



Memo

To: Board of Commissioners
From: Jade Riley, Executive Director
Subject: 2026 Board Organizational Tasks
Date: February 4, 2026

Day/time for Regular Board Meetings

Previously, the board had designated Wednesdays at 4pm as the preferred time. With half of the board changing over, staff is recommending a new discussion to determine what day/time works best for the majority of board members. Following the decision, staff will return with an updated resolution for adoption.

Election of Officers

The agency bylaws outline the need to elect or appoint a Chair, Vice-Chair and Secretary/Treasurer. The previous board elected to appoint the City Clerk to serve as Secretary and the City Finance Director as Treasurer.

Future Strategic Planning Session/Joint Meeting with City Council

Staff will provide a quick overview (attached) of existing strategic priorities and then seek board direction regarding the need to hold a future session to review the priorities in detail. Staff does recommend holding a joint meeting with the City Council in March or April to review/discuss these priorities.



Ketchum Urban Renewal Agency

February 4, 2026

	2023	2024	2025	2026
	Actuals	Actual	Actual	Proposed Budget
Revenue Source				
TAX INCREMENT REVENUE	\$ 2,175,027	\$ 2,331,589	\$ 2,690,460	\$ 2,619,773
PROPERTY TAX REPLACEMENT	\$ 15,272	\$ 15,272	\$ 15,272	\$ 15,000
PENALTY AND INTEREST ON TAXES	\$ 6,908	\$ 7,968	\$ 14,604	\$ 5,000
INTEREST EARNINGS	\$ 166,337	\$ 281,488	\$ 225,653	\$ 140,000
INTEREST EARNINGS URA DEBT	\$ 14,230	\$ 20,222	\$ 25,866	\$ -
OTHER REVENUE (Rent)	\$ 36,000	\$ 33,000	\$ 3,000	\$ -
REFUNDS AND REIMBURSEMENTS	\$ 8,579		\$ 2,325	\$ -
WRCHT DEPOSIT 1ST \$ WA	\$ 10,000			\$ -
USE OF FUND BALANCE	\$ -			\$ 235,808
Total Revenue	\$ 2,432,353	\$ 2,689,539	\$ 2,977,180	\$ 3,015,581

	2023	2024	2025	2026
Expenditure Type	Actuals	Actual	Actual	Proposed Budget
OFFICE SUPPLIES AND POSTAGE	\$ 24	\$ 30	\$ -	\$ 100
PROFESSIONAL SERVICES	\$ 118,300	\$ 94,255	\$ 24,153	\$ 120,000
ADVERTISING AND LEGAL PUBLICATION	\$ -	\$ 1,015	\$ 500	\$ 1,000
LIABILITY INSURANCE	\$ 2,969	\$ 3,414	\$ 6,270	\$ 4,000
DUES SUBSCRIPTIONS AND MEMBERS	\$ 2,600	\$ 4,600	\$ 9,200	\$ 5,000
PERSONNEL TRAINING/TRAVEL	\$ -	\$ -	\$ 32	\$ 3,000
ADMINISTRATIVE EXPNS-CITY GEN FUND	\$ 38,395	\$ -	\$ -	\$ -
REIMBURSE CITY GENERAL FUND	\$ 53,175	\$ 124,764	\$ 95,895	\$ 105,000
URA FUND OP CONTINGENCY	\$ -	\$ -	\$ -	\$ 50,000
SUB TOTAL	215,463	228,078	136,049	288,100
Capital Improvements				
INFRASTRUCTURE PROJECTS	\$ 565,244	\$ 2,260,000	\$ 1,088,019	\$ 2,050,000
OPA PAYMENTS	\$ 76,283	\$ 10,000	\$ -	\$ 138,000
DEPRECIATION EXPENSE	\$ 38,437			\$ -
AMORTIZATION COSTS	\$ 4,121			\$ -
SUB TOTAL	\$ 684,085	\$ 2,270,000	\$ 1,088,019	\$ 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	\$ 1,765,774	\$ 3,015,581

KURA
Financial Forecast

Version 11.24.2025

Revenue Source	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	Actual	Adopted Budget	Projected	Projected	Projected	Projected
1 Undesignated Fund Balance	\$4,857,482	\$6,068,888	\$4,918,079	\$4,477,578	\$2,827,774	\$2,335,459
2 Tax Increment Revenue	\$2,690,460	\$2,619,773	\$2,776,959	\$2,943,577	\$3,120,192	\$3,307,403
3 Property Tax Replacement	\$15,272	\$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 Interest Earnings	\$225,653	\$140,000	\$50,000	\$20,000	\$10,000	\$5,000
6 Interest Earnings on Debt	\$25,866	\$0	\$0	\$0	\$0	\$0
7 Rent	\$3,000	\$0	\$0	\$0	\$0	\$0
8 Refunds & Reimbursements	\$2,325	\$0	\$0	\$0	\$0	\$0
9 WRCH Trust - 1st & Washington	\$0	\$0	\$0	\$0	\$0	\$0
10 Total	\$2,977,180	\$2,779,773	\$2,846,959	\$2,983,577	\$3,150,192	\$3,332,403
Expenditures						
Expenditure Type	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	Actual	Adopted Budget	Projected	Projected	Projected	Projected
11 Materials & Services including Other	\$136,049	\$288,100	\$300,000	\$300,000	\$300,000	\$300,000
12 OPA Payments	\$0	\$138,000	\$146,000	\$146,000		
13 Capital Outlay	\$1,088,019	\$2,050,000	\$2,300,000	\$1,450,000	\$2,800,000	\$2,300,000
14 Debt Service	\$541,706	\$539,481	\$541,461	\$537,381	\$542,506	\$541,306
15 Housing Projects				\$2,200,000		
16 Total	\$1,765,774	\$3,015,581	\$3,287,461	\$4,633,381	\$3,642,506	\$3,141,306
17 Net/Assumed Use of Fund Balance	\$1,211,406	-\$235,808	-\$440,502	-\$1,649,804	-\$492,314	\$191,097
18 FY 2025 Capital Reimbursements		\$915,000				
19 Projected Unassigned Fund Balance	\$6,068,888	\$4,918,079	\$4,477,578	\$2,827,774	\$2,335,459	\$2,526,556

CAPTIAL IMPROVEMENT PLAN

FY 2026

Capital Projects

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

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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	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	
	4 Implementation		Spring 2026	explore phasing options
	PARKING			
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 recent RFP lessons; City & KURA long-term financial plan	
PLACEMAKING	Town Square			
	10 Phase I		Spring 2026	reduced from original proposal
	11 Phase II		TBD	II & III could be combined, likely to coincide with sunset of current agency
	12 Phase III		TBD	
	Power line undergrounding			
	13 Master plan of identified project areas		Winter 2026	
	14 Warm Springs Preserve		Fall 2025	welcome building