



Ketchum Urban Renewal Agency

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

June 16, 2025

Chair and Commissioners
Ketchum Urban Renewal Agency
Ketchum, Idaho

Recommendation to Review and Provide Direction on FY 26 KURA Budget and FY26-30 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, 2024.

Staff proposes the Board review the proposed FY26 budget and five-year capital improvement plan and identify any changes. If the Board requests changes, the budget would be reviewed again by the Board in July and the adoption hearing would be set and noticed for August 18, 2025. The proposed budget and capital improvement plan is provided in Attachment A.

Analysis

The Board will hold a Public Hearing on August 18, 2025 for the purpose of considering and adopting a final budget and making appropriations to each fund for the forthcoming fiscal year 2025-26. The public may appear at the hearing and be heard upon any part of the budget.

The proposed budget is generally the same as the FY25 budget with some key changes. Those changes consist of:

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 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 a 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 2025-2026 Urban Renewal Agency Budget provides budget authority for the services and projects the Agency anticipates providing during the new fiscal year. The overall operating budget is similar to the FY 25 budget.

Recommendation and Motion

Staff recommends the Board provide direction on changes to the proposed budget and set the budget adoption hearing for August 18, 2025.

Attachments:

- A: Proposed FY26 Budget and Capital Improvement
- B: Plan KURA Projected Financial Forecast
- C: City of Ketchum FY26 CIP
- D: City of Ketchum 2027-2031 CIP
- E: Budget Presentation

Attachment A



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	\$ 785,808
Total Revenue	\$ 2,432,353	\$ 2,689,539	\$ 7,057,006	\$ 3,565,581
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	\$ 2,600,000
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	\$ 2,738,000
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	\$ 3,565,581

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 2025-2030



Ketchum Urban Renewal Agency Capital Improvement Budget

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	
Available Fund Balance	\$4,857,482	\$4,693,057	\$3,845,249	\$3,350,747	\$1,296,943	\$1,104,629	

Capital Revenue							Total
Budgeted/Projected Funds for Capital Projects	\$1,414,770	\$1,814,192	\$1,859,498	\$2,000,196	\$2,161,686	\$2,491,097	
Subtotal (fund balance + funds available)	\$6,272,252	\$6,507,249	\$5,704,747	\$5,350,943	\$3,458,629	\$3,595,726	\$38,889,546

Capital Projects							
Main St Pedestrian Improvements	\$80,000						
Reimburse Bluebird for Infrastructure	\$948,863						
Funding for 1st and WA Entitlement Plans	\$200,000						
1st & Washington Development Options		TBD*	TBD*				
Sidewalks	\$500,000	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000	
Parking Management/Improvements	\$95,000	\$100,000					
Town Square Improvements		\$250,000					
Infrastructure for Housing (YMCA and Trail Creek Lift Tower Sites)		\$1,350,000	\$800,000	\$2,200,000			
Warm Springs/Lewis Street Roundabout					\$250,000	\$1,220,000	
Bike Network Improvements	\$50,000	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	\$1,873,863	\$2,600,000	\$2,300,000	\$3,650,000	\$2,800,000	\$2,300,000	

*: Professional Services budget is sufficient to complete planning/community engagement for new concept.

Attachment B

KURA
Financial Forecast

Version 6.11.25

Revenue Source	FY 2024	FY 2025	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	Actual	Current Budget	Projected	Proposed Budget	Projected	Projected	Projected	Projected
1 Undesigned 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	FY 2025	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	Actual	Current Budget	Projected	Projected	Projected	Projected	Projected	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	\$2,600,000	\$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

Attachment C

GENERAL CIP FUND

FY 2026 Proposed Budget

REVENUE

03-3100-6100- IDAHO POWER FRANCHISE	\$ 300,000
03-3700-1000- INTEREST EARNINGS	\$ 25,000
03-3700-8722- TRANSFER FROM LOT FUND	\$ 1,073,600
03-3700-8798- URA FUNDING	\$ 2,600,000
03-3800-9000- FUND BALANCE	\$ 300,000
TOTAL REVENUE	\$ 4,298,600

EXPENDITURES

03-4193-7110- DOWNTOWN CORE SIDEWALK INFILL (P)	\$ 900,000
03-4194-7162- TOWN SQUARE REMODEL PHASE I	\$ 250,000
03-4193-7501- PUBLIC PARKING OPTIONS (P)	\$ 100,000
03-4193-7502- INFRASTRUCTURE FOR HOUSING	\$ 1,350,000
03-4193-7611- PAVEMENT MANAGEMENT PROGRAM (P)	\$ 600,000
03-4193-7199- LONG-TERM PLANNING & DESIGN (P)	\$ 150,000
03-4193-7180- POWER LINE UNDERGROUNDING (P)	\$ 88,600
03-4194-7120- ATKINSON PARK IRRIG UPGRADES	\$ 150,000
03-4193-7614- BOOM TRUCK	\$ 100,000
03-4193-7200- TECHNOLOGY UPGRADES	\$ 65,000
03-4210-7100- POLICE VEHICLE (NEW)	\$ 60,000
03-4193-7160- TOWN SQUARE ALLEY-ASPHALT	\$ 50,000
03-4193-7210- SUSTAINABILITY	\$ 50,000
03-4193-7615- STREETS READER BOARDS	\$ 45,000
03-4194-7156- ORE WAGON R&M	\$ 25,000
03-4194-7176- CITY HALL ELECTRICAL REPLACEMENT	\$ 15,000
03-4194-7161- VISITOR CENTER BUILDING R&M	\$ 300,000
TOTAL EXPENDITURES	\$ 4,298,600

(P) DENOTES PARENT PROJECT

Attachment D

GENERAL CIP FUND

5-YEAR CIP

FY 2027 - 2031

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
REVENUE					
IDAHO POWER FRANCHISE	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
INTEREST EARNINGS	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
TRANSFER FROM GENERAL FUND	TBD	TBD	TBD	TBD	TBD
TRANSFER FROM LOT FUND	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
URA FUNDING	\$ 2,300,000	\$ 3,650,000	\$ 2,800,000	\$ 2,300,000	
TOTAL REVENUE	\$ 3,625,000	\$ 4,975,000	\$ 4,125,000	\$ 3,625,000	\$ 1,325,000
EXPENDITURES					
DOWNTOWN CORE SIDEWALK (P)	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000
PAVEMENT MANAGEMENT PROG (P)	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
POWER LINE UNDERGROUNDING (P)	\$ 150,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000
TECHNOLOGY UPGRADES/REPLACEMENT	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000
SUSTAINABILITY INFRASTRUCTURE	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
REPLACE CITY TRASH CANS	\$ 10,000		\$ 10,000		\$ 10,000
TASERS	\$ 7,000		\$ 7,000		\$ 7,000
2000 ELGIN GEO VAC TRUCK SWEEPER REPLACEMENT	\$ 450,000				
SH-75 PATHWAY CONSTRUCTION	\$ 257,000				
ZAMBONI	\$ 60,000				
POLICE VEHICLE REPLACEMENT	\$ 60,000				
RIFLE REPLACEMENT	\$ 18,000				
TOOL CAT/BOBCAT REPLACEMENT (STREETS)	\$ 83,900				
CRACK SEALER REPLACEMENT	\$ 90,000				
YMCA PARKING PHASE 2	\$ 800,000				
MINI SWEEPER (FACILITIES)		\$ 150,000			
SH-75 CORRIDOR SIGNAL UPGRADES		\$ 140,000			
TOOL CAT/BOBCAT (RECREATION)		\$ 60,000			
KENWORTH REPLACEMENT DUMP TRUCK (STREETS)		\$ 300,000			
00' FLAT BED REPLACEMENT (STREETS)		\$ 70,000			
HOT PATCHER REPLACEMENT		\$ 100,000			
HOUSING PROJECTS (LIFT TOWER)		\$ 2,200,000			
EAST AVENUE IMPROVEMENTS 2ND & 5TH			\$ 1,650,000		
CAT 962 LOADER REPLACEMENT (STREETS)			\$ 550,000		
WARM SPRINGS/LEWIS ROUNDABOUT			\$ 250,000	\$ 1,220,000	
VEHICLE REPLACEMENT (STREETS)			\$ 60,000	\$ 60,000	
PLOW REPLACEMENT (STREETS)					\$ 600,000
TOTAL EXPENDITURES	\$ 5,000,900	\$ 6,215,000	\$ 5,722,000	\$ 4,475,000	\$ 3,812,000
ANNUAL NET POSITION	\$ (1,375,900)	\$ (1,240,000)	\$ (1,597,000)	\$ (850,000)	\$ (2,487,000)

Attachment E



Ketchum Urban Renewal Agency

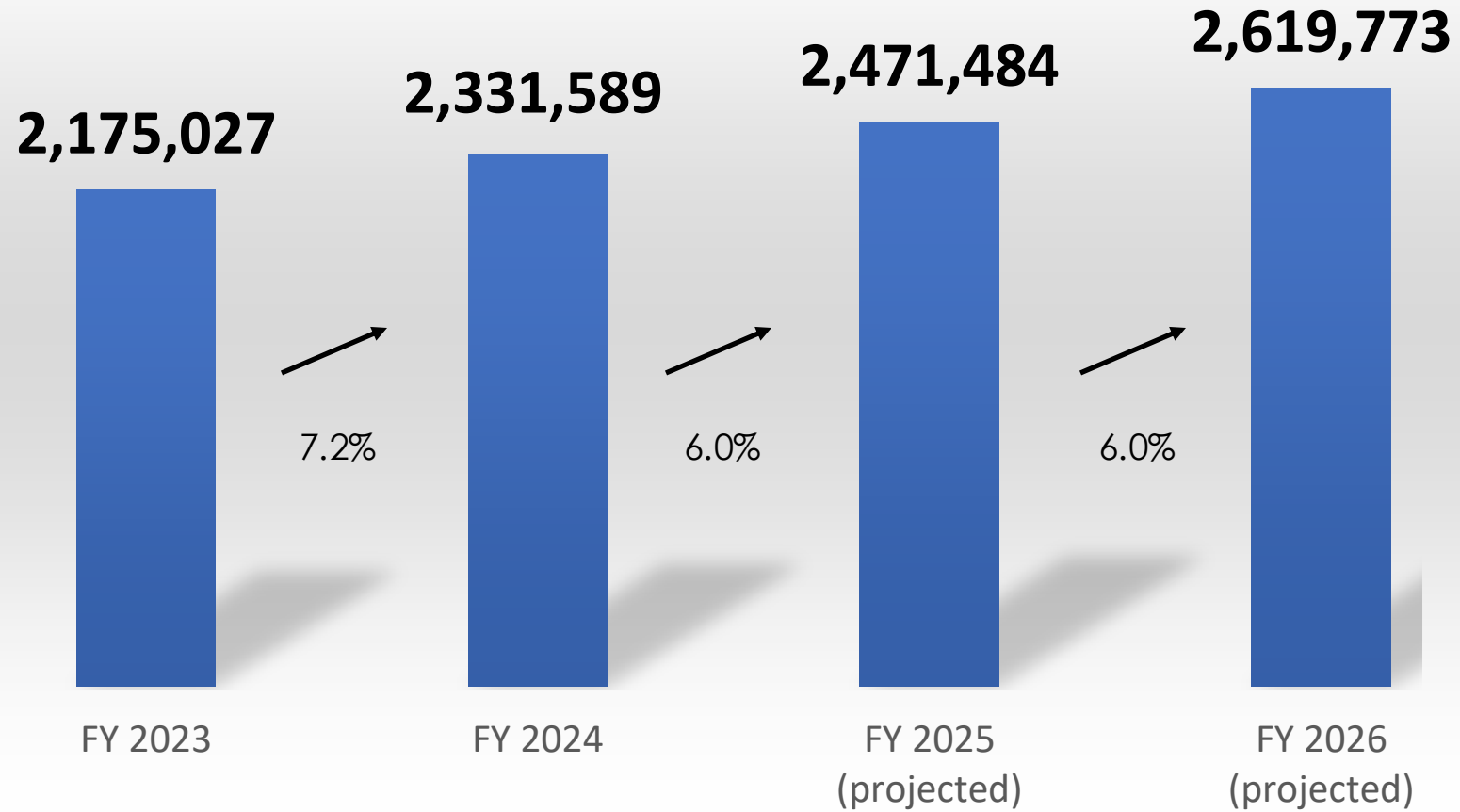
FY 2026 Budget Overview

June 16, 2025

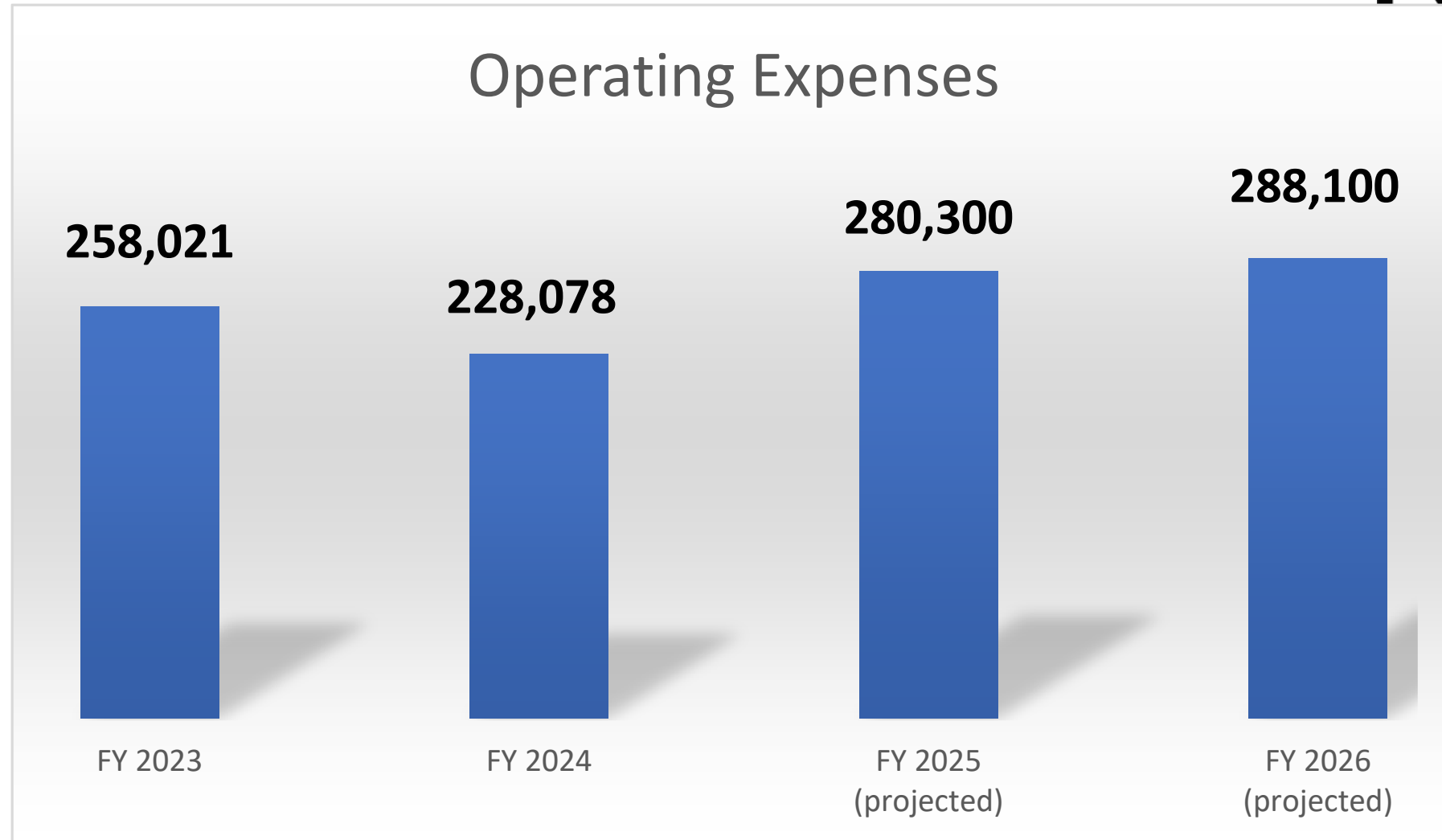
AGENDA

- Review of KURA preliminary operating budget
- Review of KURA preliminary Capital Improvement Plan
 - FY 2026: Priority Direction
 - FY 2027-2030: General Direction
- Provide feedback/direction on desired refinements
- Schedule public hearing date

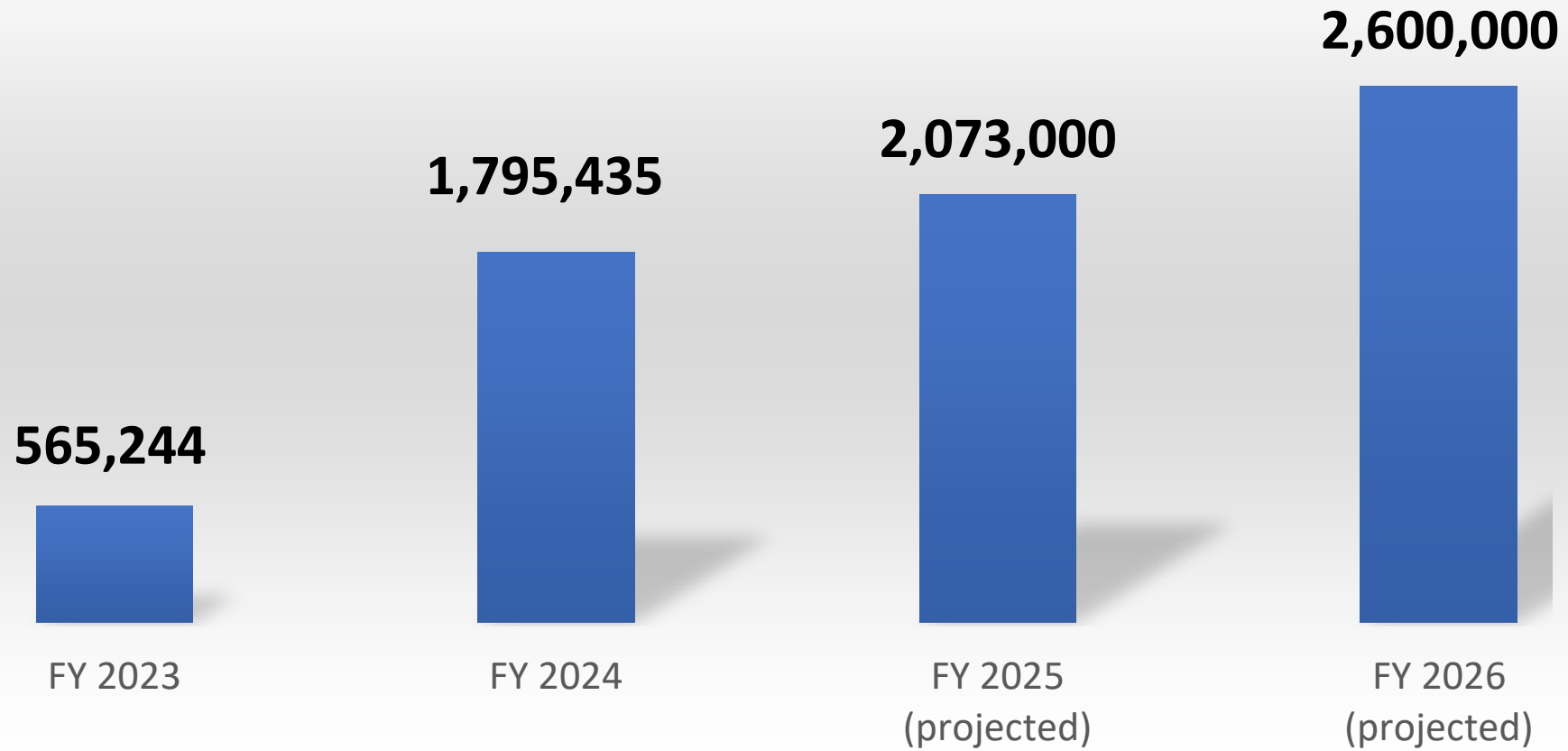
KURA Tax Increment



Operating Expenses



Capital Expenses



*See Handout



	2023	2024	2025	2026
	Actuals	Actual	Budget	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	\$ 785,808
Total Revenue	\$ 2,432,353	\$ 2,689,539	\$ 7,057,006	\$ 3,565,581

*See Handout



		2023	2024	2025	2026
		Actuals	Actual	Budget	Proposed Budget
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
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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
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DEBT SRVC ACCT INTRST-2021	\$	69,028	\$ 61,192	\$ 52,871	\$ 44,414
SUB TOTAL	\$	541,956	\$ 542,206	\$ 541,706	\$ 539,481

*See Handout



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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	 \$ 2,738,000

HOT TOPICS

- Mobility
 - Streets
 - Sidewalks
 - Bike/pedestrian network plan
- Community Housing
 - South YMCA
 - First & Washington
 - Lift Tower
- Placemaking
 - Town Square
 - Future areas
 - Power line undergrounding master plan

*See Handout

Capital Projects

	FY 2025	FY 2026	FY 2027	FY 2028	FY 20229	FY 2030
Main St Pedestrian Improvements	\$80,000					
Reimburse Bluebird for Infrastructure	\$948,863					
Funding for 1st and WA Entitlement Plans	\$200,000					
1st & Washington Development Options		TBD*	TBD*			
Sidewalks	\$500,000	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000
Parking Management/Improvements	\$95,000	\$100,000				
Town Square Improvements		\$250,000				
Infrastructure for Housing (YMCA and Trail Creek Lift Tower Sites)		\$1,350,000	\$800,000	\$2,200,000		
Warm Springs/Lewis Street Roundabout					\$250,000	\$1,220,000
Bike Network Improvements	\$50,000	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	\$1,873,863	\$2,600,000	\$2,300,000	\$3,650,000	\$2,800,000	\$2,300,000

*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 Undesigned Fund Balance		\$4,857,482	\$4,857,482	\$4,693,057	\$3,907,249	\$3,466,747	\$1,816,943	\$1,324,629
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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 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	\$2,600,000	\$2,300,000	\$1,450,000	\$2,800,000	\$2,300,000
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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

NEXT STEPS

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

Questions/Discussions

FIRST & WASHINGTON LOT

- Debrief
 - Lesson learned from previous effort
 - New ideas
- Staff returns with proposed approach/process/timeline for Board review.