



Ketchum Urban Renewal Agency

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

May 11, 2026

Chair and Commissioners
Ketchum Urban Renewal Agency
Ketchum, Idaho

**Review FY 2027 CIP Project List
Review Financial Statement FY 2026 YTD April 2026
5-Year Financial Projection**

Introduction/History

The list of proposed CIP projects needs board discussion and recommendation to move forward in the FY 2027 Budget Development Process, leading to the presentation of the complete KURA FY 2027 Proposed Budget on June 8th.

Any edits made by the KURA board will be amended and presented to the Ketchum City Council at the regular meeting on May 14th.

Recommendation and Motion

No motion needed at this time. Staff needs board approval to move the CIP portion of the KURA budget forward in the FY 2027 Budget Development process.

Attachments: FY 2027 Proposed CIP Project List
FY 2026 YTD Financial Statement April 2026
5-Year Financial Projection

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

GENERAL CIP FUND
5-YEAR CIP
FY 2028 - 2032

	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
3 INTEREST EARNINGS	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
4 TRANSFER FROM GENERAL FUND	TBD	TBD	TBD	\$ 600,000	\$ 600,000
5 TRANSFER FROM LOT FUND	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
6 URA FUNDING	\$ 2,130,000	\$ 4,880,000	\$ 1,080,000		
7 TOTAL REVENUE	\$ 3,455,000	\$ 6,205,000	\$ 2,405,000	\$ 1,925,000	\$ 1,925,000
8 EXPENDITURES					
9 DOWNTOWN CORE SIDEWALK (P)	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000
10 PAVEMENT MANAGEMENT PROG (P)	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
11 POWER LINE UNDERGROUNDING (P)	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000
12 TECHNOLOGY UPGRADES/REPLACEMENT	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000
13 SUSTAINABILITY INFRASTRUCTURE	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
14 VAC TRUCK SWEEPER	\$ 500,000				
15 MINI SWEEPER (FACILITIES)	\$ 150,000				
16 REPLACEMENT DUMP TRUCK (STREETS)	\$ 300,000			\$ 350,000	
17 00' FLAT BED REPLACEMENT (STREETS)	\$ 70,000				
18 HOT PATCHER REPLACEMENT	\$ 100,000				
19 BIKE/PED NETWORK PHASED IMPLEMENTATION*	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
20 YMCA PARKING PHASE 2		\$ 800,000			
21 REPLACE CITY TRASH CANS		\$ 10,000		\$ 10,000	
22 TASERS		\$ 7,000		\$ 7,000	
23 POLICE VEHICLE REPLACEMENT (SAVINGS USED IN 2026)		\$ 90,000		\$ 90,000	
24 HOUSING PROPERTY ACQUISITION		\$ 3,000,000			
25 SADDLE & SH-75 UNDERGROUND PATHWAY (GRANT ASSUMPTION)		\$ 2,000,000			
26 LOADER REPLACEMENT (STREETS)		\$ 550,000			\$ 600,000
27 WARM SPRINGS/LEWIS ROUNDABOUT (GRANT ASSUMPTION)		TBD	TBD	TBD	TBD
28 VEHICLE REPLACEMENT (STREETS)		\$ 75,000	\$ 75,000		
29 PLOW REPLACEMENT (STREETS)				\$ 600,000	
30 RIFLE REPLACEMENT (MOVE TO 2026)					\$ 18,000
31 TOTAL EXPENDITURES	\$ 4,615,000	\$ 10,027,000	\$ 3,570,000	\$ 4,552,000	\$ 4,113,000
32 ANNUAL NET POSITION	\$ (1,160,000)	\$ (3,822,000)	\$ (1,165,000)	\$ (2,627,000)	\$ (2,188,000)

* Neighborhood (2nd, 6th, Leadville, Warms Springs) / 4th St / North South New Connections

CITY OF KETCHUM
BALANCE SHEET
APRIL 30, 2026

URBAN RENEWAL AGENCY

ASSETS

98-1000-0000	CASH - COMBINED	11,279.54	
98-1010-0000	URBAN RENEWAL FUND CASH	518,284.72	
98-1050-0000	TAXES RECEIVABLE-CURRENT	33,044.77	
98-1150-0000	ACCTS RECVBL	1,050.00	
98-1510-0000	INVESTMENTS-URA GF #2987	6,309,982.63	
98-1510-1000	INVESTMENTS-URA DEBT #3243	440,764.67	
98-1514-0000	UNAMORTZED PRE-ISSUANCE BND CT	26,584.27	
98-1610-1000	FIXED ASSETS-211 FIRST ST. E.	2,294,745.56	
98-1610-2000	FIXED ASST-4TH ST.CORRIDOR IMP	1,000,000.00	
98-1610-3000	FIXED ASST-1ST & WASH PARKING	1,474,000.00	
98-1610-4000	INFASTRUCTURE IMPROVEMENTS	397,135.87	
98-1630-0000	ACCUM DEPRN-BUILDINGS	(97,802.81)	
	TOTAL ASSETS		<u>12,409,069.22</u>

LIABILITIES AND EQUITY

LIABILITIES

98-2030-0000	ACCOUNTS PAYABLE	(43.50)	
98-2300-0000	ACCRUED INTEREST PAYABLE	2,197.29	
98-2340-0000	REFUNDING BONDS PAYABLE 2021	3,048,303.17	
	TOTAL LIABILITIES		3,050,456.96

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
98-2710-0000	FUND BALANCE	8,158,823.49	
	REVENUE OVER EXPENDITURES - YTD	<u>1,199,788.77</u>	
	BALANCE - CURRENT DATE		<u>9,358,612.26</u>
	TOTAL FUND EQUITY		<u>9,358,612.26</u>
	TOTAL LIABILITIES AND EQUITY		<u>12,409,069.22</u>

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING APRIL 30, 2026

URBAN RENEWAL AGENCY

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>PCNT</u>
<u>PROPERTY TAX</u>					
98-3100-1000 TAX INCREMENT REVENUE	17,125.38	2,093,332.89	2,619,773.00	526,440.11	79.9
98-3100-1050 PROPERTY TAX REPLACEMENT	.00	7,636.03	15,000.00	7,363.97	50.9
98-3100-9000 PENALTY & INTEREST ON TAXES	308.87	7,004.34	5,000.00	(2,004.34)	140.1
	<u>17,434.25</u>	<u>2,107,973.26</u>	<u>2,639,773.00</u>	<u>531,799.74</u>	<u>79.9</u>
<u>MISCELLANEOUS REVENUE</u>					
98-3700-1000 INTEREST EARNINGS	18,439.75	101,461.91	140,000.00	38,538.09	72.5
98-3700-1010 INTEREST EARNINGS-URA DEBT	1,329.51	23,696.63	.00	(23,696.63)	.0
	<u>19,769.26</u>	<u>125,158.54</u>	<u>140,000.00</u>	<u>14,841.46</u>	<u>89.4</u>
	<u>37,203.51</u>	<u>2,233,131.80</u>	<u>2,779,773.00</u>	<u>546,641.20</u>	<u>80.3</u>

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING APRIL 30, 2026

URBAN RENEWAL AGENCY

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>URBAN RENEWAL EXPENDITURES</u>						
MATERIALS AND SERVICES:						
98-4410-3100	OFFICE SUPPLIES & POSTAGE	.00	.00	100.00	100.00	.0
98-4410-4200	PROFESSIONAL SERVICES	3,745.00	19,624.00	120,000.00	100,376.00	16.4
98-4410-4400	ADVERTISING & LEGAL PUBLICATIO	.00	.00	1,000.00	1,000.00	.0
98-4410-4600	LIABILITY INSURANCE	.00	2,172.50	4,000.00	1,827.50	54.3
98-4410-4800	DUES, SUBSCRIPTIONS, & MEMBERS	.00	.00	5,000.00	5,000.00	.0
98-4410-4900	PERSONNEL TRAINING/TRAVEL/MTG	.00	498.07	3,000.00	2,501.93	16.6
98-4410-6600	REFUNDS	.00	10,000.00	.00	(10,000.00)	.0
TOTAL MATERIAL AND SERVICES		3,745.00	32,294.57	133,100.00	100,805.43	24.3
CAPITAL OUTLAY:						
98-4410-7100	INFRASTRUCTURE PROJECTS	.00	921,774.50	2,050,000.00	1,128,225.50	45.0
98-4410-7103	MISCELLANEOUS OPA	.00	.00	138,000.00	138,000.00	.0
TOTAL CAPITAL OUTLAY		.00	921,774.50	2,188,000.00	1,266,225.50	42.1
OTHER EXPENDITURES:						
98-4410-8801	REIMBURSE CITY GENERAL FUND	9,511.15	57,066.90	105,000.00	47,933.10	54.4
98-4410-9930	URA FUND OP. CONTINGENCY	.00	.00	50,000.00	50,000.00	.0
TOTAL OTHER EXPENDITURES		9,511.15	57,066.90	155,000.00	97,933.10	36.8
TOTAL URBAN RENEWAL EXPENDITURE		13,256.15	1,011,135.97	2,476,100.00	1,464,964.03	40.8

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING APRIL 30, 2026

URBAN RENEWAL AGENCY

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>URA DEBT SERVICE EXPENDITURES</u>					
OTHER EXPENDITURES:					
98-4800-8400 DEBT SERVICE ACCT PRIN-2021	.00	.00	495,067.00	495,067.00	.0
98-4800-8450 DEBT SRVC ACCT INTRST-2021	.00	22,207.06	44,414.00	22,206.94	50.0
TOTAL OTHER EXPENDITURES	.00	22,207.06	539,481.00	517,273.94	4.1
TOTAL URA DEBT SERVICE EXPENDIT	.00	22,207.06	539,481.00	517,273.94	4.1
TOTAL FUND EXPENDITURES	13,256.15	1,033,343.03	3,015,581.00	1,982,237.97	34.3
NET REVENUE OVER EXPENDITURES	23,947.36	1,199,788.77	(235,808.00)	(1,435,596.77)	508.8
	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT

**KURA
Financial Forecast**

Version 05.07.2026

Revenue Source	FY 2025 Actual	FY 2026 Adopted Budget	FY 2026 Projected	FY 2027 Proposed	FY 2028 Projected	FY 2029 Projected	FY 2030 Projected
1 Undesigned Fund Balance		\$6,080,523		\$4,922,841	\$883,708	\$909,233	-\$1,525,046
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 Actual	FY 2026 Adopted Budget	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected	FY 2030 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	\$233,500	\$233,500	\$87,500	\$87,500
12 Housing Partnership (ARCH)				\$350,000			
13 Capital Outlay	\$1,088,019	\$2,050,000	\$2,300,000	\$5,718,845	\$2,130,000	\$4,880,000	\$1,080,000
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	\$3,265,581	\$7,143,806	\$3,200,881	\$5,810,006	\$2,008,806
16 Net/Assumed Use of Fund Balance	\$1,221,794	-\$235,808	-\$242,682	-\$4,039,133	\$25,526	-\$2,434,279	\$1,529,207
17 FY 2025 Capital Reimbursements		\$915,000	\$915,000				
18 Projected Unassigned Fund Balance		\$4,929,715	\$4,922,841	\$883,708	\$909,233	-\$1,525,046	\$4,162

*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