Balance		\$7,241,430		\$6,083,748	\$2,132,115	\$245,141	-\$2,351,638
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	FY 2026	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	Actual	Adopted Budget	Projected	Projected	Projected	Projected	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	\$146,000	\$146,000		
12 Housing Partnership (ARCH)				\$350,000			
13 Capital Outlay	\$1,088,019	\$2,050,000	\$3,215,000	\$5,718,845	\$4,130,000	\$5,130,000	\$2,300,000
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	\$4,180,581	\$7,056,306	\$5,113,381	\$5,972,506	\$3,141,306
16 Net/Assumed Use of Fund Balance	\$1,221,794	-\$235,808	-\$1,157,682	-\$3,951,633	-\$1,886,974	-\$2,596,779	\$396,707
17 FY 2025 Capital Reimbursements		\$915,000					
18 Projected Unassigned Fund Balance	\$6,079,276	\$6,090,622	\$6,083,748	\$2,132,115	\$245,141	-\$2,351,638	-\$1,954,931

*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