



# 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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# FY 2026 BUDGET

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| Revenue Source                | 2023<br>Actuals     | 2024<br>Actual      | 2025<br>Budget      | 2026<br>Proposed Budget |
|-------------------------------|---------------------|---------------------|---------------------|-------------------------|
| 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              |
| <b>Total Revenue</b>          | <b>\$ 2,432,353</b> | <b>\$ 2,689,539</b> | <b>\$ 7,057,006</b> | <b>\$ 3,015,581</b>     |

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|                                    | 2023<br>Actuals | 2024<br>Actual | 2025<br>Budget | 2026<br>Proposed Budget |
|------------------------------------|-----------------|----------------|----------------|-------------------------|
| <b>Expenditure Type</b>            |                 |                |                |                         |
| 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                 |
| <b>Debit Service</b>               |                 |                |                |                         |
| 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              |
| <b>Capital Improvements</b>        |                 |                |                |                         |
| 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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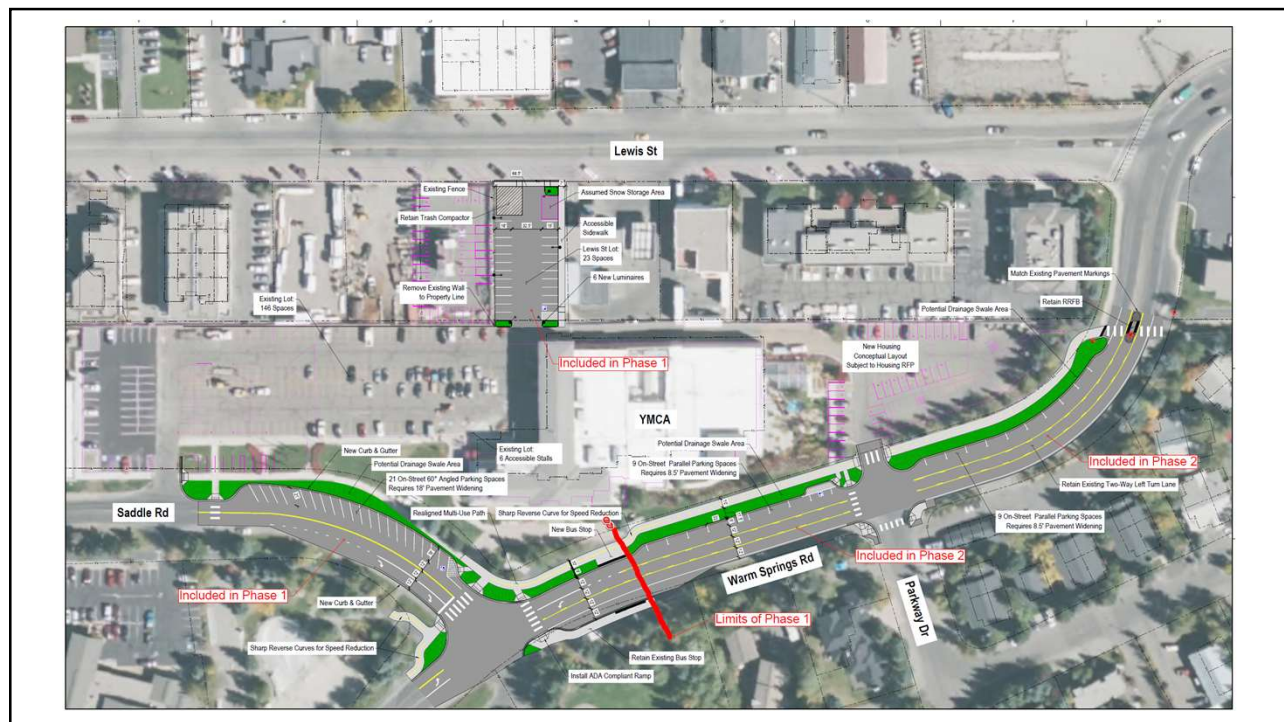
### **Capital Projects**

|   | 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                |
| <b>Total</b>                                    | <b>\$2,050,000</b> |

#### YMCA Area Item:

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

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| FINANCIAL FORECAST                      |                   |                              |                      |                               |                      |                      |                      |                      |
|---|-------------------|------------------------------|----------------------|-------------------------------|----------------------|----------------------|----------------------|----------------------|
| KURA<br>Financial Forecast              |                   | Version 7.15.25              |                      |                               |                      |                      |                      |                      |
| Revenue Source                          | FY 2024<br>Actual | FY 2025<br>Current<br>Budget | FY 2025<br>Projected | FY 2026<br>Proposed<br>Budget | FY 2027<br>Projected | FY 2028<br>Projected | FY 2029<br>Projected | FY 2030<br>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<br>Actual | FY 2025<br>Current<br>Budget | FY 2025<br>Projected | FY 2026<br>Proposed<br>Budget | FY 2027<br>Projected | FY 2028<br>Projected | FY 2029<br>Projected | FY 2030<br>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 2029            | FY 2030            |
|--|--------------------|--------------------|--------------------|--------------------|
| <b>Capital Projects</b>  |                    |                    |                    |                    |
| 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          |                    |                    |
| <b>Total</b>   | <b>\$2,300,000</b> | <b>\$3,650,000</b> | <b>\$2,800,000</b> | <b>\$2,300,000</b> |

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|                          | PROJECT   | PRIORITY | COMPLETION TARGET  | NOTES   |
|--------------------------|---|----------|--------------------|---|
| <b>MOBILITY</b>          | <b>STREETS</b>                                      |          |                    |   |
|                          | 1 Funding Direction from Board                      |          | 7.17.25            |   |
|                          | <b>SIDEWALKS</b>                                    |          |                    |   |
|                          | 2 Prioritization framework                          |          |                    |   |
|                          | <b>BIKE/PEDESTRIAN NETWORK</b>                      |          |                    |   |
|                          | 3 Master plan - public outreach                     |          | Fall 2025          |   |
|                          | 4 Implementation                                    |          | Spring 2026        | explore phasing options   |
|                          | <b>PARKING</b>                                      |          |                    |   |
|                          | 5 Phase I - camera technology                       |          | Summer 2025 (late) | both public parking lots  |
|                          | 6 Phase II - camera (or sensor) technology          |          | Spring 2026        | Quadrant 1  |
| <b>COMMUNITY HOUSING</b> | <b>First &amp; Washington</b>                       |          |                    |   |
|                          | 7 Next steps/options                                |          | Fall 2025          | Staff will develop options for consideration over the summer.                           |
|                          | South YMCA  |          |                    |   |
|                          | 8 Phase I (parking construction)                    |          | Spring 2026        | parking enables future YMCA expansion and housing project                               |
|                          | Lift Tower Lodge                                    |          |                    |   |
|                          | 9 Economic model for mid-income funding partnership |          | Fall 2025          | review lessons learned from recent RFP; City & KURA long-term financial plan            |
| <b>PLACEMAKING</b>       | <b>Town Square</b>                                  |          |                    |   |
|                          | 10 Phase I  |          | Spring 2026        | reduced from original proposal  |
|                          | 11 Phase II   |          | TBD                | Phases II & III could be combined, likely in 2029/30 to coincide with sunset of current |
|                          | 12 Phase III  |          | TBD                |   |
|                          | Power line undergrounding                           |          |                    |   |
|                          | 13 Master plan of identified project areas          |          | Winter 2026        |   |

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## FINANCIAL FORECAST

KURA  
Financial Forecast

Version 7.15.25



| Revenue Source                          | FY 2024<br>Actual | FY 2025<br>Current<br>Budget | FY 2025<br>Projected | FY 2026<br>Proposed<br>Budget | FY 2027<br>Projected | FY 2028<br>Projected | FY 2029<br>Projected | FY 2030<br>Projected |
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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