



Ketchum Urban Renewal Agency FY 2026 Budget Overview

June 17, 2025

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AGENDA

- FY 2026 Budget & Workplan Review/Feedback
- FY 2027-2030
 - Mid-Term Investments/Projects
 - Board Direction
- Enhancements to Governance/Community Engagement

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	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	\$ 235,808
Total Revenue	\$ 2,432,353	\$ 2,689,539	\$ 7,057,006	\$ 3,015,581

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	2023 Actuals	2024 Actual	2025 Budget	2026 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
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
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

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Capital Improvements

INFRASTRUCTURE PROJECTS	\$	565,244	\$	2,260,000	\$	6,095,000	\$	2,050,000
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	\$	2,188,000

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CAPTIAL IMPROVEMENT PLAN

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HOT TOPICS



- Mobility
 - Streets – Funding Direction
 - Sidewalks – Prioritization Framework
 - Bike/pedestrian network plan – TBD – Fall/Winter Outreach leading to Spring Execution (phasing possible)
- Community Housing
 - First & Washington – Summer/Fall complete options for Board/Community review
 - South YMCA – Phase 1 Parking enables YMCA Expansion and Future Housing
 - Lift Tower – Recent RFP Lessons Learned – Summer/Fall economic model for mid-income funding partnership
- Placemaking
 - Town Square – 2026 reduced to small phase 1, phases 2 & 3
 - Power line undergrounding master plan – Complete project list by Winter

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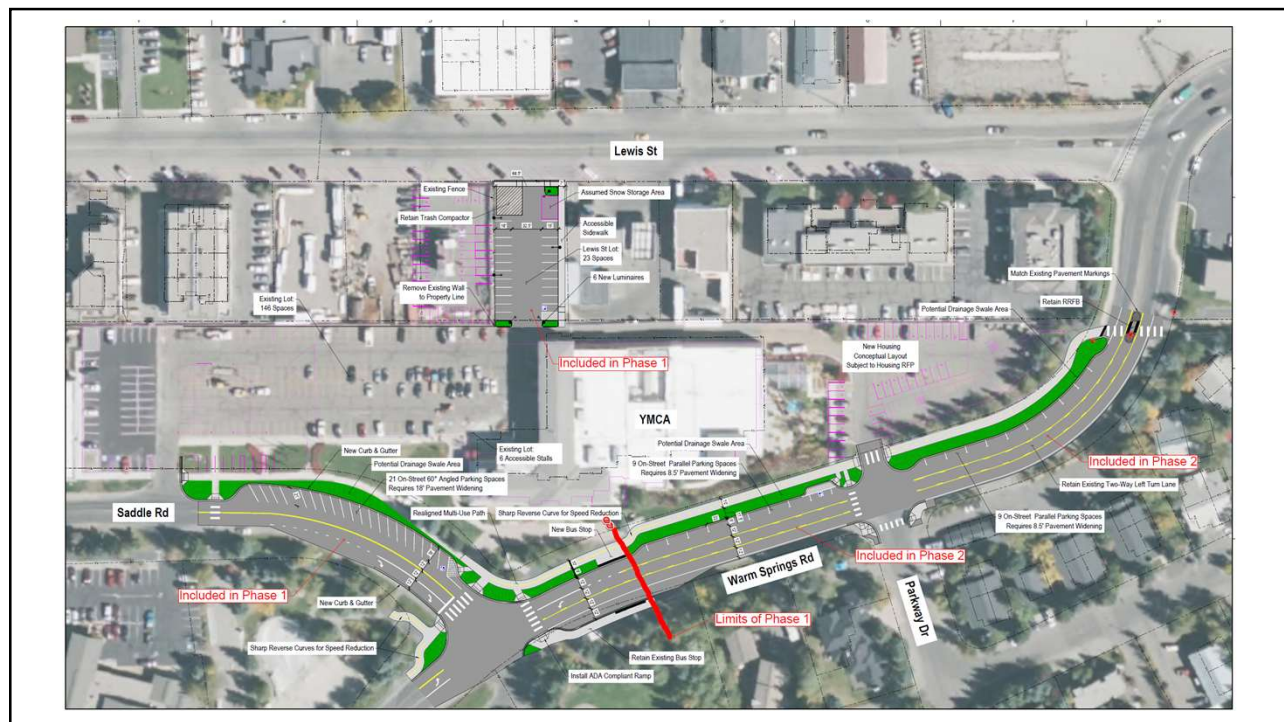
Capital Projects

	FY 2026
1st & Washington Development Options	TBD*
Sidewalks	\$900,000
Parking Management/Improvements	\$100,000
Town Square Improvements	\$250,000
Pedestrian and Parking Improvements (YMCA Area)	\$800,000
Bike Network Improvements	TBD
Total	\$2,050,000

Infrastructure for Housing:

- Previously \$1.35M, now \$800k

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FINANCIAL FORECAST								
KURA Financial Forecast		Version 7.15.25						
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 Undesignated Fund Balance		\$4,857,482	\$4,857,482	\$4,693,057	\$4,457,249	\$4,016,747	\$2,366,943	\$1,874,629
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 Actual	FY 2025 Current Budget	FY 2025 Projected	FY 2026 Proposed Budget	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	\$2,050,000	\$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	\$3,015,581	\$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	-\$235,808	-\$440,502	-\$1,649,804	-\$492,314	\$191,097
18 Projected Unassigned Fund Balance			\$4,693,057	\$4,457,249	\$4,016,747	\$2,366,943	\$1,874,629	\$2,065,726

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FY 2026 BUDGET DISCUSSION


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FY 2027 – 2030 INVESTMENTS/PROJECTS BOARD DIRECTION

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	FY 2027	FY 2028	FY 20229	FY 2030
Capital Projects				
Main St Pedestrian Improvements				
Reimburse Bluebird for Infrastructure				
Funding for 1st and WA Entitlement Plans				
1st & Washington Development Options	TBD*			
Sidewalks	\$900,000	\$900,000	\$900,000	\$900,000
Parking Management/Improvements				
Town Square Improvements				
Infrastructure for Housing (YMCA and Trail Creek Lift Tower Sites)	\$800,000	\$2,200,000		
Warm Springs/Lewis Street Roundabout			\$250,000	\$1,220,000
Bike Network Improvements				
4th Street Corridor Improvements				
Undergrounding Power Lines	\$150,000			\$180,000
East Avenue Street Improvements			\$1,650,000	
Street and Sidewalk Equipment for KURA District	\$450,000	\$550,000		
Total	\$2,300,000	\$3,650,000	\$2,800,000	\$2,300,000

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WORKPLAN

- Mobility
 - Streets – Funding Direction
 - Sidewalks – Prioritization Framework
 - **Bike/pedestrian network plan – TBD – Fall/Winter Outreach leading to Spring Execution (phasing possible)**
- Community Housing
 - **First & Washington – Summer/Fall complete options for Board/Community review**
 - **South YMCA – Phase 1 Parking enables YMCA Expansion and Future Housing**
 - **Lift Tower – Recent RFP Lessons Learned – Summer/Fall economic model for mid-income funding partnership**
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 - Town Square – 2026 reduced to small phase 1, phases 2 & 3
 - **Power line undergrounding master plan – Complete project list by Winter**

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FINANCIAL FORECAST

KURA
Financial Forecast

Version 7.15.25

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“OUT YEARS” DISCUSSION

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GOVERNANCE/COMMUNITY ENGAGEMENT

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Governance/Community Engagement

- Meeting Dates/Times
- Web Enhancements
- Other Improvement Areas?

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DISCUSSION