



# BELLEVUE URBAN RENEWAL AGENCY

## 2020 ANNUAL REPORT

January 14, 2021

The 2020 Annual Report of activities of the Bellevue Urban Renewal Agency is filed pursuant to Idaho Code Section 50-2006(c.). The Bellevue Urban Renewal Agency was established with Bellevue's Resolution No.798 and approved by the Bellevue City Council on November 21, 2006. The agency's role is to implement programs of redevelopment and needed public improvements within the city's allocation area.

### **Board Members:**

Becky Duncan- Chair

Jami Sluder

Doug Brown

The 2020 accomplishments of the Bellevue Urban Renewal Agency are as follows:

### **Resolutions:**

- 1.) RESO No. 20-01- Amended By-Laws
- 2.) RESO No.20-02- Approved Marian Edwards as the BURA Treasurer-
- 3.) RESO No. 20-03- Approved 2019 Annual Report
- 4.) RESO No. 20-04- Approved the 2021 Budget

### **Projects:**

- 1.) Approved and funded two public bus shelters on Main Street.
- 2.) Constructed one of the two approved bus shelters.
- 3.) Sidewalk Improvement project

## Financial Statements:

A financial statement for the Bellevue Urban Renewal Agency, setting forth its assets, liabilities, income, and operating expenses as of the end of FY-2020 (October 2019-September 2020)

### BELLEVUE URBAN RENEWAL AGENCY- EXHIBIT A

BUDGET FY20											
	FINAL	BUDGET	FINAL	BUDGET	FINAL	BUDGET	FINAL	BUDGET	FINAL	BUDGET	
	2015	2016	2016	2017	2017	2018	2018	2019	2019	2020	
<b>INCOME</b>											
41001 CARRYOVER BURA	2000	8500	8500	8500	0	15000	0	20550		40,000	
41000 PROPERTY	21287.3	16000	27738.86	16000	35527.36	18000	53,470.08	45000		45,000	
INTEREST INCOME											
41200 BURA	1.26		2.36	0	3.77	0	20.81	15		15	
<b>TOTAL INCOME</b>	<b>23,288.56</b>	<b>24,500</b>	<b>36,241</b>	<b>24,500</b>	<b>35,531.13</b>	<b>33,000</b>	<b>53,491</b>	<b>65,565</b>		<b>85,015</b>	
<b>PAYROLL</b>											
<b>TOTAL PAYROLL EXPENSE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>	
<b>OPERATING EXPENSES</b>											
52000 CITY ATTORNEY	0	150	0	150		100	100	0		500	
55000 LEGAL/ACCOUNTING	400	500	400	500	438.5	2500	1120	2600		2600	
56000 MEMBERSHIP/DUES	120.05	2000	245	2000	366.44	2000	0	2000		2000	
56500 POSTAGE	0	100	0	100		50	0	50		50	
56700 PUBLISHING/ADVERT	1074.8	800	467	800	366.44	800	0	900		900	
56800 REPAIRS & MAINT	0	1000	0	1000		1000	0	0		500	
<b>TOTAL OPERATING EXPENSES</b>	<b>1,594.85</b>	<b>1,900</b>	<b>1,112</b>	<b>4,550</b>	<b>366.44</b>	<b>6,450</b>	<b>1,120</b>	<b>5,550</b>		<b>6,550</b>	
<b>SUB-TOTAL: OPERATING</b>	<b>1,594.85</b>	<b>1,900</b>	<b>1,112</b>	<b>4,550</b>	<b>366.44</b>	<b>6,450</b>	<b>1,120</b>	<b>5,550</b>		<b>6,550</b>	
<b>CAPITAL OUTLAY EXPENSES</b>											
IMPROVEMENT & CONST											
58100	4869.08	19950	0	19950	0	26550		60000		50000	
<b>TOTAL CAPITAL OUTLAY</b>	<b>48,69.08</b>	<b>19,950</b>	<b>0</b>	<b>19,950</b>	<b>0</b>	<b>26,550</b>		<b>60,000</b>		<b>50,000</b>	
<b>TOTAL EXPENSES</b>	<b>64,63.93</b>	<b>21,850</b>	<b>1,112</b>	<b>24,500</b>	<b>366.44</b>	<b>33,000</b>	<b>1,120.00</b>	<b>65,550</b>		<b>56,550</b>	
<b>INCOME MINUS EXPENSES</b>	<b>16,824.63</b>	<b>2,650</b>	<b>35,129</b>	<b>0</b>	<b>35,164.69</b>	<b>0</b>	<b>52,371</b>	<b>0</b>		<b>28,465</b>	

CITY OF BELLEVUE

BURA  
RESOLUTION NO. 19-02

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

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE BELLEVUE  
URBAN RENEWAL AGENCY, TO BE TERMED THE "ANNUAL  
APPROPRIATION RESOLUTION," APPROPRIATING SUMS OF MONEY  
AUTHORIZED BY LAW AND DEEMED NECESSARY TO DEFRAY ALL  
EXPENSES AND LIABILITY OF THE URBAN RENEWAL AGENCY, FOR THE  
FISCAL YEAR COMMENCING OCTOBER 1, 2019, AND ENDING SEPTEMBER  
30, 2020, FOR ALL GENERAL, SPECIAL AND CORPORATE PURPOSES;  
DIRECTING THE CHAIRMAN TO SUBMIT THE RESOLUTION AND BUDGET  
TO THE CITY OF BELLEVUE AND ANY OTHER ENTITY ENTITLED TO A  
COPY OF THE RESOLUTION AND BUDGET; AND PROVIDING AN EFFECTIVE  
DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Bellevue Urban  
Renewal Agency of Bellevue, Idaho, 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 Bellevue, Idaho, hereinafter referred to as the "Agency."

WHEREAS, the City Council of the city of Bellevue, Idaho, on August 20, 2019, after  
notice duly published, conducted a public hearing on the Urban Renewal Plan for the Revenue  
Allocation Area of the Bellevue Urban Renewal Agency (the "Plan");

WHEREAS, following said public hearing the City Council adopted its Ordinance No.  
2008-03 on December 11, 2003, approving the Plan and making certain findings;

WHEREAS, pursuant to Idaho Code §§ 50-2006, 50-2903(5) and 50-1002, the Agency  
prepared a budget and the Agency tentatively approved estimated revenues and expenditures for  
the fiscal year commencing October 1, 2019, and ending September 30, 2020, by virtue of its  
action at the Agency's Board meeting on July 16, 2019;

WHEREAS, the Agency has previously published notice of a public hearing to be  
conducted on Tuesday, August 20, 2019, at 4:00 p.m., at Bellevue City Hall, 115 East Pine,  
Bellevue, Idaho, pursuant to the Notice of Hearing published July 31, 2019, and on August 7,  
2019, a copy of which is attached hereto and incorporated herein as Exhibit A;

WHEREAS, pursuant to Idaho Code § 50-2006, the Agency is required to pass an annual  
appropriation resolution and submit the resolution to the city of Bellevue, Idaho, on or before

BURA RESOLUTION NO. 19-02

September 1, 2019.

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

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

Section 2. That the sums of money, or as much thereof as may be authorized by law, needed or deemed necessary to defray all expenses and liabilities of the Agency, as set forth in **Exhibit A- Budget FY20**, which is annexed hereto and by reference made a part of this Resolution, which was published on July 31, 2019, and August 7, 2019. Those sums of money are hereby appropriated for the general, special, and corporate purposes and objectives of the Agency for the fiscal year commencing October 1, 2019 and ending on September 30, 2020.

Section 3: That the Chairman shall submit this Resolution and Budget to the City of Bellevue, Idaho, on or before September 1, 2019.

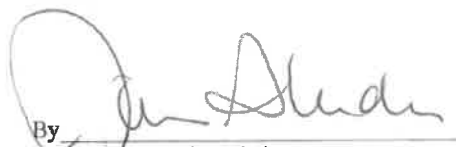
Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Bellevue Urban Renewal Agency, on August 20, 2019. Signed by the Chairman of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on August 20, 2019.

APPROVED:

  
By \_\_\_\_\_  
Becky Duncan, Chairman of the Board

ATTEST:

  
By \_\_\_\_\_  
Jami Skoder, Vice Chairman

BURA RESOLUTION NO. 19-02

2:30 PM

10/16/20

Accrual Basis

## Bellevue Urban Renewal Agency

## Balance Sheet

As of September 30, 2020

Sep 30, 20

## ASSETS

## Current Assets

## Checking/Savings

10003 • LGIP BURA Savings Fund 3594

233,089.37

10002 • DL EVANS X1714

2,500.00

## Total Checking/Savings

235,589.37

## Total Current Assets

235,589.37

## TOTAL ASSETS

235,589.37

## LIABILITIES &amp; EQUITY

## Equity

32000 • Unrestricted Net Assets

192,577.98

Net Income

43,011.39

## Total Equity

235,589.37

TOTAL LIABILITIES &amp; EQUITY 235,589.3

2:31 PM

10/16/20

Accrual Basis

## Bellevue Urban Renewal Agency

## Profit &amp; Loss Budget vs. Actual

October 2019 through September 2020

	Oct '19 - Sep 20	Budget	\$ Over Budget	% of Budget
Income				
41001 • Carryover Prior Year	0.00	40,000.00	-40,000.00	0.0%
41000 • Property Assessments	67,275.01	45,000.00	22,275.01	149.5%
41200 • Personal Property Replacement	1,625.65	0.00	1,625.65	100.0%
45100 • Interest Income	2,851.14	15.00	2,836.14	19,007.6%
Total Income	71,751.80	85,015.00	-13,263.20	84.4%
Gross Profit	71,751.80	85,015.00	-13,263.20	84.4%
Expense				
OPERATING EXPENSES				
52000 • City Attorney	0.00	500.00	-500.00	0.0%
55000 • Legal & Accounting	1,815.00	2,600.00	-785.00	69.8%
56000 • Membership/Dues	0.00	2,000.00	-2,000.00	0.0%
56500 • Postage	0.00	50.00	-50.00	0.0%
56700 • Publishing/Advertising	314.08	900.00	-585.92	34.9%
56800 • Office Supplies/Repairs	0.00	500.00	-500.00	0.0%
Total OPERATING EXPENSES	2,129.08	6,550.00	-4,420.92	32.5%
CAPITAL OUTLAY EXPENSES				
58100 • Improvement & Construction	26,611.33	50,000.00	-23,388.67	53.2%
Total CAPITAL OUTLAY EXPENSES	26,611.33	50,000.00	-23,388.67	53.2%
Total Expense	28,740.41	56,550.00	-27,809.59	50.8%
Net Income	43,011.39	28,465.00	14,546.39	151.1%

2:28 PM

10/16/20

## Bellevue Urban Renewal Agency

## Reconciliation Detail

10003. LGIP BURA Savings Fund 3594, Period Ending 09/30/2020

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						231,594.42
<b>Cleared Transactions</b>						
<b>Deposits and Credits - 2 items</b>						
Deposit	09/01/2020			X	129.85	129.85
Transfer	09/24/2020			X	1,365.10	1,494.95
<b>Total Deposits and Credits</b>					1,494.95	1,494.95
<b>Total Cleared Transactions</b>					1,494.95	1,494.95
<b>Cleared Balance</b>					1,494.95	233,089.37
<b>Register Balance as of 09/30/2020</b>					1,494.95	233,089.37
<b>Ending Balance</b>					1,494.95	233,089.37

2:29 PM

10/16/20

## Bellevue Urban Renewal Agency

## Reconciliation Detail

10002 • DL EVANS X1714, Period Ending 09/30/2020

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						2,999.31
<b>Cleared Transactions</b>						
<b>Checks and Payments - 3 items</b>						
Bill Pmt -Check	09/03/2020	1021	Elam & Burke P.A.	X	-360.00	-360.00
Bill Pmt -Check	09/10/2020	1022	Idaho Mountain	X	-22.08	-382.08
Transfer	09/24/2020			X	-1,365.10	-1,747.18
<b>Total Checks and Payments</b>					-1,747.18	-1,747.18
<b>Deposits and Credits -1 item</b>						
Deposit	09/15/2020			X	1,247.87	1,247.87
<b>Total Deposits and Credits</b>					1,247.87	1,247.87
<b>Total Cleared Transactions</b>					-499.31	-499.31
<b>Cleared Balance</b>					-499.31	2,500.00
<b>Register Balance as of 09/30/2020</b>					-499.31	2,500.00
<b>New Transactions</b>						
<b>Deposits and Credits - 1 item</b>						
Deposit	10/15/2020				1,553.30	1,553.30
<b>Total Deposits and Credits</b>					1,553.30	1,553.30
<b>Total New Transactions</b>					1,553.30	1,553.30
<b>Ending Balance</b>					1,053.99	4,053.30

**Bellevue Urban Renewal Agency  
City of Bellevue  
Minutes  
January 14, 2020**

4:0 pm

Chairman Duncan called the meeting to order. Commissioners present were Duncan, Sluder and newly appointed Doug Brown. Bourgette was absent and the board believes he has moved out of State. Staff present was Diane Shay, Planning Director.

**Notice and Hearing Compliance:**

Notice for this meeting was posted in accordance with Idaho Code 67-2343 by the following:

1. The agenda was posted at the Bellevue Post Office, the bulletin board, outside Bellevue City Hall and on the City website on January 9, 2020.
2. No legal notice was required.

Duncan made a motion that the notice is in accordance with Idaho Code 67-2343, Sluder seconded and the vote was unanimous.

**Call for conflict of interest of any Agenda Item:**

There were no conflicts declared.

**Changes to the Agenda:**

No changes to the agenda were made.

**Public comment:**

None.

**Action Items:**

The Agency discussed Resolution #2020-01 – Adoption of the Amended BURA By-Laws. *Duncan moved to approve RESO #2020-01, Sluder seconded and the vote was unanimous.*

The Agency discussed Resolution #2020-02 – Appointment of Marian Edwards as the BURA Treasurer. *Duncan moved to approve RESO #2020-02, Sluder seconded and the vote was unanimous.*

**Consent Items:**

The Agency approved minutes from the August 20, 2019 meeting. *Duncan moved to approve minutes from August 20, 2019, Sluder seconded and the vote was unanimous.*

**Bills and Claims:**

No bills or claims

**Committee and Staff Discussion:**

The committee discussed the desire to identify improvements that BURA funds can be used for and at a subsequent meeting these will be further discussed.

Brown discussed a conversation he had with Tom Bergin regarding the purchase of one of the lots directly north of City Hall. Further, he shared the idea of banking funds to do improvements as the City works toward annexation of the Eccles Flying Hat Ranch north of Bellevue. He also suggested that BURA funds could be used to purchase and install more benches and tables for our parks.

Duncan moved to adjourn the meeting, Sluder seconded and the vote was unanimous.

Signed this 8th day of July, 2020

  
Becky Duncan, Chairman  
Absent

Ashley Dyer, Secretary

ATTEST:

  
Jami Sluder, Vice Chairman



**Bellevue Urban Renewal Agency  
City of Bellevue  
Minutes  
ZOOM MEETING  
June 30, 2020**

**11:04 AM**

Vice-Chairman Sluder called the meeting to order. Commissioners present were Sluder and Brown, Duncan was absent. Staff present was Ashley Dyer, BURA secretary and City Planner.

**Notice and Hearing Compliance:**

Notice for this meeting was posted in accordance with Idaho Code 67-2343 by the following:

1. The agenda was posted at the Bellevue Post Office, the bulletin board, outside Bellevue City Hall and on the City website on June 25, 2020.
2. Legal notice was published on the city website and city social media account.

Sluder made a motion that the notice is in accordance with Idaho Code 67-2343, Brown seconded, and the vote was unanimous.

**Call for conflict of interest of any Agenda Item:**

There were no conflicts declared.

**Changes to the Agenda:**

No changes to the agenda were made.

**Public comment:**

None.

**Action Items:**

The Agency discussed approving the 2020 Annual Report.

*Sluder made a motion to approve the 2020 annual report, Brown seconded, and the vote was unanimous.*

The Agency discussed Resolution #2020-03 – Annual Report RESO.

*Sluder moved to approve RESO #2020-03, Brown seconded, and the vote was unanimous.*

The Agency discussed a proposed sidewalk project and approved \$5,560.38.

*Sluder moved to approve the proposed funds, Brown seconded, and the vote was unanimous.*

**Consent Items:**

The Agency approved minutes from the January 14, 2020 meeting.

*Sluder moved to approve minutes, Brown seconded, and the vote was unanimous.*

**Bills and Claims:**

No bills or claims

**Committee and Staff Discussion:**

Availability for July 28<sup>th</sup> meeting to tentatively approve 2021 budget. Sluder and Brown are available.

The committee discussed the desire to identify improvements that BURA funds can be used for and will be discussed further at the July meeting.

Brown requested an updated, easier to read allocation map to be created.

Brown discussed using the URA to purchase a building on Main Street for the new City office.

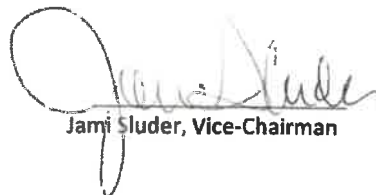
Brown asked about expanding the URA in Bellevue to include Eccles Flying Hat Ranch.

Brown asked about what the URA can do regarding city code and enforcement of dogs on the loose.


Brown asked about the easement for the proposed bus shelter on Spruce and if the URA and City can put a deal together for the landowner, for the city to acquire that easement.

Sluder moved to adjourn the meeting, Brown seconded, and the vote was unanimous.

Signed this 26<sup>th</sup> day of August 2020

  
Jami Sluder, Vice-Chairman

ATTEST

  
Ashley Dyer, Secretary

**Bellevue Urban Renewal Agency  
City of Bellevue  
Minutes  
ZOOM MEETING  
July 21, 2020**

11:04 AM

Chairman Duncan called the meeting to order. Commissioners present were Duncan, Sluder and Brown. Staff present was Ashley Dyer, BURA secretary and City Planner.

**Notice and Hearing Compliance:**

Notice for this meeting was posted in accordance with Idaho Code 67-2343 by the following:

1. The agenda was posted at the Bellevue Post Office, the bulletin board, outside Bellevue City Hall and on the City website on July 16, 2020.

Brown made a motion that the notice is in accordance with Idaho Code 67-2343, Sluder seconded, and the vote was unanimous.

**Call for conflict of interest of any Agenda Item:**

There were no conflicts declared.

**Changes to the Agenda:**

No changes to the agenda were made.

**Public comment:**

None.

**Action Items:**

The Agency tentatively approved the budget for 2021. Brown found a discrepancy in the income minus expenses line item. Dyer said it would be changed before the public hearing on August 18, 2020.

*Sluder moved to approve the tentative budget with the amendments, Brown seconded, and the vote was unanimous.*

**Consent Items:**

The Agency approved minutes from the June 30, 2020 meeting.

*Brown moved to approve minutes, Sluder seconded, and the vote was unanimous.*

**Bills and Claims:**

No bills or claims

**Committee and Staff Discussion:**

Availability for public hearing on August 18, 2020 to approve 2021 budget. All members are available.

The committee discussed a few of the proposed BURA projects for 2021:

- 1.) Update Memorial Parks' benches and tables, trash cans and dog stations.
- 2.) Create dog stations on the bike path- with doggie bags and garbage's.
- 3.) Repair the fence on Main Street- bus stop location (by the old barber shop)- get location
- 4.) Pedestrian benches for main street. Find appropriate locations and work with landowners for easements for benches. (Oak street, Bus stop location, Fuego etc.)

Brown moved to adjourn the meeting, Sluder seconded, and the vote was unanimous.

Signed this 25<sup>th</sup> day of August, 2020

  
Becky Duncan, Vice-Chairman

ATTEST:  
  
Ashley Dyer, Secretary

**Bellevue Urban Renewal Agency  
PUBLIC HEARING  
City of Bellevue  
Minutes  
ZOOM MEETING  
August 18, 2020**

**11:00 AM**

Chairman Duncan called the meeting to order. Commissioners present were Duncan, Sluder and Brown. Staff present was Ashley Dyer, BURA secretary and City Planner.

**Notice and Hearing Compliance:**

Notice for this meeting was posted in accordance with Idaho Code 67-2343 by the following:

1. The agenda was posted at the Bellevue Post Office, the bulletin board, outside Bellevue City Hall and on the City website on August 14, 2020.
2. The meeting was published in the Idaho Mountain Express on August 5, 2020 and August 12, 2020.

Sluder made a motion that the notice is in accordance with Idaho Code 67-2343, Brown seconded, and the vote was unanimous.

**Call for conflict of interest of any Agenda Item:**

There were no conflicts declared.

**Changes to the Agenda:**

No changes to the agenda were made.

**Public comment:**

None.

**Action Items:**

The Agency opened the meeting to public comment, there was none. Public comment was closed.

The Agency made a motion to approve the budget for 2021.

*Sluder moved to approve the budget, Brown seconded, and the vote was unanimous.*

The Agency made a motion to approve Resolution No.2020-04, Budget Resolution

*Sluder moved to approve RESO 2020-04, Brown seconded, and the vote was unanimous.*

**Consent Items:**

The Agency approved minutes from the July 21, 2020 meeting.

*Sluder moved to approve minutes, Brown seconded, and the vote was unanimous.*

**Bills and Claims:**

No bills or claims

**Committee and Staff Discussion:**

Availability for meeting in October to set deadlines for approved projects for 2021. All members are available.

**2021 Proposed projects:**

- 1.) Update Memorial Parks' benches and tables, trash cans and dog stations.
- 2.) Create dog stations on the bike path- with doggie bags and garbage's.
- 3.) Repair the fence on Main Street- bus stop location (by the old barber shop)- get location
- 4.) Pedestrian benches for main street. Find appropriate locations and work with landowners for easements for benches. (Oak street, Bus stop location, Fuego etc.)

Brown moved to adjourn the meeting, Sluder seconded, and the vote was unanimous.

Signed this 9th day of December 2020

  
Becky Duncan, Vice-Chairman

ATTEST:

  
Ashley Dyer, Secretary

## Contact Information



**City of Bellevue**  
115 E. Pine Street  
Bellevue, ID 83313  
208-788-2128


**Diane Shay**  
Community Development Director  
[dshay@bellevueidaho.us](mailto:dshay@bellevueidaho.us)  
208-788-2128- Ext. 1004

**Ashley Dyer**  
Community Development Planner/ BURA Secretary  
[adyer@bellevueidaho.us](mailto:adyer@bellevueidaho.us)  
208-788-2128- Ext. 1008

**Marian Edwards**  
City Clerk/ BURA Treasurer  
[medwards@bellevueidaho.us](mailto:medwards@bellevueidaho.us)  
208-788-2128- Ext. 1002

Signed this 9th day of March, 2021.

  
Becky Duncan, Chairman

  
Ashley Dyer, Secretary