

Downtown

7/28/2026
3.5%

Sandpoint Urban Renewal Agency
of the City of Sandpoint

	Plan Year 21	Plan Year 22	Plan Year 23	Plan Year 24	Memo
	2025-26	2026-27	2027-28	2028-29	
I. Resources:					
*Beginning Balance	\$ 2,887,450	\$ 342,168	\$ 796,413	\$ 939,698	
**Tax Increments	\$ -	\$ 1,470,599	\$ 1,522,070	\$ 1,575,342	\$ 4,568,011
Interest Earnings	\$ 19,500	\$ 52,000	\$ 30,000	\$ 15,000	\$ 116,500
Loan proceeds ongoing projects	\$ -	\$ -	\$ -	\$ -	
Total Projected Resources	\$ 2,906,950	\$ 1,864,767	\$ 2,348,483	\$ 2,530,040	
II. Expenditures:					
Operations:					
Capital Projects:	\$ (12,102)	\$ (13,200)	\$ (13,500)	\$ (14,500)	\$ (53,302)
Economic development marketing support	\$ -	\$ (12,500)	\$ -	\$ -	\$ (12,500)
Downtown Revitalization Phase III design & acquisition	\$ -	\$ -	\$ -	\$ -	
Public Art Share at 2.5%	\$ (2,212,019)	\$ (839,033)	\$ (1,190,377)	\$ (208,571)	\$ (4,450,000)
Total Capital Projects	\$ (2,224,121)	\$ (851,533)	\$ (1,190,377)	\$ (208,571)	\$ (4,450,000)
Total Expenditures	\$ (2,236,223)	\$ (864,733)	\$ (1,203,877)	\$ (223,071)	\$ (4,517,804)
Total Expenditures	\$ (2,236,223)	\$ (864,733)	\$ (1,203,877)	\$ (223,071)	\$ (4,517,804)
Total Debt	\$ (83,378)	\$ (166,857)	\$ (166,857)	\$ (166,857)	\$ (583,948)
Available Discretionary Projects	\$ 342,168	\$ 796,413	\$ 939,698	\$ 2,100,729	
III. Ending Balance	\$ 342,168	\$ 796,413	\$ 939,698	\$ 2,100,729	

Assumptions:

*Plan Year 21 Account balance as of July 28, 2026; Downtown \$2,887,449.55; Revenue Allocation Fund-Restricted \$95,521 debt payment. \$257,282.10 is Restricted for art (current balance)

**Tax increment plan year 21 = 3.5% increases for future plan years.

***Remaining balance to fund of budgeted projects as of 7/28/26

Tax increment received is approximately \$10,000 per \$1 million in assessed value
Capital projects=based on current information with costs provided by City staff

ITD reversion streets priority 1st Ave; Pine Street; Cedar; 1st Ave to Superior; ITD - City approved March 26, 2015
Project priority-completion Downtown revitalization first
City Budget 26/27 Phase 3 Downtown Streets \$4.45MM

Table 1--Feasibility Cash Flow
Downtown Debt forecast
Sandpoint Urban Renewal Agency
of the City of Sandpoint

7/28/2026
5%

	Plan Year 21	Plan Year 22	Plan Year 23	Plan Year 24	Memo
	2025-26	2026-27	2027-28	2028-29	
I. Resources:					
*Beginning Balance	\$ 2,887,450	\$ 342,168	\$ 817,193	\$ 1,003,805	
**Tax Increments	\$ -	\$ 1,491,912	\$ 1,566,508	\$ 1,644,833	\$ 4,703,253
Interest Earnings	\$ 19,500	\$ 52,000	\$ 30,000	\$ 15,000	\$ 116,500
Loan proceeds ongoing projects	\$ -	\$ -	\$ -	\$ -	-
	\$ -	\$ -	\$ -	\$ -	-
Total Projected Resources	\$ 2,906,950	\$ 1,886,080	\$ 2,413,701	\$ 2,663,638	
II. Expenditures:					
Operations:					
Capital Projects:	\$ (12,102)	\$ (13,200)	\$ (13,500)	\$ (14,500)	\$ (53,302)
Economic development marketing support	\$ -	\$ (12,500)	\$ -	-	\$ (12,500)
Downtown Revitalization Phase III design & acquisition	\$ -	\$ -	\$ -	\$ -	-
Public Art Share at 2.5%	\$ (2,212,019)	\$ (839,033)	\$ (1,190,377)	\$ (208,571)	\$ (4,450,000)
	\$ (257,282)	\$ (37,298)	\$ (39,163)	\$ (41,121)	\$ (374,863)
Total Capital Projects	\$ (2,469,301)	\$ (888,831)	\$ (1,229,540)	\$ (249,692)	
Total Expenditures	\$ (2,481,403)	\$ (902,031)	\$ (1,243,040)	\$ (264,192)	
Total Expenditures	\$ (2,481,403)	\$ (902,031)	\$ (1,243,040)	\$ (264,192)	
	\$ -	\$ -	\$ -	\$ -	
Debt: 2018 \$1.5MM P&I	\$ (83,378)	\$ (166,857)	\$ (166,857)	\$ (166,857)	\$ (583,948)
Total Debt: P&I	\$ (83,378)	\$ (166,857)	\$ (166,857)	\$ (166,857)	
Available Discretionary Projects					
III. Ending Balance	\$ 342,168	\$ 817,193	\$ 1,003,805	\$ 2,232,589	
	\$ 342,168	\$ 817,193	\$ 1,003,805	\$ 2,232,589	

Assumptions:

*Plan Year 21 Account balance as of July 28, 2026; Downtown \$2,887,449.55; Revenue Allocation Fund-Restricted \$95,521 debt paymnet. \$257,282.10 is Restricted for art (current balance)

**Tax increment plan year 21 = 5% increases for future plan years.

***Remaining balance to fund of budgeted projects as of 7/28/26

Tax increment received is approximately \$10,000 per \$1 million in assessed value
Capital projects=based on current information with costs provided by City staff

ITD reversion streets priority 1st Ave; Pine Street; Cedar; 1st Ave to Superior; **ITD - City approved March 26, 2015**

Project priority-completion Downtown revitalization first

City Budget 26/27 Phase 2 Downtown Streets \$4.45MM

Downtown			
<i>Historical Tax Increment Received</i>			
FY	Received	\$ change	% change
2006	\$ -		
2007	\$ 48,542	\$ 48,542	100
2008	\$ 231,909	\$ 183,367	377.75%
2009	\$ 385,360	\$ 153,451	66.17%
2010	\$ 466,768	\$ 81,408	21.13%
2011	\$ 477,034	\$ 10,266	2.20%
2012	\$ 507,516	\$ 30,482	6.39%
2013	\$ 519,760	\$ 12,244	2.41%
2014	\$ 523,901	\$ 4,141	0.80%
2015	\$ 551,261	\$ 27,360	5.22%
2016	\$ 551,107	\$ (154)	-0.03%
2017	\$ 616,188	\$ 65,081	11.81%
2018	\$ 623,333	\$ 7,145	1.16%
2019	\$ 569,532	\$ (53,801)	-8.63%
2020	\$ 656,261	\$ 86,729	15.23%
2021	\$ 690,451	\$ 34,190	5.21%
2022	\$ 918,177	\$ 227,726	32.98%
2023	\$ 875,277	\$ (42,900)	-4.67%
2024	\$ 1,131,488	\$ 256,211	29.27%
2025	\$ 1,228,866	\$ 97,377	8.61%
2026	\$ 1,420,869	\$ 192,003	15.62%
2027		\$ (1,420,869)	-100.00%
2028		\$ -	#DIV/0!
2029			#DIV/0!
Cummulative	\$ 12,993,600		