



## **Ketchum Urban Renewal Agency**

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**P.O. Box 2315 | 191 5<sup>th</sup> Street W. | Ketchum, ID 83340**

March 9, 2026

Chair and Commissioners  
Ketchum Urban Renewal Agency  
Ketchum, Idaho

### **RECOMMENDATION TO RECEIVE PUBLIC COMMENT AND ADOPT RESOLUTION 26-URA02 APPROVING THE 2025 ANNUAL REPORT FOR THE KETCHUM URBAN RENEWAL AGENCY**

#### Introduction/History

Each year the KURA must adopt an annual report and then transmit the report to the City of Ketchum and State of Idaho and the Series 2021 Bond Holders by March 31st.

Notice was published March 4, 2026 in the Mountain Express. The notice provided a link to the Annual Report and requested public comment identifying March 9, 2026 as the date for Board action. Notice was also posted on the KURA website providing the opportunity for comment.

Once the Board has approved the Annual Report, notice of the report filing and availability will be published in the Mountain Express. The document will be transmitted to the required agencies and posted on the KURA website.

#### Recommendation and Motion

Staff recommends the Board receive any public comment and then approve the following motion:

“I move to approve Resolution 26-URA02 approving the 2025 Annual Report for the Ketchum Urban Renewal Agency and direct staff to file the report to required agencies/stakeholders.”

Attachments: Resolution 26-URA02  
2025 KURA Annual Report  
Notice of Filing the Annual Report  
Legal Publish of Public Hearing for 2025 Annual Report

RESOLUTION NO. 26-URA02

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF KETCHUM, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF KETCHUM, IDAHO, TO BE TERMED THE “ANNUAL REPORT RESOLUTION,” APPROVING THE ANNUAL REPORT OF THE URBAN RENEWAL AGENCY, FOR CALENDAR YEAR 2025; APPROVING THE NOTICE OF FILING THE ANNUAL REPORT WITH THE CITY AND IDAHO STATE CONTROLLER; DIRECTING THE CHAIR OR EXECUTIVE DIRECTOR TO FILE SAID REPORT; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of Ketchum, Idaho, also known as the Ketchum Urban Renewal Agency, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (hereinafter the “Law”) and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (hereinafter the “Act”), a duly created and functioning urban renewal agency for Ketchum, Idaho, hereinafter referred to as the “Agency.”

WHEREAS, the City Council, of the city of Ketchum (the “City”), by adoption of Ordinance No. 992 on November 15, 2006, duly adopted the Ketchum Urban Renewal Plan (the “2006 Plan”) to be administered by the Agency;

WHEREAS, upon the approval of Ordinance No. 1077 adopted by the City Council on November 15, 2010, and deemed effective on November 24, 2010, the Agency began implementation of the Ketchum Urban Renewal Plan 2010 (the “2010 Plan”);

WHEREAS, pursuant to Idaho Code Section 50-2006(5)(c), the Agency is required to prepare an annual report and file the annual report with the City Clerk and the Idaho State Controller, on or before March 31 of each year;

WHEREAS, pursuant to Idaho Code Section 50-2006(5)(c), the Agency Executive Director prepared the annual report of the Agency’s activities for calendar year 2025, a copy of which report is attached hereto as **Exhibit A** and incorporated herein by reference;

WHEREAS, the Agency Board reviewed and tentatively approved the draft annual report at the March 9, 2026, Board meeting and directed that the report be made available and notice of availability be posted on the Agency’s website;

WHEREAS, on March 9, 2026, pursuant to Section 50-2006(5)(c), Idaho Code, the

Agency held an open public meeting, properly noticed, to report the findings in the annual report and to take comments from the public at the Ketchum City Hall, 191 5<sup>th</sup> Street West, Ketchum, Idaho, on the proposed annual report.

WHEREAS, following the public comment portion of the March 9, 2026, meeting the Agency Board reviewed and approved the annual report for calendar year 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE KETCHUM URBAN RENEWAL AGENCY OF THE CITY OF KETCHUM, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2. That the annual report attached hereto as **Exhibit A** and the notice of filing the annual report attached hereto as **Exhibit B** are hereby approved and adopted by the Agency Board.

Section 3: That the Board Chair or Agency Executive Director shall submit said annual report to the city of Ketchum, Idaho, and the Idaho State Controller as soon as possible after the meeting on March 9, 2026.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED By the Urban Renewal Agency of Ketchum, Idaho, on March 9, 2026. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on March 9, 2026.

APPROVED

By \_\_\_\_\_  
Chair

ATTEST:

By \_\_\_\_\_  
Secretary

4864-5803-8094, v. 1

2025

# Ketchum Urban Renewal Agency Annual Report



Executive Director: Jade Riley  
Treasurer: Brent Davis  
Secretary: Trent Donat



## 2025 ANNUAL REPORT

This 2025 Annual Report of activities of the Ketchum Urban Renewal Agency is filed pursuant to Idaho Code Section 50-2006(5)(c).

The Ketchum Urban Renewal Agency was established by Ketchum Ordinance Number 980, approved by the Ketchum City Council on April 3, 2006. The Agency is charged with implementing the projects identified by the City of Ketchum and adopted by the City Council in the Ketchum Urban Renewal Plan. This Plan is a legal document which gives the Agency the powers, duties, and obligations to implement a program of redevelopment and revitalization within the "Revenue Allocation Area."

The 2025 Board of Commissioners:

- Board Chair Susan Scovell
- Commissioner Tyler Davis-Jeffers
- Commissioner Casey Burke
- Commissioner Gary Lipton (Last Meeting Date 7/17/25)
- Commissioner Mason Fredrickson
- Commissioner Amanda Breen
- Commissioner Courtney Hamilton

This 2025 Annual Report was prepared by the KURA Treasurer and staff.

The 2025 activities and accomplishments of the Ketchum Urban Renewal Agency are as follows:

### **BUDGET SUMMARY**

The Board approved a motion to adopt Resolution No. 24-URA09, The Annual Appropriation Resolution appropriating sums of money authorized by law and deemed necessary to defray all expenses and liabilities of the Urban Renewal Agency, for the Fiscal Year commencing October 1, 2024, and ending September 30, 2025, for all general, special, and corporate purposes; directing the Executive Director to submit said budget; and proving an effective date.

An audited financial statement for the Ketchum Urban Renewal Agency setting forth its assets, liabilities, income, and operating expenses as of the end of FY 2025 (*October 2024 through September 2025*), is attached as Exhibit A, the FY 2025 Budget is attached as Exhibit B, and a summary of FY 2025 budget and expenditures is attached as Exhibit C.

### **ACTIONS TAKEN BY THE BOARD**

In 2025 the primary focus of the Agency consisted of work and actions related to the public infrastructure projects.

Public Infrastructure. The Board funded the following projects:

- \$947,363 Ketchum Community Development (Bluebird Housing Project)
- \$50,000 contribution to the City of Ketchum (Bike Network)
- \$60,000 contribution to the City of Ketchum (Town Square Design)
- \$500,000 contribution to the City of Ketchum (Sidewalk Infrastructure)
- \$94,079 contribution to the City of Ketchum (Forest Service Park Renovation)
- \$60,000 contribution to the City of Ketchum (Main Street)
- \$157,696 Ketchum Community Development (ROW Improvements)

The following reflects the actions taken by the Board in 2025.

#### January 27, 2025 Meeting

- Motion to approve one path including underground parking on First & Washington Design Review Plans and Amendment to the Development and Disposition Agreement Project Schedule.
- Discussion to draw up a reimbursement agreement for Public Improvements Located at 380 N first Avenue by Corey Street Mass, LLC.

#### February 24, 2025 Meeting

- Discussion and Direction on the Operation and Management of the First and Washington Parking Lot During the FIS World Cup Finals.

#### February 24, 2025 Special Joint Meeting of the KURA and Ketchum City Council

- Request for policy direction regarding financing strategy for a public parking garage within the First and Washington Project and next steps.

#### March 17, 2025 Meeting

- Motion to approve 2024 KURA Financial Statement and Audit.
- Motion to Terminate the First & Washington Development and Disposition Agreement and Related Commitments.
- Motion to authorize the chair to sign a letter identifying KURA's intent to collaborate with Wood River Community Housing Trust for potential eligible public infrastructure funding associated with the South YMCA and Lift Tower Lodge.
- Motion to adopt Resolution 25-URA01 approving the annual report of the Ketchum Urban

Renewal Agency for Calendar Year 2024.

- Motion to approve \$500,000 for the proposed sidewalk improvements and direct staff to prepare a reimbursement agreement with the City.

#### April 21, 2025 Meeting

- Motion to accept Resolution 25-URA02 approving Reimbursement Agreement #50095 for public improvements adjacent to 120 4<sup>th</sup> Street East.
- Review and provide direction to staff on FY 2026 proposed Capital Projects and 5-Year KURA Capital Improvement Budget.
- Review and approve proposed improvements and funding for the First and Washington Parking Lot.

#### May 19, 2025 Meeting

- Motion to approve Jade Riley as the KURA Executive Director.
- Recommendation to approve Resolution 25-URA03 approving Agreement #50096 Mutual Termination and Release agreement between KURA and First and Washington LLC.
- Recommendation to approve License Agreement #50097 between KURA and the City of Ketchum for Operation and Use of First and Washington Public Parking Lot.

#### June 16, 2025 Meeting

- Review and direction on Proposed FY26 Budget and KURA Capital Improvement Plan.
- Discussion and direction to staff on the process and options for future use of First and Washington Parking Lot.

#### July 17, 2025 Special Meeting

- Review and approval to publish FY 2026 KURA budget.

#### August 18, 2025 Meeting

- Presentation of the Quarterly Sun Valley Economic Development (SVED) Update.
- Recommendation to hold Public Hearing and Approve FY 2026 Budget and Adopt Resolution 25 URA04 – the FY 2026 Annual Appropriation Resolution.
- Motion to approve FY 2026 and Adopt Resolution 25-URA04 – The FY 2026 Annual Appropriation Resolution.
- Motion to move the KURA meetings to the first Wednesday of the month at 4 PM effective September 01, 2025.

#### August 25, 2025 Special Meeting

- Motion to authorize up to \$250,000 for the Warm Springs Preserve and return with a formal reimbursement for payment.

#### October 1, 2025 Special Meeting

- Motion to refund the deposit (\$10,000) to Wood River Community Housing Trust related to Development Agreement #50082 (First and Washington).
- Operational and project update.
- Review of fiscal year to date financial statement.

#### November 5, 2025 Special Meeting

- Motion to approve Resolution 25URA05-2026 Meeting Dates.
- Motion to approve Treasury Reports.
- Motion to approve Resolution 25URA06-Closeout of FY2025 City reimbursement items.
- Motion to instruct staff to develop a reimbursement agreement with ARCH Community

Housing Trust and return for board consideration.

- Request for Board direction regarding the reinstatement agreement (OPA) with Harriman Hotel.
- Feedback from Board Members regarding walking tour of planned capital projects and FY 2025 Work Plan.

December 3, 2025 Special Meeting

- Request for Board direction regarding request for reimbursement of public amenities at Bluebird Community Village.
- Discussion regarding open board seats and FY 2026 work plan items.

December 15, 2025 Special Meeting

- Executive Session.
- Motion to approve reimbursement to the developers of Bluebird Community Village in the amount of \$157,699.66 for improvements done to the public right-of-way. *(later reduced by \$4.00 due to an administrative correction)*

ATTACHMENTS:

- A: FY 2025 Audit
- B: FY 2025 Adopted Budget
- C: FY 2025 Financial Statement

**KETCHUM URBAN RENEWAL AGENCY**

**KETCHUM, IDAHO**

**Financial Statements  
at September 30, 2025**

**KETCHUM URBAN RENEWAL AGENCY  
KETCHUM, IDAHO**

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## INDEPENDENT AUDITOR'S REPORT

December 22, 2025

To the Board of Commissioners  
Ketchum Urban Renewal Agency  
Ketchum, Idaho

### ***Opinions***

We have audited the accompanying financial statements of the governmental activities of the Ketchum Urban Renewal Agency, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Ketchum Urban Renewal Agency's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities of the Ketchum Urban Renewal Agency, as of September 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Ketchum Urban Renewal Agency, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### ***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Ketchum Urban Renewal Agency's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***Auditor's Responsibility***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

Report Continued—

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Ketchum Urban Renewal Agency's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Ketchum Urban Renewal Agency's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planning scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

#### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on page 15 be presented to supplement the basic financial statements. Management has omitted a management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### ***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Ketchum Urban Renewal Agency's basic financial statements. The schedule of long-term debt payments on page 15 is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The schedule of long-term debt payments is the responsibility of management and is derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of long-term debt is fairly stated in all material respects in relation to the basic financial statements as a whole.

#### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated December 22, 2025, on our consideration of the Ketchum Urban Renewal Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

***Workman & Company***

Certified Public Accountants  
Twin Falls, Idaho

**KETCHUM URBAN RENEWAL AGENCY**  
**Statement of Net Position**  
**at September 30, 2025**

	<u>Total Primary Government</u>	<u>Total Reporting Entity</u>
<b><u>ASSETS</u></b>		
Cash and Deposits	\$ 6,080,524	\$ 6,080,524
Accounts and Property Tax Receivable	30,689	30,689
Total	6,111,213	6,111,213
Capital Assets:		
Land, Buildings and Improvements	7,663,136	7,663,136
Fourth Street Corridor Improvements	1,000,000	1,000,000
Total	8,663,136	8,663,136
Less Accumulated Depreciation	(365,834)	(365,834)
Total Capital Assets	8,297,302	8,297,302
<b>Total Assets</b>	14,408,515	14,408,515
<b><u>LIABILITIES</u></b>		
Accrued Interest Payable	1,851	1,851
Long-term Liabilities:		
Portion due or payable within one year:		
Bonds Payable	495,067	495,067
Portion due or payable after one year:		
Bonds Payable	2,072,222	2,072,222
Unamortized Pre-Issuance Bond Costs	(22,389)	(22,389)
<b>Total Liabilities</b>	2,546,751	2,546,751
<b><u>NET POSITION</u></b>		
Invested in Capital Assets - net of related debt	5,750,551	5,750,551
Restricted For:		
Capital Projects	0	0
Debt Service	0	0
Affordable Housing	195,514	195,514
Unrestricted	5,915,699	5,915,699
<b>Total Net Position</b>	\$ 11,861,764	\$ 11,861,764

The accompanying notes are a part of these financial statements.

**KETCHUM URBAN RENEWAL AGENCY**  
**Statement of Activities**  
**For the Year Ended September 30, 2025**

<b>Activities:</b>	<b>Program Revenues</b>			<b>Net (Expense) Revenues and Changes in Net Position</b>	
<b>Governmental:</b>	<b>Expenses</b>	<b>Fees, Fines, and Charges for Services</b>	<b>Capital Grants and Contributions</b>	<b>Governmental Activities</b>	<b>Total</b>
General Government	\$ 252,713	\$ 3,000	\$ 0	\$ (249,713)	\$ (249,713)
Contributions to City of Ketchum	95,895			(95,895)	(95,895)
Total Governmental Activities	348,608	3,000	0	(345,608)	(345,608)
General Revenues:					
Property Taxes				2,700,848	2,700,848
Penalty and Interest on Taxes				29,876	29,876
Refunds and Reimbursements				2,325	2,325
Interest				251,519	251,519
Total general revenues and transfers				2,984,568	2,984,568
Changes in net position				2,638,960	2,638,960
Net Position - Beginning				9,222,804	9,222,804
Net Position - Ending				\$ 11,861,764	\$ 11,861,764

The accompanying notes are a part of these financial statements.

**KETCHUM URBAN RENEWAL AGENCY**  
**Balance Sheet**  
**Governmental Funds**  
**at September 30, 2025**

	<u><b>Total Governmental Funds</b></u>
<b>ASSETS:</b>	
Cash and Cash Equivalents	\$ 6,080,524
Taxes Receivable	29,597
Due From Other Sources	<u>1,092</u>
 Total Assets	 \$ <u><u>6,111,213</u></u>
<b>LIABILITIES:</b>	
Accounts and Accrued Payables	\$ <u>0</u>
 Total Liabilities	 <u>0</u>
<b>FUND BALANCE:</b>	
Non-spendable	0
Restricted	0
Committed	0
Assigned	6,111,213
Unassigned	<u>0</u>
 Total Fund Balance	 <u>6,111,213</u>
 Total Liabilities and Fund Balance	 6,111,213
 Amounts reported for governmental activities in the Statement of Net Position (page 3) are different because:	
 Government fund capital assets are not financial resources and therefore are not reported in the funds. The costs of assets is \$ 8,663,136 and the accumulated depreciation is \$ 365,834	8,297,302
 Bond discounts and pre-issuance costs are not financial resources and therefore are not reported in the funds.	22,389
 Long-term liabilities, including bonds, compensated absences and loans are not payable in the current period and therefore are not reported in the governmental funds	<u>(2,569,140)</u>
 Net Position of Governmental Funds	 \$ <u><u>11,861,764</u></u>

The accompanying notes are a part of these financial statements.

**KETCHUM URBAN RENEWAL AGENCY**  
**Statement of Revenues, Expenditures, and Changes in Fund Balances**  
**Governmental Funds**  
**for the year ended September 30, 2025**

	<u><b>Total Governmental Funds</b></u>
<b>REVENUE:</b>	
Tax Levy Revenue	\$ 2,730,724
Rent Revenue	3,000
Refunds and Reimbursements	2,325
Interest Income	<u>251,519</u>
Total Revenue	<u>2,987,568</u>
<b>EXPENDITURES:</b>	
Office Expense	
Professional Fees	24,153
Advertising and Publications	500
Insurance	6,270
Administration	9,232
Repairs	0
Reimburse Ketchum City - General	95,895
Reimburse Ketchum City - In Lieu Housing	0
Capital Projects	1,088,019
Debt service	<u>541,706</u>
Total Expenditures	<u>1,765,775</u>
<b>EXCESS REVENUE (EXPENDITURES)</b>	1,221,793
<b>FUND BALANCE - BEGINNING</b>	<u>4,889,420</u>
<b>FUND BALANCE - ENDING</b>	<u><u>\$ 6,111,213</u></u>

The accompanying notes are a part of these financial statements.

**KETCHUM URBAN RENEWAL AGENCY**  
**Reconciliation of the Statement of Revenues,**  
**Expenditures, and Changes in Fund Balances of Governmental Funds**  
**To the Statement of Activities**  
**for the year ended September 30, 2025**

Net Change in Fund Balance - Total Governmental Funds (Page 6) \$ 1,221,793

Governmental funds report capital outlays as current year expenditures. In the Statement of Activities the cost of these assets is allocated over their estimated useful lives as depreciation expense. This is the amount of current capital outlay for new fixed assets.

This is the amount of current year depreciaton. (155,776)

This is the amount of current year amortization. (4,263)

This is the amount of new Governmental Fund assets. 1,088,019

Long term liabilities are not recorded in the Governmental funds.

This is the change in accrued interest on the outstanding debt. 352

This is the amount of current year payments of long term debt 488,835

Change in Net Position of Governmental Activities (Page 4) \$ 2,638,960

The accompanying notes are a part of these financial statements.

**KETCHUM URBAN RENEWAL AGENCY  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025**

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Reporting Entity

The Ketchum Urban Renewal Agency (the Agency) was created for the purpose of redeveloping and rehabilitating certain deteriorating areas in the City of Ketchum, Idaho, and was established by a resolution from the Ketchum City Council dated April 3, 2006. The Agency is authorized under provisions of the Idaho Urban Renewal Law of 1965 (Chapter 20, Title 50, Idaho Code).

The Agency is a component unit, as defined by generally accepted accounting principles, of the City of Ketchum, Idaho, because of its operational and financial responsibility with the City. The City of Ketchum appoints the governing body of the Agency.

The financial statements of the Ketchum Urban Renewal Agency have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to local government units. The Governmental Accounting Standards Boards (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net assets and the statement of changes in net position) report information on all of the non-fiduciary activities of the Agency.

The statement of activities demonstrates the degree to which the direct expense of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Program revenues include: 1) charges to patrons who purchase, use, or directly benefit from goods, services, or privileges provided by a given function and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. Taxes and other items not properly included among program revenues are reported instead as general revenues.

The Agency's activities and general administrative services are classified as governmental activities. The Agency has no business-type activities.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as is the fiduciary fund financial statement. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Property taxes and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when the Agency receives cash.

The Agency reports the following major governmental funds:

- The *General Fund* is the Agency's primary operating fund. It accounts for all financial resources of the Agency.

**KETCHUM URBAN RENEWAL AGENCY  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025**

Continued—

Budgetary Policy

The Agency prepares a budget for its general fund operations. The statement of revenues and expenditures and changes in fund balances and actual-general fund presents comparison of the legally adopted budget with the actual data on a budgetary basis.

Under Idaho Code, the Agency's budget establishes maximum legal authorization for expenditures during the fiscal year. Expenditures are not to exceed the budgeted amounts, except as allowed by the Code for certain events.

Encumbrances

Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditures of monies are recorded in order to reserve that portion of the applicable appropriation, is not employed by the Agency because it is not considered necessary to assure effective budgetary control or to facilitate effective cash planning and control.

Capital Assets

Capital Assets, which include land, building and improvements, and furniture and equipment, are reported in the government-wide financial statements. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair value of donation.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extended assets lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during construction is not capitalized.

The Agency's capital assets are being depreciated using the straight-line method over their useful lives.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles require management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Entity Classifications

- A. City-Wide Financial Statements – The Agency reports net assets in three categories – invested in capital assets, restricted and unrestricted.
- B. Fund Financial Statements – The Agency has adopted GASB Statement No. 54 “Fund Balance Reporting and Governmental Fund Type Definitions” (GASB 54) which defines how fund balances of the governmental funds are presented in the financial statements. There are five classifications of fund balances as presented below:

**KETCHUM URBAN RENEWAL AGENCY  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025**

Continued—

Non-spendable – These funds are not available for expenditures based on legal or contractual requirements. In this category, one would see inventory, long-term receivables, unless proceeds are restricted, committed, or assigned and legally or contractually required to be maintained intact (corpus or a permanent fund).

Restricted – These funds are governed by externally enforceable restrictions. In this category, one would see restricted purpose grant funds, debt service or capital projects.

Committed – Fund balances in this category are limited by the governments' highest level of decision making. Any changes of designation must be done in the same manner that it was implemented and should occur prior to end of the fiscal year, though the exact amount may be determined subsequently.

Assigned – These funds are intended to be used for specific purposes, intent is expressed by; governing body or an official delegated by the governing body.

Unassigned – This classification is the default for all funds that do not fit into the other categories. This, however, should not be a negative number for the general fund. If it is, the assigned fund balance must be adjusted.

Order of Use of Fund Balance – The Agency's policy is to apply expenditures against non-spendable fund balance, restricted fund balance, committed fund balance, assigned fund balance and unassigned fund balance at the end of the fiscal year. For all funds, non-spendable fund balances are determined first and then restricted fund balances for specific purposes are determined.

## 2. PROPERTY TAXES

Property taxes are billed and collected within the same period in which the taxes are levied. The Agency does not levy property taxes; however, it is entitled to the taxes levied on the increase in assessed valuation of real and personal property within its jurisdiction that occur after January 1, 2006.

In accordance with Idaho law, property taxes are levied in September for each calendar year. All personal taxes and one-half of real property taxes are due by December 20. The second half of the real property taxes is due by June 20. Tax levies on such assessed values are certified to the County prior to the commencement of the fiscal year.

Taxes are collected by Blaine County and remitted to the Agency primarily in January and July of the fiscal year. The Agency defers recognition of property taxes assessed but not collected within 60 days of the fiscal year-end. Such amounts have been recognized as revenues as they are deemed immaterial to the financial statements taken as a whole.

## 3. CASH AND DEPOSITS

*Deposits:* Custodial credit risk, in the case of deposits, is the risk that in the event of a bank failure, the government's deposits may not be returned to it. The Agency has no deposit policy for custodial credit risk. At year end, \$ 250,000 of the Agency's bank balance was not exposed to custodial credit risk because it was insured by the FDIC and \$569,208 of deposits were exposed to custodial credit risk.

**KETCHUM URBAN RENEWAL AGENCY  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025**

Continued—

*Investments:* Custodial credit risk, in the case of investments, is the risk that in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At year end, the Agency held the following investments:

Investment Type

Idaho State Local Government Investment Pool      \$ 5,526,036.

These investments are unrated external investment pools sponsored by the Idaho State Treasurer's Office. They are classified as "Investments in an External Investment Pool" and are exempt from custodial credit risk and concentration of credit risk reporting. Interest rate risk is summarized as follows: Asset-backed securities are reported using weighted average life to more accurately reflect the projected term of the security, considering interest rates and repayment factors.

The elected Idaho State Treasurer, following Idaho Code, Section 67-2328, is authorized to sponsor an investment pool in which the Agency voluntarily participates. The Pool is not registered with the Securities and Exchange Commission or any other regulatory body - oversight is with the State Treasurer, and Idaho Code defines allowable investments. All investments are entirely insured or collateralized with securities held by the Pool or by its agent in the Pool's name. And the fair value of the Agency's position in the external investment pool is the same as the value of the pool shares.

*Credit Risk:* The Agency's policy is to comply with Idaho State statutes which authorize the Agency to invest in obligations of the United States, obligations of the State or any taxing district in the State, obligations issued by the Farm Credit System, obligations of public corporations of the State of Idaho, repurchase agreements, tax anticipation notes of the State or taxing district in the State, time deposits, savings deposits, revenue bonds of institutions of higher education, and the State Treasurer's Pool.

*Interest rate risk and concentration of credit risk:* The Agency has no policy regarding these two investment risk categories.

The Agency maintains a cash and investment pool that is available for use by all funds. Each fund type's portion of this pool is presented on the combined balance sheet as "Cash and Deposits."

Cash and Deposits are comprised of the following at the financial statement date:

Cash on Hand	\$	0
Deposits with financial institutions:		
Demand deposits		554,487
State of Idaho Investment Pool		<u>5,526,036</u>
Total		<u>\$6,080,523</u>

**4. RESTRICTED ASSETS**

In fiscal year ended September 30, 2006, the URA purchased real property formerly known as the Dollhouse located at 211 First Street in Ketchum for the sum of \$2.25 million. The down payment for the purchase of this property of \$707,914 was obtained by the URA as a transfer from the City of Ketchum's restricted In Lieu Affordable Housing Fund. Since that time, the City of Ketchum's restricted In Lieu Affordable Housing Fund has transferred to the URA an additional \$147,916 to pay interest on the debt associated with this property as well as to make necessary property repairs.

**KETCHUM URBAN RENEWAL AGENCY  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025**

Continued -

In fiscal year ended September 30, 2008, the URA purchased real property formerly known as the Mountain West Bank building located at Sun Valley Rd. and East Ave. in Ketchum for the sum of \$3.2 million. The down payment for the purchase of the Mountain West Bank building property of \$640,000 was obtained by the URA as a transfer from the City of Ketchum's restricted In Lieu Affordable Housing Fund.

On April 12, 2011, \$640,000 of restricted fund value was transferred to the 1<sup>st</sup> & Washington property from the Mountain West Bank Building, leaving no further restriction on the value of the Mountain West Bank Building. In 2018 the Agency donated the Mountain West property to the City of Ketchum.

The Agency and the City entered into a memorandum of understanding (MOU) to pay back the City of Ketchum \$1,460,000 over the next several years as funds are available. This amount is not accrued in the Agency's records but will be expensed when paid. Prior to this year the Agency has paid the City of Ketchum \$1,264,486 in cash and investments in affordable housing, leaving the restricted amount at \$ 195,514.

**5. GENERAL FIXED ASSETS**

Capital asset activity for the year ended September 30, 2025, is as follows:

	<u>Beginning Balances</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balances</u>
<b>Governmental Activities:</b>				
<i>Capital Assets not being depreciated:</i>				
Land - First & Washington	\$ 2,294,746	\$	\$	\$ 2,294,746
1st & Washington	1,474,000			1,474,000
Fourth Street Corridor Improvements	1,000,000			1,000,000
Total	<u>4,768,746</u>	<u>0</u>	<u>0</u>	<u>4,768,746</u>
<i>Capital Assets being depreciated:</i>				
Infrastructure	2,806,371	1,088,019		3,894,390
Total	<u>2,806,371</u>	<u>1,088,019</u>	<u>0</u>	<u>3,894,390</u>
Less: Accumulated Depreciation:	210,058	155,776		365,834
Total Net Depreciated Assets	<u>2,596,313</u>	<u>932,243</u>	<u>0</u>	<u>3,528,556</u>
Governmental capital assets, net	<u>\$ 7,365,059</u>	<u>\$ 932,243</u>	<u>\$ 0</u>	<u>\$ 8,297,302</u>

**KETCHUM URBAN RENEWAL AGENCY  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025**

Continued—

**6. LONG-TERM DEBT**

On August 19, 2010, the Agency sold \$ 6,440,000 of Revenue Allocation (Tax Increment) Refinancing Bonds, Series 2010. The proceeds from this bond issuance paid three notes held previously in the Agency. The bond servicing agent is U.S. Bank N.A. A summary of future payments of principal and interest follows the notes to these financial statements. The bond ordinance created restricted cash for a reserve in the amount of \$ 549,717 for payments of principal and interest in the event of default by the agency. During the year ended September 30, 2021, the Agency refunded these bonds with new Tax Increment Refunding Bonds, Series 2021. The restricted cash was used to pay down the original bond series 2010.

Long-term debt on September 30, 2025, is as follows:

	<u>Interest Rate</u>	<u>Fiscal Year</u>	<u>Balance</u>
Tax Increment Refunding Bonds, Series 2021:	1.73%	2026-2030	\$ 2,567,289

The following is a summary of the principal due over the next five and subsequent five-year increments:

2026	\$	495,067
2027		505,612
2028		510,279
2029		524,231
2030		<u>532,100</u>
	\$	<u>2,567,289</u>

**7. LABOR AND ASSOCIATED COSTS**

The Agency does not currently employ any staff and contracts with the City of Ketchum for administrative duties. Labor and associated costs are allocated to the Agency for reimbursement purposes. Because of the nature of the reimbursement, the Agency does not report any payroll or retirement liabilities.

**8. LITIGATION**

The Agency, at the financial statement date, is not involved in any material disputes as either plaintiff or defendant.

**9. RISK MANAGEMENT**

The Agency is exposed to various risks of losses related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; injuries to the general public; and natural disasters. The Agency carries commercial insurance coverage for these risks to the extent deemed prudent by the board of commissioners.

**10. SUBSEQUENT EVENTS**

Subsequent events were evaluated through the date of the auditor's report, which is the date the Financial statements were available to be issued.

**REQUIRED  
SUPPLEMENTARY INFORMATION**

**KETCHUM URBAN RENEWAL AGENCY**  
**Budgetary Comparison Schedule**  
**General Fund**  
**for the year ended September 30, 2025**

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance with Budget Positive (Negative)</u>
<b>REVENUES:</b>			
Property taxes - Tax Increment Revenues	\$ 2,376,776	\$ 2,730,724	\$ 353,948
Rent Revenue	0	3,000	3,000
Refunds and Reimbursements	0	2,325	2,325
Earnings on investments	0	251,519	251,519
	<u>2,376,776</u>	<u>2,987,568</u>	<u>610,792</u>
<b>EXPENDITURES:</b>			
Office Expense	100		100
Professional Fees	120,000	24,153	95,847
Advertising/Publications	500	500	0
Insurance	4,100	6,270	(2,170)
Administrative Expenses	30,600	9,232	21,368
Debt Service	541,706	541,706	0
Reimburse Ketchum City - General Expense	125,000	95,895	29,105
Reimburse Ketchum City - In Lieu Housing	0	0	0
Capital Outlay	6,235,000	1,088,019	5,146,981
	<u>7,057,006</u>	<u>1,765,775</u>	<u>5,291,231</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<u>(4,680,230)</u>	<u>1,221,793</u>	<u>5,902,023</u>
<b>NET CHANGE IN FUND BALANCE</b>	(4,680,230)	1,221,793	\$ <u><u>5,902,023</u></u>
<b>FUND BALANCE - BEGINNING</b>	<u>4,889,420</u>	<u>4,889,420</u>	
<b>FUND BALANCE - ENDING</b>	<u>\$ 209,190</u>	<u>\$ 6,111,213</u>	

The accompanying notes are a part of these financial statements.

**OTHER  
SUPPLEMENTARY INFORMATION**

**KETCHUM URBAN RENEWAL AGENCY**  
**Bond-Future Principal and Interest Requirements**  
**at September 30, 2025**

	Annual Payment			
	Interest Rate	Fiscal Year	Principal Payment	Interest Payment
\$4,815,959 Tax Increment Refunding Bonds, Series 2021 1.73%				
	1.73%	2026	495,067	44,414
	1.73%	2027	505,612	35,849
	1.73%	2028	510,279	27,102
	1.73%	2029	524,231	18,275
	1.73%	2030	532,100	9,205
			\$ 2,567,289	\$ 134,845

The accompanying notes are a part of these financial statements.

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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING  
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL  
STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

December 22, 2025

To the Board of Commissioners  
Ketchum Urban Renewal Agency  
Ketchum, Idaho

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities of the Ketchum Urban Renewal Agency, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Ketchum Urban Renewal Agency's basic financial statements, and have issued our report thereon dated December 22, 2025.

**Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Ketchum Urban Renewal Agency's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Ketchum Urban Renewal Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Ketchum Urban Renewal Agency's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Ketchum Urban Renewal Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Report Continued—

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Workman & Company*

WORKMAND AND COMPANY  
Certified Public Accountants  
Twin Falls, Idaho



Evolution of First and Washington Property



# Fiscal Year 2024-25 Operating and Capital Improvement Plan

**Chair:** *Susan Scovell*

**Vice-Chair:** Tyler Davis-Jeffers

**Commissioners:** *Amanda Breen, Casey Burke,  
Mason Frederickson, Courtney Hamilton,  
Gary Lipton*

**Executive Director:** *Suzanne Frick*

**Treasurer:** *Brent Davis*

**Secretary:** *Trent Donat*



## 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 2024-25 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 2024-25, the KURA will focus efforts on funding infrastructure improvements in partnership with the city of Ketchum and development of the First Street and Washington Avenue property for rent restricted workforce housing.



## FY 24/25 Proposed Revenue and Expenditures

		2022	9/30/2022	2023	2023	2024	2024	2025
		Budget	Actuals	Budget	Actuals	Budget	Projected	Budget Proposed
<b>Revenue</b>								
98-3100-1000	TAX INCREMENT REVENUE	\$ 1,750,000	\$ 2,094,919	\$ 2,101,905	\$ 2,175,027	\$ 2,228,091	\$ 2,228,091	\$ 2,361,776
98-3100-1050	PROPERTY TAX REPLACEMENT	\$ -	\$ 13,626	\$ 6,813	\$ 15,272	\$ 12,000	\$ 12,000	\$ 12,000
98-3100-9000	PENALTY AND INTEREST ON TAXES	\$ 2,500	\$ 7,642	\$ 3,800	\$ 6,908	\$ 3,000	\$ 3,119	\$ 3,000
98-3700-1000	INTEREST EARNINGS				\$ 166,337			
98-3700-1010	INTEREST EARNINGS URA DEBT				\$ 14,230			
98-3700-2000	OTHER REVENUE (Rent)	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	
98-3700-3600	REFUNDS AND REIMBURSEMENTS				\$ 8,579			
98-3700-8000	WRCHT DEPOSIT 1ST \$ WA				\$ 10,000			
98-3800-9000	FUND BALANCE	\$ 1,078,883	\$ -	\$ 896,501	\$ -	\$ 1,762,715	\$ 1,762,715	\$ 4,680,230
	<b>Total</b>	<b>\$ 2,867,383</b>	<b>\$ 2,152,187</b>	<b>\$ 3,045,019</b>	<b>\$ 2,432,353</b>	<b>\$ 4,041,806</b>	<b>\$ 4,041,925</b>	<b>\$ 7,057,006</b>
<b>Expenditure</b>								
98-4410-3100	OFFICE SUPPLIES AND POSTAGE	\$ 500	\$ 17	\$ 500	\$ 24	\$ 500	\$ 100	\$ 100
98-4410-4200	PROFESSIONAL SERVICES	\$ 66,000	\$ 91,355	\$ 70,000	\$ 118,300	\$ 120,000	\$ 120,000	\$ 120,000
98-4410-4400	ADVERTISING AND LEGAL PUBLICATION	\$ 1,000	\$ 54	\$ 1,000	\$ -	\$ 1,000	\$ 500	\$ 500
98-4410-4600	LIABILITY INSURANCE	\$ 3,074	\$ -	\$ 3,074	\$ 2,969	\$ 3,000	\$ 3,414	\$ 4,100
98-4410-4800	DUES SUBSCRIPTIONS AND MEMBERS	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,600	\$ 4,600	\$ 4,600
98-4410-4900	PERSONNEL TRAINING/TRAVEL	\$ 2,000	\$ 494	\$ 2,000	\$ -	\$ 2,000	\$ -	\$ 1,000
98-4410-5000	ADMINISTRATIVE EXPNS-CITY GEN FUND	\$ 34,547	\$ 24,216	\$ 43,790	\$ 38,395	\$ 25,000	\$ 25,000	\$ 25,000
98-4410-6100	REPAIR MAINT-MACHINERY & EQ	\$ 500	\$ -	\$ 500	\$ -	\$ 500	\$ -	\$ -
98-4410-8801	REIMBURSE CITY GENERAL FUND	\$ 75,184	\$ -	\$ 100,000	\$ 53,175	\$ 120,000	\$ 120,000	\$ 110,000
98-4410-8852	REIMBURSE IN-LIEU HOUSING FUND	\$ -	\$ 143	\$ -	\$ -	\$ -	\$ -	\$ -
98-4410-9930	URA FUND OP CONTINGENCY	\$ 15,000	\$ -	\$ 55,000	\$ -	\$ 25,000	\$ -	\$ 15,000
	<b>Sub Total</b>	<b>\$ 200,405</b>	<b>\$ 118,879</b>	<b>\$ 278,464</b>	<b>\$ 215,463</b>	<b>\$ 299,600</b>	<b>\$ 273,614</b>	<b>\$ 280,300</b>
<b>Capital Improvements</b>								
98-4410-7100	INFRASTRUCTURE PROJECTS	\$ 2,000,000	\$ 276,998	\$ 2,000,000	\$ 565,244	\$ 3,000,000	\$ 2,260,000	\$ 6,095,000
98-4410-7101	LIMELIGHT OPA	\$ 150,000	\$ -	\$ 130,000	\$ -	\$ 130,000	\$ -	\$ 130,000
98-4410-7103	MISCELLANEOUS OPA	\$ 14,000	\$ 22,125	\$ 35,000	\$ 26,283	\$ 10,000	\$ 10,000	\$ 10,000
98-4410-7104	COMMUNITY LIBRARY OPA	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
98-4410-7110	ECONOMIC DEVELOPMENT PROJECTS	\$ 35,000	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -
98-4410-7112	311 FIRST STREET OPA	\$ 12,000	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ -
98-4410-7900	DEPRECIATION EXPENSE	\$ 16,000	\$ 15,885	\$ -	\$ 38,437	\$ -	\$ -	\$ -
98-4410-7950	AMORTIZATION COSTS	\$ 11,000	\$ 3,858	\$ -	\$ 4,121	\$ -	\$ -	\$ -
	<b>Sub Total</b>	<b>\$ 2,288,000</b>	<b>\$ 368,866</b>	<b>\$ 2,240,000</b>	<b>\$ 684,085</b>	<b>\$ 3,200,000</b>	<b>\$ 2,330,000</b>	<b>\$ 6,235,000</b>
<b>Debt Service</b>								
98-4800-4200	PROF SERVICES-PAYING AGENCT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
98-4800-8100	DEBT SERVICE ACCT PRIN-2010	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
98-4800-8200	BOND DEBT SERVICE RESERV-INT EXP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
98-4800-8300	DEBT SERVICE ACCT INTRST-2010	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
98-4800-8400	DEBT SERVICE ACCT PRIN-2021	\$ 240,000	\$ -	\$ 393,277	\$ 472,928	\$ 481,014	\$ 481,014	\$ 488,835
98-4800-8450	DEBT SRVC ACCT INTRST-2021	\$ 138,978	\$ 76,703	\$ 133,277	\$ 69,028	\$ 61,192	\$ 61,192	\$ 52,871
	<b>Sub Total</b>	<b>\$ 378,978</b>	<b>\$ 76,703</b>	<b>\$ 526,554</b>	<b>\$ 541,956</b>	<b>\$ 542,206</b>	<b>\$ 542,206</b>	<b>\$ 541,706</b>
<b>Total Expenditures</b>		<b>\$ 2,867,383</b>	<b>\$ 564,448</b>	<b>\$ 3,045,018</b>	<b>\$ 1,441,504</b>	<b>\$ 4,041,806</b>	<b>\$ 3,145,820</b>	<b>\$ 7,057,006</b>

Materials and Services  
Detail FY 24/25



Description	FY23 Actuals	FY24 Budget	FY25 Proposed
Professional Services Attorney Auditor SVED Misc Services	\$118,300	\$120,000	\$120,000
Dues, Subscriptions, Memberships Redevelopment Assoc Of Idaho	\$2,600	\$2,600	\$4,600
Personnel Training/Travel, Meetings	\$0	\$2,000	\$1,000

Capital Outlay FY 24/25



Description	FY23 Actuals	FY24 Budget	FY25 Proposed
Infrastructure Projects	\$565,244	\$3,000,000	\$6,095,000
Owner Participation Agreements	\$76,283	\$200,000	\$140,000

# Staffing FY 24/25



Position	FY23 Actual	FY24 Budget	FY25 Budget
Chairperson	1	1	1
Vice-Chair	1	1	1
Commissioners	5	5	5
Executive Director	1.0	1.0	1.0
Treasurer	0.10	0.10	0.10
Secretary	0.10	0.10	0.10
AP & Payroll	0.05	0.05	0.05
<b>TOTAL</b>	8.25	8.25	8.25

# KURA Capital Improvement Budget FY 25-30



## Ketchum Urban Renewal Agency Capital Improvement Budget

Beginning Fund Balance \$5,000,000

	Oct 2024	Oct 2025	Oct 2026	Oct 2027	Oct 2028	Oct 2029	Oct 2030	
Available Fund Balance	\$5,000,000	\$6,040,000	\$1,245,000	\$1,645,000	\$323,000	\$423,000	\$823,000	

### Capital Revenue

								Total
Budgeted/Projected Funds for Capital Projects	\$3,000,000	\$1,300,000	\$1,500,000	\$1,678,000	\$1,800,000	\$2,000,000	\$2,300,000	
Subtotal (fund balance + funds available)	\$8,000,000	\$7,340,000	\$2,745,000	\$3,323,000	\$2,123,000	\$2,423,000	\$3,123,000	\$29,077,000

### Capital Projects

Underground Powerlines on Main St	\$400,000							
Master Plan for Town Square	\$60,000							
Main St Pedestrian Improvements	\$1,250,000	\$80,000						
Relocate Idaho Power Equipment at 1st/WA	\$250,000							
Reimburse Bluebird for Infrastructure		\$820,000						
Infrastructure Contribution for 1st/WA		\$4,000,000		\$3,000,000				
Funding for 1st and WA Entitlement Plans		\$400,000						
Sidewalks	\$500,000		\$600,000		\$700,000	\$900,000	\$900,000	
Public Parking Options			\$500,000			\$700,000		
Parking Management		\$95,000						
Town Square Improvements								
Infrastructure for Housing (YMCA and Trail Creek Lift Tower Sites)					\$1,000,000			
Pump Park Relocation								
Ore Wagon Museum Improvements								
Bike Network Improvements		\$50,000						
Forest Service Housing Renovations		\$150,000						

<b>Total</b>	<b>\$1,960,000</b>	<b>\$6,095,000</b>	<b>\$1,100,000</b>	<b>\$3,000,000</b>	<b>\$1,700,000</b>	<b>\$1,600,000</b>	<b>\$900,000</b>	
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Carry Over Funds	6,040,000	1,245,000	1,645,000	323,000	423,000	823,000	2,223,000	
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CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING SEPTEMBER 30, 2025

URBAN RENEWAL AGENCY

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>PROPERTY TAX</u>					
98-3100-1000 TAX INCREMENT REVENUE	.00	2,700,848.19	2,361,776.00	( 339,072.19)	114.4
98-3100-1050 PROPERTY TAX REPLACEMENT	.00	15,272.06	12,000.00	( 3,272.06)	127.3
98-3100-9000 PENALTY & INTEREST ON TAXES	.00	14,604.13	3,000.00	( 11,604.13)	486.8
<b>TOTAL PROPERTY TAX</b>	<b>.00</b>	<b>2,730,724.38</b>	<b>2,376,776.00</b>	<b>( 353,948.38)</b>	<b>114.9</b>
<u>MISCELLANEOUS REVENUE</u>					
98-3700-1000 INTEREST EARNINGS	.00	225,653.22	.00	( 225,653.22)	.0
98-3700-1010 INTEREST EARNINGS-URA DEBT	.00	25,866.04	.00	( 25,866.04)	.0
98-3700-2000 RENT	.00	3,000.00	.00	( 3,000.00)	.0
98-3700-3600 REFUNDS & REIMBURSEMENTS	.00	2,325.00	.00	( 2,325.00)	.0
<b>TOTAL MISCELLANEOUS REVENUE</b>	<b>.00</b>	<b>256,844.26</b>	<b>.00</b>	<b>( 256,844.26)</b>	<b>.0</b>
<u>FUND BALANCE</u>					
98-3800-9000 FUND BALANCE	.00	.00	4,680,230.00	4,680,230.00	.0
<b>TOTAL FUND BALANCE</b>	<b>.00</b>	<b>.00</b>	<b>4,680,230.00</b>	<b>4,680,230.00</b>	<b>.0</b>
<b>TOTAL FUND REVENUE</b>	<b>.00</b>	<b>2,987,568.64</b>	<b>7,057,006.00</b>	<b>4,069,437.36</b>	<b>42.3</b>

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING SEPTEMBER 30, 2025

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	.00	24,153.45	120,000.00	95,846.55 20.1
98-4410-4400	ADVERTISING & LEGAL PUBLICATIO	.00	499.50	500.00	.50 99.9
98-4410-4600	LIABILITY INSURANCE	.00	6,269.50	4,100.00	( 2,169.50) 152.9
98-4410-4800	DUES, SUBSCRIPTIONS, & MEMBERS	.00	9,200.00	4,600.00	( 4,600.00) 200.0
98-4410-4900	PERSONNEL TRAINING/TRAVEL/MTG	.00	32.02	1,000.00	967.98 3.2
98-4410-5000	ADMINISTRATIVE EXPNS-CITY GEN	.00	.00	25,000.00	25,000.00 .0
	TOTAL MATERIAL AND SERVICES	.00	40,154.47	155,300.00	115,145.53 25.9
CAPITAL OUTLAY:					
98-4410-7100	INFRASTRUCTURE PROJECTS	.00	1,088,018.85	6,095,000.00	5,006,981.15 17.9
98-4410-7101	LIMELIGHT OPA	.00	.00	130,000.00	130,000.00 .0
98-4410-7103	MISCELLANEOUS OPA	.00	.00	10,000.00	10,000.00 .0
98-4410-7950	AMORTIZATION COSTS	.00	4,263.13	.00	( 4,263.13) .0
	TOTAL CAPITAL OUTLAY	.00	1,092,281.98	6,235,000.00	5,142,718.02 17.5
OTHER EXPENDITURES:					
98-4410-8801	REIMBURSE CITY GENERAL FUND	.00	95,894.96	110,000.00	14,105.04 87.2
98-4410-9930	URA FUND OP. CONTINGENCY	.00	.00	15,000.00	15,000.00 .0
	TOTAL OTHER EXPENDITURES	.00	95,894.96	125,000.00	29,105.04 76.7
	TOTAL URBAN RENEWAL EXPENDITURE	.00	1,228,331.41	6,515,300.00	5,286,968.59 18.9

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING SEPTEMBER 30, 2025

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	488,835.00	488,835.00	.0
98-4800-8450 DEBT SRVC ACCT INTRST-2021	.00	52,518.57	52,871.00	352.43	99.3
TOTAL OTHER EXPENDITURES	.00	52,518.57	541,706.00	489,187.43	9.7
TOTAL URA DEBT SERVICE EXPENDIT	.00	52,518.57	541,706.00	489,187.43	9.7
TOTAL FUND EXPENDITURES	.00	1,280,849.98	7,057,006.00	5,776,156.02	18.2
NET REVENUE OVER EXPENDITURES	.00	1,706,718.66	.00	( 1,706,718.66)	.0
	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT

***DRAFT***  
**PUBLIC NOTICE**

As required by Idaho Code Section 50-2006(5)(c), the Ketchum Urban Renewal Agency has filed a report of its 2025 activities with the office of the Ketchum City Clerk and Idaho State Controller pursuant to Idaho Code Section 67-1076. The report is available for inspection during business hours in the office of the City Clerk. The report is also available on the Agency's website at <https://www.ketchumura.org/kura/page/annual-reports>.

If you have any questions, please contact Brent Davis at [bdavis@ketchumidaho.org](mailto:bdavis@ketchumidaho.org)

Publish March 18, 2026.

**Notice of Public Meeting**  
**Ketchum Urban Renewal Agency**

Public Notice is hereby given that the Urban Renewal Agency of Ketchum, Idaho, will meet on Monday, March 9, 2026, at 4:00 P.M. at the Ketchum City Hall, 191 5<sup>th</sup> Street W., Ketchum, Idaho, for the purpose of considering and approving the 2025 Annual Report of the Ketchum Urban Renewal Agency.

The Draft Annual Report is available for public review on the KURA website:  
<https://www.ketchumura.org/kura/page/annual-reports>

Any interested party may appear and be heard upon any part or parts of said Annual Report.

Published, Idaho Mountain Express, March 4<sup>th</sup> 2026