

Northern Debt forecast		7/28/2026										
Sandpoint Urban Renewal Agency		3.5%										
		2025-26	2026-27	2027-28	2028-29	2028-29	Memo totals					
I. Resources:												
**Beginning Balance	\$	6,580,629	\$	3,893,138	\$	1,959,392	\$	2,827,726	\$	3,700,986		
**Tax Increments	\$	-	\$	875,610	\$	906,256	\$	937,975	\$	970,804	\$	3,690,646
Interest Earnings	\$	57,000	\$	150,000	\$	75,000	\$	50,000	\$	10,000	\$	
Loan proceeds	\$	-	\$	-	\$	-	\$	-	\$	-	\$	342,000
Total Projected Resources	\$	6,637,629	\$	4,918,748	\$	2,940,649	\$	3,815,701	\$	4,681,790	\$	4,032,646
II. Expenditures:												
Operations:		\$	(9,938)	\$	(13,200)	\$	(13,500)	\$	(14,500)	\$	(14,500)	
Capital Projects:		\$	-	\$	-	\$	-	\$	-	\$	-	(65,638)
Boyer pedestrian project	\$	(500,000)	\$	-	\$	-	\$	-	\$	-	\$	-
Schweitzer-reimburse \$375K	\$	(25,000)	\$	(25,000)	\$	(25,000)	\$	(25,000)	\$	(25,000)	\$	(500,000)
Milltown-reimbursement \$500K	\$	(33,333)	\$	(33,333)	\$	(33,333)	\$	(33,333)	\$	(33,333)	\$	(125,000)
Milltown-public improvements	\$	(18,433)	\$	(18,433)	\$	(18,433)	\$	(18,433)	\$	(18,433)	\$	(166,665)
Purchase railroad ROW	\$	-	\$	(300,000)	\$	-	\$	-	\$	-	\$	(92,165)
Economic development marketing support	\$	-	\$	(12,500)	\$	-	\$	-	\$	-	\$	(300,000)
Great Northern - design & prop.purchase	\$	(20,000)	\$	-	\$	-	\$	-	\$	-	\$	(12,500)
THI (Timberline) improvements to Mt.View	\$	(1,500,000)	\$	(2,535,000)	\$	-	\$	-	\$	-	\$	(4,035,000)
SPOT - 3 bus stop shelters	\$	(397,000)	\$	-	\$	-	\$	-	\$	-	\$	(397,000)
Public Art Share at 2.5%	\$	(100,000)	\$	-	\$	-	\$	-	\$	-	\$	(100,000)
	\$	(140,787)	\$	(21,890)	\$	(22,656)	\$	(23,449)	\$	(24,270)	\$	(233,053)
Total Capital Projects	\$	(2,734,553)	\$	(2,946,156)	\$	(99,422)	\$	(100,215)	\$	(101,036)	\$	(5,981,383)
Total Expenditures	\$	(2,744,491)	\$	(2,959,356)	\$	(112,922)	\$	(114,715)	\$	(115,536)	\$	
Total Expenditures	\$	(2,744,491)	\$	(2,959,356)	\$	(112,922)	\$	(114,715)	\$	(115,536)	\$	(6,047,021)
Debt: P&I	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Debt: P&I	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Available Discretionary Projects	\$	3,893,138	\$	1,959,392	\$	2,827,726	\$	3,700,986	\$	4,566,254	\$	
III. Ending Balance	\$	3,893,138	\$	1,959,392	\$	2,827,726	\$	3,700,986	\$	4,566,254	\$	

Assumptions:

*Plan Year 21 Account balance as of July 28, 2026: \$6,580,629.16, \$140,786.76 restricted for art (current balance) and \$76,766 restricted for developer reimbursement.

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

Capital projects=based on current information with costs provided by City staff and SURA projects

Estimated Tax increment received is approximately \$10,000 per \$1 million in assessed value.

Assumptions:
 *Plan Year 21 Account balance as of July 28, 2026: \$6,580,629.16. **\$140,786.76 restricted for on (current balance) and \$76,766 restricted for developer reimbursement.**
 **Tax increment Plan Year 21 = 3.5% increases for future plan years.

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

Northern Debt forecast

7/28/2026

Sandpoint Urban Renewal Agency

5%

2025-26	2026-27	2027-28	2028-29	2028-29	Memo totals
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I. Resources:

[illegible]**Total Projected Resources**

\$ 6,640,629	\$ 4,935,117	\$ 2,983,855	\$ 3,900,353	\$ 4,823,688	\$ 4,176,611
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II. Expenditures:

Operations:	\$	(9,938)	\$	(13,200)	\$	(13,500)	\$	(14,500)	\$	(14,500)
	\$	(9,938)	\$	(13,200)	\$	(13,500)	\$	(14,500)	\$	(14,500)

Capital Projects:

[illegible]

Total Capital Projects

\$	(2,734,553)	\$	(2,946,490)	\$	(100,102)	\$	(101,268)	\$	(102,494)	\$	(597,407)
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Total Expenditures

	(2,744,491)	\$	(2,959,690)	\$	(113,602)	\$	(115,768)	\$	(116,994)	\$	(5712,401)
	(2,744,491)	\$	(2,959,690)	\$	(113,602)	\$	(115,768)	\$	(116,994)	\$	(6,050,545)

[illegible]

Assumptions:

*Plan Year 21 Account balance as of July 28, 2026: \$6,580,629.16. \$140,786.76 restricted for art (current balance) and \$76,766 restricted for developer reimbursement.
**Tax increment plan year 21 = 5% increases for future plan years.

Capital projects=based on current information with costs provided by City staff and SURA projects

Estimated Tax increment received is approximately \$10,000 per \$1 million in assessed value

Northern Historical Tax Increment Received			
FY	Received	\$ change	% change
2006	\$-		
2007	\$33,219	\$33,219	100%
2008	\$82,125	\$48,905	147.22%
2009	\$182,995	\$100,871	122.83%
2010	\$204,592	\$21,597	11.80%
2011	\$267,827	\$63,235	30.91%
2012	\$329,801	\$61,974	23.14%
2013	\$368,738	\$38,937	11.81%
2014	\$478,919	\$110,181	29.88%
2015	\$454,730	(\$24,189)	-5.05%
2016	\$502,051	\$47,321	10.41%
2017	\$537,976	\$35,925	7.16%
2018	\$569,138	\$31,162	5.79%
2019	\$545,767	(\$23,371)	-4.11%
2020	\$577,821	\$32,054	5.87%
2021	\$512,350	(\$65,471)	-11.33%
2022	\$615,335	\$102,985	20.10%
2023	\$513,764	(\$101,572)	-16.51%
2024	\$509,593	(\$4,170)	-0.81%
2025	\$621,776	\$112,183	22.01%
2026	\$846,647	\$224,871	36.17%
2027		(\$846,647)	-100.00%
2028		\$0	#DIV/0!
2029			
Cummulative	\$8,755,165		