

URBAN RENEWAL PLAN
BELLEVUE URBAN RENEWAL PROJECT
BELLEVUE URBAN RENEWAL AGENCY
CITY OF BELLEVUE, IDAHO

Ordinance No. 2008-03
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EXECUTIVE SUMMARY OF THE BELLEVUE URBAN RENEWAL PLAN

Introduction

The Bellevue Urban Renewal Plan (the "Plan") is a legal document providing the Bellevue Urban Renewal Agency (the "Agency") with the powers, duties, and obligations to implement a program of redevelopment and revitalization within the Revenue Allocation Area as identified on the map as depicted on Attachment 2 to the Plan.

The Revenue Allocation Area qualifies as a deteriorating area under the Urban Renewal Law as identified by City Council Resolution No. 798 passed on November 21, 2006. A copy of that resolution is included as Attachment 6.

Plan Activities and Private Development

The program outlined in the Plan emphasizes the installation of needed public improvements, including without limitation to, parking spaces, streetscape improvements to encourage private development, pedestrian cross walks, park and recreation amenities, bus transit kiosks, upgrades or replacement of deteriorated infrastructure including but not limited to streets, sidewalks, curbs, gutters, water distribution systems, sewer collection and lighting.

Financing

Agency financing of the activities referenced above will come from a combination of annual revenue allocation funds, bond proceeds and other sources. Debt service for any Agency borrowing will be paid by annual revenue allocations.

Increases in assessed valuation of real and personal property in the Revenue Allocation Area that occur after January 1, 2007, the date of the base assessment roll, will generate revenue for the Agency to pay its project costs. Those project costs include the Agency's planning costs, appraisals, legal fees, administration, financing public improvements, and contingencies. The current (2007) assessed valuation of real and personal property on the base assessment roll (net of the homeowner's exemption, if any), estimated to be \$359,592,946, is still available for use by the other taxing districts. The Plan authorizes the Agency to obtain various funding sources, including developer loans or other funding mechanisms to be repaid by revenue allocation proceeds. When the Agency project activities are completed and any bonds and loans are repaid, the increases in assessed value of real and personal property in the area become available for use by the other taxing entities.

It is anticipated that revenue allocation proceeds will be needed for a period of (24) twenty-four (24) years or such longer period as required to pay project costs, subject to applicable state and federal laws.

Development Agreements

The Plan provides for agreements with developers either through an owner participation agreement or disposition and development agreement. Under such agreements, the developer will be contractually committed to its scope and conditions of development in exchange for the Agency's assistance with site and other costs. Under such agreements, the developer will be required to commit to a specific schedule of performance. Other than temporary improvements, any new development or renovation of existing

structures will be required to continue through an estimated useful life of at least 20 years. The duration of the Plan is set forth as 24 years. Design considerations and land use enforcement shall be governed by the City of Bellevue zoning and building codes as they currently exist and as they may be amended from time to time.

**URBAN RENEWAL PLAN FOR THE
REVENUE ALLOCATION AREA OF
THE BELLEVUE URBAN RENEWAL AGENCY**

SECTION 100 INTRODUCTION

This is the Urban Renewal Plan (the "PLAN") for the Bellevue Urban Renewal Area projects within the City of Bellevue, Idaho (the "CITY"), and consists of the text contained herein, information necessary to satisfy the requirements of Idaho Code, Sections 50-2001 et. seq. and 50-2901 et. seq. generally and attachments 1 through 8 which are attached hereto and are all hereby incorporated herein by reference as an integral part of this Agreement, the Introduction (Attachment 1), a description of the Revenue Allocation Boundaries (Attachment 2), the map of the Revenue Allocation Area (Attachment 3), the map depicting Expected Land Uses and Current Zoning within the Revenue Allocation Area and (Attachment 4), the Public Improvements within the Revenue Allocation Area (Attachment 4.1), the Economic Feasibility Study (Attachment 4.2), the Detailed List of Estimated Projects Costs (Attachment 4.3), The Fiscal Impact Analysis within the Revenue Allocation Area (Attachment 4.4), the Methods of Financing all Estimated Projects (Attachment 4.5), The Termination Dates (Attachment 4.6) and the Disposition or Retention of Assets (Attachment 4.7).

The term "Plan" is used herein to describe the overall activities defined in this Plan and conforms to the several definitions of urban renewal plan found in the Idaho Code. Reference is specifically made to Idaho Code Sections 50-2008, 50-2009, 50-2018(j), 50-2903(12) and 50-2905 for the various activities contemplated by the term "Plan." Such activities include both private and public development of property within the Revenue Allocation Area.

The term "project" is used herein to describe the overall activates defined in this Plan and conforms with the statutory definitions of urban renewal project. Reference is specifically made in Idaho Code Section 50-2018 for the various activities contemplated by the term "Project". Such activities include both private and public development of property within the Revenue Allocation Area, including without limitation the projects described in Attachment No. 4, and any other projects consistent with the provisions and intent of this Plan. The projects listed above and as they are more specifically detailed in this Plan and the Attachments hereto are collectively described as the "Projects".

This Plan was prepared for the Agency and reviewed and recommended by the Agency pursuant to the State of Idaho Urban Renewal Law (Chapter 20, Title 50, Idaho Code), (the "Law"), the Local Economic Development Act (Chapter 29, Title 50, Idaho Code), (the "Act"), the Idaho Constitution and all applicable local laws and ordinances. All development and Projects described in this Plan conform to the Bellevue Comprehensive Plan and are hereby incorporated herein by this reference as it presently exists and as they may be amended from time to time.

This Plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation and revitalization of the Revenue Allocation Area. The Agency retains all powers allowed by law except that the power of eminent domain granted in Idaho Code Section 50-2007(c), shall not be used except as authorized by the City Council of the City of Bellevue, Idaho and as further expressly limited by applicable state and federal law. Because of the long-term nature of this Plan, and the need to retain in the Agency flexibility to respond to market and economic conditions, property owner and developer interests and opportunities

from time to time presented for redevelopment, this Plan does not present all of the elements of a precise plan or establish all of the specific projects for the redevelopment, rehabilitation and revitalization of the Revenue Allocation Area, nor does this Plan present all of the specific proposals in an attempt to solve or alleviate the concerns and problems of the community relating to the Revenue Allocation Area. Instead, this Plan presents a process and a basic framework within which specific plans will be further developed and presented, specific projects will be further developed and established and specific solutions will be proposed and by which tools are provided to the Agency to fashion, develop and proceed with such specific plans, projects and solutions.

The purpose of the Urban Renewal Law will be attained through the implementation of the Plan. The master goals of this Plan are:

The elimination of environmental deficiencies in the Revenue Allocation Area, including, among others, obsolete and aged building types, deteriorated infrastructure, substandard streets or rights-of-way, and inadequate and deteriorated public improvements and facilities.

The assembly of land into parcels suitable for modern, integrated development with improved urban development standards, including setbacks, parking, pedestrian and vehicular circulation in the Revenue Allocation Area.

The revitalization, redesign and development of undeveloped areas which are stagnant or improperly utilized may be accomplished by partnering with landowners through assembly of small lots, creation of public parking spaces, creating a pedestrian friendly commercial main street, and provide incentives to encourage workforce housing.

The strengthening of the economic base of the Revenue Allocation Area and the community by the installation of needed site improvements, public facilities, creation of affordable workforce housing, to encourage a work/ live/ recreate community, to stimulate new commercial expansion, employment and economic growth.

To provide adequate land for parks and open spaces, pedestrian walkways, street rights-of-way, and parking facilities.

To provide improvements to the streets, rights-of-way and other public infrastructures.

Utilization of site design standards and environmental quality and other design elements that provide unity and integrity to the Projects. Establish and encourage applicable LEED design standards.

The opportunity of providing affordable workforce housing within the Revenue Allocation Area.

The strengthening of the tax base by encouraging private development, thus increasing the assessed value valuation of properties within the Revenue Allocation Area and benefiting the various taxing districts in which the Revenue Allocation Area is located.

The Agency shall undertake the Projects in furtherance of said goals in order to eliminate deteriorated or deteriorating areas, to eliminate the development or spread of slums and blight and for purposes of rehabilitation and conservation in the Revenue Allocation Area. Said objectives are consistent with Section 50-2903(11) of the Act.

The purposes and undertakings of the Projects and this Plan are consistent with the purposes of the Act as set forth in Section 50-2901 Idaho Code, as amended, which include the following:

1. To provide for the allocation of a portion of the property taxes levied against taxable property located in the Revenue Allocation Area (specified below) for a limited period of time to assist in the financing of this Plan;
2. To encourage private development in the Revenue Allocation Area;
3. To prevent or arrest the decay of the Revenue Allocation Area due to the inability of existing financing methods to promote needed public improvements.
4. To encourage taxing districts to cooperate in the allocation of future tax revenues arising in the Revenue Allocation Area in order to facilitate long-term growth of their common tax base;
5. To encourage private investment within the Revenue Allocation Area

This Plan and the Attachments hereto contain planning information that generally identifies the various activities of the Agency and that identifies certain specific Projects. Because of the changing nature of the Projects, this Plan and the Attachments hereto, by necessity, must be dynamic and flexible.

The Agency anticipates that the information contained herein will be updated as conditions change and as the quality of information available to the Agency improves. Any such updates shall not be deemed to be modifications or amendments to this Plan, including without limitation, modifications as referenced in Idaho Code Section 50-2903(4). The Attachments are purposely flexible and, although incorporated in this Plan, are severable here from. In the event of any conflict between this Plan and any of the Attachments hereto, the terms and conditions of this Plan shall control.

SECTION 100.1 General Procedures of the Agency

The Agency is a public body, corporate and politic, as defined and described under the Law and the Act. The Agency is also governed by its bylaws as authorized by the Law and adopted by the Agency. As a public body, the Agency is governed by all of the statutory provisions of the Idaho Code applicable to public entities, including, but not limited to, the Idaho Open Meeting Law.

Generally, the Agency shall conduct all meetings in open session and allow meaningful public input as mandated by the issue considered or by any statutory or regulatory provision. Whenever in this Plan it is stated that the Agency may update certain information, policy statements or contents of this Plan not requiring a formal amendment to the Plan as required by the Law or the Act, it shall be deemed to mean a consideration by the Board of such policy or procedure, duly noticed upon the Agency meeting agenda and considered by the Agency at an open public meeting and adopted by a majority of the members present, constituting a quorum, unless any provision herein provides otherwise.

SECTION 101 Provisions Necessary to Meet State and Local Requirements

SECTION 101.1 Conformance with State of Idaho Urban Renewal Law of 1965, as Amended

- a. The laws of the State of Idaho allow for an Urban Renewal Plan to be submitted by any interested person or entity in an area certified as an Urban Renewal Area by the Bellevue City Council. The Bellevue Urban Renewal Area was certified by the Council by Resolution on November 21, 2006, resolution No. 798.

b. In accordance with the Idaho Urban Renewal Law of 1965 this Plan was submitted to the Planning and Zoning Commission of the City of Bellevue. After consideration of the Plan, the Commission filed its written recommendation with the Bellevue Common Council stating in part that this Plan is in conformity with the City of Bellevue Comprehensive Plan.

SECTION 200 DESCRIPTION OF REVENUE ALLOCATION AREA

The boundaries of the Revenue Allocation Area are described in Attachment 1, which is attached hereto and incorporated herein by reference, and are shown on the "Revenue Allocation Area Boundary Map", attached hereto as Attachment 2 and incorporated herein by reference.

SECTION 300 PROPOSED REDEVELOPMENT ACTIONS

SECTION 301 General

The Agency proposes to eliminate and prevent the spread of blight and deterioration in the Revenue Allocation Area by:

- a. The provision for participation by property owners within the Revenue Allocation Area;
- b. The installation, construction, or reconstruction of streets, utilities, and other public improvements and the operation and management of such facilities in conformance with the Law and Act;
- c. The assembly of adequate sites for the development and construction of commercial, light manufacturing, or residential facilities;
- d. The acquisition of certain real property
- e. The demolition or removal of certain buildings and improvements;
- f. The management of any property acquired by and under the ownership and control of the Agency;
- 9. The provision for relocation assistance to displaced Project occupants, as required by law;
- h. The disposition of property for uses in accordance with this Plan;
- 1. The redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan; and
- ii. To the extent allowed by law, the lending or investing of funds from any source to facilitate redevelopment.

In the accomplishment of these purposes and activities and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers now

or hereafter permitted by law. The Agency hereby determines that all of the foregoing activities are necessary to effectively carry out the objectives of this Plan in the Revenue Allocation Area.

SECTION 302 Urban Renewal Plan Objectives

Urban Renewal action is necessary in the Revenue Allocation Area to combat problems of deterioration and economic underdevelopment. The area has a history of a lack of affordable housing, underdevelopment, inadequate parking, a dangerous pedestrian environment, economic underdevelopment and other deteriorating factors including but not limited to inadequate pedestrian amenities, deteriorating water, sewer and street infrastructure.

Hence, the Urban Renewal Plan for the Revenue Allocation Area is a proposal for public improvements and facilities necessary to provide affordable workforce housing, parking and parking structures, street and sidewalk improvements, an improved environment for economic development including the elimination of unsanitary and unsafe conditions, potential owner and private-party developers to assemble appropriate development sites where necessary through acquisition, demolition and disposition activities, and prevention of the extension of blight and deterioration and reversal of the deteriorating-action of the area.

In implementing the activities described in this Plan, the Agency- shall give due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the Plan.

SECTION 303 Participation Opportunities and Agreement

SECTION 303.1 Participation Agreements

The Agency may enter into an owner participation agreement with any existing or future owner of property in the Revenue Allocation Area, in the event the property owner seeks and/or receives assistance from the Agency in the redevelopment of the property.

Each structure and building in the Revenue Allocation Area to be rehabilitated or new projects to be constructed as a condition of the owner participation agreement between the Agency and the owner pursuant to this Plan will be considered to be satisfactorily rehabilitated and constructed, and the Agency will so certify, if the rehabilitated or new structure meets the following standards:

- a. Executed owner participation agreement to meet conditions described below.
- b. Any such property within the Revenue Allocation Area shall be required to conform to all applicable provisions, requirements, and regulations of this Plan. Upon completion of any rehabilitation or new development, each structure must be safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition which will continue throughout an estimated useful life for a minimum of twenty-four (24) years.
- c. Any owner shall give due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the Plan.

- d. All such buildings or portions of buildings which are to remain within the Revenue Allocation Area shall be rehabilitated in conformity with all applicable codes and ordinances of the City of Bellevue.
- e. Any new construction shall also conform to all applicable provisions, requirements, and regulations of this Plan.
- f. Any new construction shall also conform to all applicable codes and ordinances of the City of Bellevue as they now exist and as they may be amended from time to time.

In such participation agreements, participants who retain real property shall be required to join in the recordation of such documents as may be necessary to make the provisions of this Plan applicable to their properties, whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Revenue Allocation Area.

In the event a participant fails or refuses to rehabilitate, develop, use, and maintain its real property pursuant to this Plan and a participation agreement, the Agency is hereby empowered to pursue all legal and equitable remedies available to it to enforce the terms and conditions of such participation agreements including, without limitation, specific performance.

SECTION 304 Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of the Projects. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency may impose on all public bodies the planning and design controls contained in this Plan to ensure that present uses and any future development by public bodies will conform to the requirements of this Plan. The Agency is authorized to assist any public entity in paying the costs of the acquisition, maintenance and development of land, buildings, facilities, structures, or other improvements within the Revenue Allocation Area.

The Agency specifically intends to cooperate to the extent allowable by law with the City of Bellevue in the acquisition of property and the construction of public improvements.

SECTION 305 Property Acquisition

SECTION 305.1 Real Property

The Agency may acquire, but is not required to acquire, real property located in the Revenue Allocation Area where it is determined that the property is needed for construction of public improvements and as otherwise allowed by law. The acquisition shall be by any means authorized by law (including, but not limited to, the Idaho Urban Renewal Law and the Local Economic Development Act). The Agency is authorized to acquire either the entire fee or any other interest in real property less than a fee, including structures and fixtures upon the real property.

The Agency is authorized by this Plan to acquire properties. Agency acquisition of any real property shall be accomplished only if such acquisition shall be consistent with the provisions and intent of this Plan. Such acquisition of properties shall not constitute plan amendments or modifications, including without limitation, modifications pursuant to Idaho Code Section 50-2903(4).

It is in the public interest and is necessary in order to eliminate the conditions requiring redevelopment and in order to execute this Plan for the power of eminent domain to be employed by the Agency to acquire real property in the Revenue Allocation Area which cannot be acquired by gift, devise, exchange, purchase, or any other lawful method except that the power of eminent domain granted in Idaho Code Section 50-2007(c), shall not be used except as authorized by the Common Council of the City of Bellevue, Idaho and as further expressly limited by applicable state and federal law.

SECTION 305.2 Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, and where allowed by law the Agency is authorized to acquire personal property in the Revenue Allocation Area by any lawful means, including eminent domain, except that the power of eminent domain granted in Idaho Code Section 50-2007(c), shall not be used except as authorized by the City Council of the City of Bellevue, Idaho and as further expressly limited by applicable state and federal law.

SECTION306 Property Management

During such time such property, if any, in the Revenue Allocation Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

SECTION307 Relocation of Persons (including Individuals and Families), Business Concerns, and Others Displaced by the Project

The Agency does not intend to displace people or businesses through its actions. In the event that the Agency's actions cause such displacement, the Agency shall comply with all state and federal laws, rules and regulations governing the relocation of people and businesses. The Agency may also undertake relocation activities for those not entitled to benefit under such state or federal law as the Agency may deem appropriate for which funds are available. In the event the Agency's activities directly result in the displacement of families within the area, the Agency shall provide reasonable relocation assistance to such displaced families.

SECTION308 Demolition, Clearance, and Building Site Preparation

SECTION 308.1 Demolition and Clearance

The Agency is authorized (but not required) to demolish and clear buildings, structures, and other improvements from any real property in the Revenue Allocation Area as necessary to carry out the purposes of this Plan.

SECTION 308.2 Preparation of Building Sites

The Agency is authorized (but not required) to prepare, or cause to be prepared, as building sites any real property in the Revenue Allocation Area owned by the Agency. In connection therewith, the Agency may cause, provide for, or undertake the installation or construction of streets, utilities, parks, pedestrian walkways, traffic signals, drainage facilities, and other public improvements necessary to carry out this Plan.

SECTION 309 Property Disposition and Development

SECTION 309.1 Real Property Disposition and Development

SECTION 309.1 (a) General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property under the reuse provisions set forth in Idaho Code Section 50-2011 and as otherwise allowed by law. To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding.

All purchasers or lessees of property acquired from the Agency shall be obligated to use the property for the purposes designated in the subject deed, lease or other agreements and documents, , and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

The Agency shall give due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the Plan.

SECTION 309.1 (b) Disposition and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, is subject to the provisions of this Plan.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is carried out pursuant to this Plan.

Leases, deeds, contracts, agreements, and declarations of restrictions of the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan. Where appropriate, as determined by the Agency, such documents, or portions thereof, shall be recorded in the office of the Recorder of Blaine County.

All property in the Revenue Allocation Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, age, handicap, national origin, or ancestry **in** the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Revenue Allocation Area. All property sold, leased, conveyed or subject to a participation agreement shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Revenue Allocation Area shall contain such nondiscrimination and non-segregation clauses as required by law. The Developers

(including owner/participants) will be required by the contractual agreement to observe the land use and building requirements of this Plan and to submit a Redevelopment Schedule satisfactory to the Agency. Schedule revisions will be made only at the option of the Bellevue Urban Renewal Agency.

In addition, the following requirements and obligations shall be included in the agreement:

That the Developers, their successors and assigns agree:

- (1) That a plan and time schedule for the proposed development shall be submitted to the Agency.
- (2) That the purchase or lease of the land and/or subterranean rights and/or air rights is for the purpose of redevelopment and not for speculation.
- (3) That the building of improvements will be commenced and completed as jointly scheduled and determined by the Agency and the Developer(s).
- (4) That there will be no discrimination against any person or group of persons because of handicap, age, race, sex, creed, color, national origin or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises or any improvements erected or to be erected thereon, therein conveyed nor will the Developer himself or any person claiming under or through him establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, sublessees, or vendees in the premises or any improvements therein conveyed. The above provision will be perpetual and will be appended to the land disposed of within the Revenue Allocation Area by the Agency.
- (5) That the site and construction plans will be submitted to the Agency for review as to conformity with the provisions and purposes of this Urban Renewal Plan.
- (6) That at the discretion of the Agency a bond or other surety will be provided acceptable to the Agency to ensure performance under the contract of the sale.
- (7) That rehabilitation of any existing structure, other than temporary structures, must assure that the structure is safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition which will continue throughout an estimated useful life for a minimum of twenty four (24) years.
- (8) All such buildings or portions of the buildings which are to remain within the Revenue Allocation Area shall be reconstructed in conformity with all applicable codes and ordinances of the City of Bellevue as they presently exist and as the same may be modified from time to time.
- (9) All new construction of a permanent nature shall have a minimum estimated life of no less than twenty-four (24) years. This restriction shall not apply to new construction of a temporary or interim nature.

(10) All disposition and development documents and owner participation agreements shall be governed by the provisions of this Plan.

SECTION 309.1 (c) Development by the Agency

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop or construct any publicly owned building, facility, structure, or other improvement within the Revenue Allocation Area for itself or for any public body or entity.

The Agency may also prepare properties for development by renovation or other means as allowed by law. The Agency may also as allowed by law assist in the development of private projects.

In addition to the public improvements authorized under Idaho Code Section 50-2007, the Agency is authorized to install and construct, or to cause to be installed and constructed, within the Revenue Allocation Area for itself, or for any public body or entity, or to purchase, or to pay for, public improvements and public facilities, including, but not limited to, the following: (1) affordable workforce housing; (2) parking facilities and structures; (3) water systems, sewer systems, park improvements; (4) landscaped areas; (5) street improvements; (6) park and recreation amenities; (7) flood control facilities and storm drains; (8) water mains; (9) utilities; (10) pedestrian paths; (11) signals and signage; (12) sidewalks; (13) alleys; (14) public transit conveyances and facilities; (15) wi- fi and other communications infrastructure; (16) bicycle facilities; (17) public art; (18) street maintenance equipment; (19) snow removal equipment; and (20) restoration and preservation of historical artifacts and properties.

The Agency shall also give due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the Plan.

Any public facility ultimately owned by the Agency shall be operated and managed in such a manner to preserve the public purpose and public nature of the facility. Any lease agreement with a private entity or management contract agreement shall include all necessary provisions sufficient to protect the public interest and public purpose.

The Agency may enter into contracts, leases, and agreements with the City, or other public body or private entity, pursuant to this section, and the obligation of the Agency under such contract, lease, or agreement shall constitute an indebtedness of the Agency as described in Idaho Code Section 50-2909 which may be made payable out of the taxes levied in the Revenue Allocation Area and allocated to the Agency under subdivision (2)(b) of Section 50-2908 of the Local Economic Development Act and Section 504 to this Plan or out of any other available funds.

SECTION 309.1 (d) Development Plans

All development plans (whether public or private) prepared, pursuant to disposition and development or owner participation agreements, shall be submitted to the Agency for approval and architectural review through the City processes. All development in the Revenue Allocation Area must conform to those standards specified in Section 404.

The Agency shall also give due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the Plan.

SECTION 310 PERSONAL PROPERTY DISPOSITION

For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property which is acquired by the Agency.

SECTION 311 REHABILITATION AND CONSERVATION

The Agency is authorized to rehabilitate, renovate, and conserve, or to cause to be rehabilitated, renovated, and conserved, any building or structure in the Revenue Allocation Area owned by the Agency for preparation of redevelopment and disposition. The Agency is also authorized and directed to advise, encourage, and assist in the rehabilitation and conservation of property in the Revenue Allocation Area not owned by the Agency.

As necessary in carrying out this Plan, the Agency is authorized to move, or to cause to be moved, any substandard structure or building or any structure or building which can be relocated to a location within or outside the Revenue Allocation Area.

SECTION 312 PARTICIPATION WITH PRIVATE OR PUBLIC DEVELOPMENT

Under the Idaho Urban Renewal Law, the Agency has the authority to lend or invest funds obtained from the state or federal government or any other source for the purposes of the Urban Renewal law if allowable under applicable laws or regulations.

Under those regulations the agency may participate with the private sector in the development and financing of those private projects which will attain the objectives of the Agency or this Plan.

The Agency may, therefore, use any such funds for the provision of assistance to private, for-profit business, including, but not limited to, grants, loans, loan guarantees, interest supplements, technical assistance, and other forms of support, for any other activity necessary or appropriate to carry out an economic development project.

As allowed by law, the Agency may also use funds from any other sources for any purpose set forth under the Law.

The Agency may enter into contracts, leases, and agreements with the City of Bellevue, or any other public body or private entity, pursuant to this section, and the obligation of the Agency under such contract, lease, or agreement shall constitute an indebtedness of the Agency as described in Idaho Code Section 50-2909 which may be made payable out of the taxes levied in the Revenue Allocation Area and allocated to the Agency under subdivision (2)(b) of Section 50-2908 of the Act and Section 504 of this Plan or out of any other available funds.

SECTION 400 USES PERMITTED IN THE REVENUE ALLOCATION AREA

SECTION 401 Redevelopment Plan Map and Development Strategy

The Description of the Revenue Allocation Area and the Revenue Allocation Area Boundary Map, attached hereto as Attachments 1 and 2 and incorporated by reference, describe the location of the Revenue Allocation Area Boundaries. The proposed land uses to be permitted in the Revenue Allocation Area for all land -public and private - shall be any use allowed under the applicable City of Bellevue

Subdivision and Zoning Ordinances as they currently exist and as the same may be amended from time to time.

SECTION 402 Designated Land Uses

SECTION 402.1 Commercial Uses

The areas designated in Attachment 4 for area business and central district business uses shall be used for the commercial uses set forth and described in the Bellevue City Zoning Ordinance as it presently exists and as it may be amended from time to time.

SECTION 402.2 Residential Uses

The areas designated in Attachment 4 for residential uses shall be used for the residential uses set forth and described in the Bellevue City Zoning Ordinance as it presently exists and as it may be amended from time to time.

SECTION 403 Other Land Uses

SECTION 403.1 Public Rights-of-Way

In addition to the anticipated improvements by the Agency in the public rights-of-way as discussed in this Plan, the public rights-of-way are used to link the various Projects within the Revenue Allocation Area to each other.

Additional public streets, alleys, and easements may be created in the Revenue Allocation Area as need for proper development. Existing streets, alleys and easements may be abandoned, closed, expanded or modified as necessary for proper development of the Project, in conjunction with any applicable policies and standards of the City of Bellevue regarding changes to dedicated rights-of-way.

SECTION 403.2 Other Public, Semi-Public, Institutional, and Nonprofit Uses

The Agency is also authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional, or nonprofit uses. All such uses shall, to the extent possible, conform to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable requirements and/or restrictions as may be necessary to protect the development and use of the Revenue Allocation Area.

SECTION 403.3 Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Revenue Allocation Area for interim uses that are not in conformity with the uses permitted in this Plan. However, any interim use must comply with applicable Bellevue City Code as it presently exists and as it may be amended from time to time.

SECTION 404 General Controls and Limitations

All real property in the Revenue Allocation Area, under the provisions of either a disposition and development agreement or owner participation agreement is made subject to the controls and requirements of this Plan. No such real property shall be developed, rehabilitated, or otherwise

changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan.

SECTION 404.1 Construction

All construction in the Revenue Allocation Area shall comply with all applicable state and local laws and codes in effect presently and as the same may be amended from time to time. In addition to applicable codes, ordinances, or other requirements governing development in the Revenue Allocation Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Revenue Allocation Area in the event of a disposition and development agreement or owner participation agreement.

SECTION 404.2 Rehabilitation and Retention of Properties

Any existing structure within the Revenue Allocation Area, subject to either a disposition and development agreement or owner participation agreement, approved by the Agency for retention and rehabilitation, shall be repaired, altered, reconstructed, or rehabilitated in such a manner that it will be safe and sound in all physical respects and be attractive in appearance and not detrimental to the surrounding uses.

SECTION 404.3 Limitation on Type, Size, Height of Building

The type, size and height of buildings shall be as limited by applicable federal, state and local statutes, ordinances, and regulations.

SECTION 404.4 Open Spaces, Landscaping, Light, Air and Privacy

The issues of open space, landscaping, light, air and privacy shall be governed by applicable federal, state and local ordinances.

. SECTION 404.5 Signs

All signs shall conform to City sign ordinances as they now exist or are hereafter amended.

SECTION 404.6 Utilities

The Agency shall require that all utilities be placed underground whenever physically and economically feasible.

SECTION 404.7 Incompatible Uses

No use or structure which would be incompatible with the surrounding areas or structures because such use or structure would constitute a common law nuisance shall be permitted in any part of the Revenue Allocation Area.

SECTION 404.8 Non-discrimination and Non-segregation

There shall be no discrimination or segregation based upon race, color, creed, religion, sex, marital status, national origin, handicap, or ancestry permitted in the sale, lease sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Revenue Allocation Area.

SECTION 404.9 Subdivision of Parcels

Any parcel in the Revenue Allocation Area shall be subdivided only in compliance with the City Subdivision Ordinance as it presently exists and as it may be amended from time to time.

SECTION 404.10 Minor Variations

Under exceptional circumstances, the Agency is authorized to permit a variation from the limits, restrictions, and controls established by this Plan. In order to permit such variation, the Agency must determine that:

- a. The application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Plan;
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls;
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and
- d. Permitting a variation will not be contrary to the objectives of this Plan.

In permitting any such variation, the Agency shall impose such conditions as are necessary to protect this public peace, health, safety, or welfare and to assure compliance with the purposes of this Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

SECTION 404.11 Off-Street Loading

Any development and improvements shall provide for off-street loading as required by the City ordinances as they now exist or are hereafter amended.

SECTION 404.12 Off-Street Parking

All new construction in the area shall provide off-street parking as required by the City ordinances as they now exist or are hereafter amended.

SECTION 405 Design for Development

SECTION 405.1 Design Guidelines for Development

All development within the Revenue Allocation Area shall comply with applicable design standards and regulations of the City of Bellevue as they may be amended from time to time.

SECTION 405.2 Design Guidelines for Development Under a Disposition and Development Agreement or Owner Participation Agreement

Under an owner participation agreement or a disposition and development agreement the design guidelines and land use elements as imposed shall be achieved to the greatest extent feasible, though the Agency retains the authority to grant minor variations under Section 404.10 of this Plan and subject to a negotiated agreement between the Agency and the developer or property owner.

Under those agreements, the architectural, landscape, and site plans shall be submitted to the Agency and approved in writing by the Agency. In such agreements, the Agency may impose additional design controls. One of the objectives of this Plan is to create an attractive pedestrian environment in the Revenue Allocation Area. Therefore, such plans shall give consideration to good design and amenities to enhance the aesthetic quality of the Revenue Allocation Area. These additional design standards or controls will be implemented through the provisions of any disposition and development agreement or owner participation agreement or by appropriate covenants appended to the land and instruments of conveyance executed pursuant thereto. These controls are in addition to any standard and provisions of any applicable City building or zoning ordinances; provided, however, each and every development shall comply with all applicable City zoning and building ordinances.

SECTION 500 METHODS OF FINANCING THE PROJECT

SECTION 501 General Description of the Proposed Financing Method

The Agency is authorized to finance the Projects with financial assistance from the City, State of Idaho, federal government, interest income, Agency bonds, donations, loans from private financial institutions, the lease or sale of Agency-owned property, or any other available source, public or private, including assistance from any taxing district or any public entity all as more specifically detailed in Attachment 4.

SECTION 502 Revenue Allocation Financing Provisions

The Agency hereby adopts revenue allocation financing provisions as authorized by Chapter 29, Title 50, Idaho Code (the "Act"), effective retroactively to January 1, 2006 2007. These revenue allocation provisions shall apply to all taxing districts in which the Revenue Allocation Area is located and described on Attachments 1 and 2 to this Plan. The Agency shall take all actions necessary or convenient to implement these revenue allocation financing provisions. The Agency specifically finds that the equalized assessed valuation of property within the Revenue Allocation Area is likely to increase as a result of the initiation of the Projects.

The Agency, acting by one or more resolutions adopted by its Board of Directors, is hereby authorized to apply all or any portion of the revenues allocated to the Agency pursuant to the Act to pay such costs as are incurred or to pledge all or any portion of such revenues to the repayment of any moneys borrowed, indebtedness incurred, or bonds issued by the Agency to finance or to refinance the Project Costs (as defined in Idaho Code Section 50-2903[11]) of one or more urban renewal projects.

Upon enactment of an ordinance by the governing body of the City of Bellevue, Idaho, finally adopting these revenue allocation financing provisions and defining the Revenue Allocation Area described herein as part of the Plan, there shall hereby be created a special fund of the Agency into which the County Treasurer shall deposit allocated revenues as provided in Idaho Code Section 50-2908. The Agency shall use such funds solely in accordance with Idaho Code Section 50-2909 and solely for the purpose of providing funds to pay the Project Costs, including any incidental costs, of such urban renewal projects as the Agency may determine by resolution or resolutions of its Board of Directors.

A statement listing proposed public improvements and facilities, an economic feasibility study, estimated project costs, fiscal impact upon other taxing districts, and methods of financing project costs required by Idaho Code Section 50-2905 is included in Attachment 5 to this Plan. This statement necessarily incorporates estimates and projections based on the Agency's present knowledge and expectations. The Agency is hereby authorized to update the presently anticipated Projects and use of revenue allocation financing of the related Project Costs if the Board of Directors of the Agency deems such updates necessary or convenient to effectuate the general objectives of the Plan. Such updates shall not constitute amendments or modifications of this Plan, including without limitation, modification pursuant to Idaho Code Section 50-2903(4).

The Agency may expend revenue allocation proceeds on an annual basis without the issuance of bonds. The Agency may obtain advances or loans from the City or private entities in order to immediately commence construction of certain of the public improvements. Revenues will continue to be allocated to the Agency until the Projects are completed or until any obligation to the City or other public entity or private entity are fulfilled. Attachment 5 incorporates estimates and projections based on the Agency's present knowledge and expectations concerning the length of time to complete the improvements. The activity may take longer depending on the significance and timeliness of development. Alternatively, the activity may be completed earlier if revenue allocation proceeds are greater or the Agency obtains additional funds.

The revenue allocation proceeds are hereby irrevocably pledged to the payment of the principal and interest on the advance of monies or making of loans or the incurring of any indebtedness such as bonds, notes, and other obligations (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Projects in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans, and indebtedness as appropriate in carrying out the Projects.

SECTION 503 Participation with Local Improvement Districts

Under the Idaho Local Improvement District Code, Chapter 17, Title 50, Idaho Code, the City has the authority to establish local improvement districts, including without limitation local business improvement districts, for various public facilities, including, but not limited to, streets, curbs, gutters, sidewalks, drains, landscaping, and other like facilities. To the extent allowed by the Law and the Act, the Agency reserves the authority to participate in the funding of local improvement district facilities and local business improvement district facilities. This participation may include either direct funding to reduce the overall cost of the LID or BLID or to participate as an assessed entity to finance the LID or BLID project.

SECTION 504 Issuance of Debt

Any debt incurred by the Agency shall be subject to all terms and conditions of applicable state and federal laws.

SECTION 505 Impact on Other Taxing Districts

A specific delineation of tax dollars generated by revenue allocation upon each taxing district is included in the Attachments hereto. The overall impact of the revenue allocation provisions is shown on Attachment SB. The amounts set forth in Attachment SB in the column "Gross Revenue" would

constitute the amounts distributed to the other taxing entities from the Revenue Allocation Area if there were no urban renewal project. Each individual district's share of that amount would be determined by its particular levy rate as compared to the other districts in any given year.

SECTION 600 ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the Revenue Allocation Area of conditions causing blight. Actions by the City shall include, but not be limited to, the following:

- a. Institution and completion of proceedings necessary for changes and improvements in private and publicly owned property, rights-of-way, or public utilities within or affecting the Revenue Allocation Area.
- b. Revision of zoning (if necessary) within the Revenue Allocation Area to permit the land uses and development authorized by this Plan.
- c. Imposition wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Revenue Allocation Area to ensure their proper development and use.
- d. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency may develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Revenue Allocation Area throughout the duration of this Plan.
- e. Building code enforcement.
- f. Performance of the above actions and of all other functions and services relating to public peace, health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Revenue Allocation Area to be commenced and carried to completion without unnecessary delays.
- g. Institution and completion of proceedings necessary for the establishment of a local improvement district under Chapter 17, Title 50, Idaho Code.
- h. The undertaking and completing of any other proceedings necessary to carry out the Projects.
- i. Administration of Community Development Block Grant and other state and federal grant funds that may be made available for the Projects.
- J. Appropriate agreements with the Agency for administration, supporting services, funding sources, and the like.
- k. The waiver of any hookup or installation fee for sewer, water, or other utility services for any facility owned by any public agency, including the Agency and facility.

The foregoing actions to be taken by the City do not constitute any commitment for financial outlays by the City.

SECTION700 ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Revenue Allocation Area may be enforced by such owners.

SECTION 800 TERMINATION DATE AND DISPOSITION OF ASSETS.

Except for the nondiscrimination and non-segregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, the provisions of other documents formulated pursuant to this Plan shall be effective and the Revenue Allocation Area and Revenue Allocation Financing Provisions shall be effective for twenty-four (24) years from the date of adoption of this Plan by the Bellevue Common Council (the "Termination Date"), recognizing that the Agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision; and further recognizing that the revenue allocation financing provisions of this Plan may be extended pursuant to Idaho Code Section 50-2904. Upon such Termination Date, the Agency shall retain assets and revenues generated from such assets as long as the Agency shall have resources other than revenue allocation funds to operate and manage such assets. In the event that the Agency has no such resources or has only inadequate resources, or in the event that the Agency is dissolved, then any remaining assets shall be given without consideration to the City of Bellevue, Idaho, a Chartered City, subject to any and all liens or other encumbrances.

SECTION900 PROCEDURE FOR AMENDMENT

The Urban Renewal Plan may be further modified at any time by the Agency subject to variations and exemptions set forth in any previously executed disposition and development agreements or owner participation agreements. Where the proposed modification will substantially change the Plan, the modifications must be approved by the City Council in the same manner as the original Plan. Substantial changes for Bellevue Common Council approval purposes shall be regarded as revisions which will violate the objectives of this Plan.

SECTION 1000 SEVERABILITY

If any one or more of the provisions contained in this Plan to be performed on the part of the Agency shall be declared by any court of competent jurisdiction to be contrary to law, then such provision or provisions shall be null and void and shall be deemed separable from the remaining provisions in this Plan and shall in no way affect the validity of the other provisions of this Plan.

SECTION 1100 ANNUAL REPORT

Under the Idaho Urban Renewal Law, the Agency is required to file with the City, on or before March 31 of each year, a report of the Agency's activities for the preceding calendar year, which report

shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such calendar year.

TITLE 50
MUNICIPAL CORPORATIONS
CHAPTER 29
LOCAL ECONOMIC DEVELOPMENT ACT

50-2905 RECOMMENDATION OF URBAN RENEWAL AGENCY.

In order to implement the provisions of this chapter, the urban renewal agency of the municipality shall prepare and adopt a plan for each revenue allocation area and submit the plan and recommendation for approval thereof to the local governing body. The plan shall include with specificity:

- (1) A statement describing the total assessed valuation of the base assessment roll of the revenue allocation area and the total assessed valuation of all taxable property within the municipality;
- (2) A statement listing the kind, number, and location of all proposed public works or improvements within the revenue allocation area;
- (3) An economic feasibility study;
- (4) A detailed list of estimated project costs;
- (5) A fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property on the revenue allocation area;
- (6) A description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred;
- (7) A termination date for the plan and the revenue allocation area as provided for in section 50-2903(20), Idaho Code. In determining the termination date, the plan shall recognize that the agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the urban renewal plan;
- (8) A description of the disposition or retention of any assets of the agency upon the termination date. Provided however, nothing herein shall prevent the agency from retaining assets or revenues generated from such assets as long as the agency shall have resources other than revenue allocation funds to operate and manage such assets; and
- (9) Any changes to an urban renewal plan as provided in subsections (2) and (6) of this section shall be noticed and shall be completed in an open public meeting.

History:

[50-2905, added 1988, ch. 210, sec. 5, p. 397; am. 2002, ch. 143, sec. 4, p. 401; am. 2011, ch. 317, sec. 8, p. 923; am. 2016, ch. 349, sec. 5, p. 1022.]

EXHIBIT - A-

**Bellevue Urban Renewal Plan
Attachment #2**

Description of the Revenue Project Area and Revenue Allocation Area Boundaries

Authority: **Idaho Statues, Title 50, Municipal Corporations, Chapter 29, Local Economic Development Act 50-2903 Definitions**

Summary: **This attachment includes a description of the Revenue Project Area and Revenue Allocation Area Boundaries. The yellow shaded areas are described herein below.**

Contents: **The Project Area and Revenue Allocation Area can be described as developed park lands known as O'Donnell Field – Tax lot 7831 & 7832, Memorial park, Griffin park – Lt 8-blk 4 Chantrell Sub 4 and tax lot 7392, and two Bellevue City parcels, described as a fraction of lot 3 and 7, Old City Park, adjacent to the Big Wood River, south of Broadford road, east of Lower Broad road and North of Riverside Sub. II. All public right of ways, including streets, alleys, and unimproved platted streets located between the north boundary of Spruce Street and the south boundary of Chestnut and the east boundary of Main Street and the east boundary of 8th Street; a portion of Slaughter House Road within the City limits; a portion of Chestnut Street extending east from 8th Street to the Bellevue Cemetery entrance; Main Street /Highway 75 from the north boundary of Spruce Street to the south boundary of Chestnut Street; Lewis lane / alley beginning at the south boundary of Chestnut Street extending north approximately 150' of the north boundary of Cedar Street; Elm and Cedar street right-of-way beginning at the west boundary of Main Street, extending to the west boundary of an unnamed platted right of way west of block 90 and 91; Martin Lane; Spruce Street beginning at the west boundary of Main Street extending approximately 300' to the west; Ash Street, Birch Street and Beech Street right of ways, beginning at the west boundary of Main Street and extending 120' to the west. Cedar Street, Elm Street, Oak Street, Pine Street, Poplar Street, Walnut Street and Chestnut Street right of ways beginning at the west boundary of Main Street extending 169' west to the Lewis Lane / alley; Broadford Road beginning at the west boundary of Main Street and extending to the Big Wood River bridge.**

Private properties are described by County assessed parcel numbers in correlation with property addresses attached hereto.

If there are any inconsistencies between the Description of the Project Area / Revenue Allocation Area Boundaries and the Project Area / Revocation Allocation Boundary Map, the Map noted as attachment Exhibit A controls.

Bellevue Urban Renewal Plan
Attachment #2

EXHIBIT - A -

Parcel Num	Prop Adrs1
RPB000000A001A	101 N MAIN ST
RPB000000A0030	109 N MAIN ST
RPB000000A004A	117 N MAIN ST
RPB000000B001A	201 N MAIN ST
RPB000000B002A	205 N MAIN ST
RPB000000B003A	213 N MAIN ST
RPB000000B005A	221 N MAIN ST
RPB000000C0010	109 CEDAR ST
RPB000000C002A	204 N MAIN ST
RPB000000C002B	208 N MAIN ST
RPB000000C004A	212 N MAIN ST
RPB000000C005A	218 N MAIN ST
RPB000000C009A	209 N 2ND ST
RPB000000C011A	201 N 2ND ST
RPB000000D001A	109 ELM ST
RPB000000D002A	108 N MAIN ST
RPB000000D005A	120 N MAIN ST
RPB000000D007A	117 N 2ND ST
RPB000000D009A	109 N 2ND ST
RPB000000D011A	
RPB000000E001A	121 S MAIN ST
RPB000000E001C	117 S MAIN ST
RPB000000E003A	113 S MAIN ST
RPB000000E004A	105 S MAIN ST
RPB000000E005A	101 S MAIN ST
RPB000000F001A	118 S MAIN ST
RPB000000F001B	120 S MAIN ST
RPB000000F002A	116 S MAIN ST
RPB000000F003A	112 S MAIN ST
RPB000000F004A	108 S MAIN ST
RPB000000F006A	100 S MAIN ST
RPB000000G001A	220 S MAIN ST
RPB000000G001B	212 S MAIN ST
RPB000000G004A	208 S MAIN ST
RPB000000G0060	200 S MAIN ST
RPB000000H001A	109 PINE ST
RPB000000H011A	117 PINE ST
RPB000000O0010	300 N MAIN ST
RPB000000O002A	308 N MAIN ST
RPB000000O005A	320 N MAIN ST
RPB000000O007A	116 BIRCH ST
RPB000000O009A	313 N 2ND ST
RPB000000O011A	117 COTTONWOOD ST
RPB000000P0010	305 N MAIN ST
RPB000000P005B	321 N MAIN ST
RPB000000R001A	320 S MAIN ST
RPB000000R0050	304 S MAIN ST
RPB000000R0060	300 S MAIN ST
RPB000000S001A	321 S MAIN ST
RPB000000S003A	313 S MAIN ST
RPB000000S0050	305 S MAIN ST

Bellevue Urban Renewal Plan
Attachment #2

EXHIBIT - A -

Parcel Num	Prop Adrs1
RPB000000S0060	301 S MAIN ST
RPB000000S007A	116 PINE ST
RPB000000S0120	117 POPLAR ST
RPB0000035001A	400 N MAIN ST
RPB0000035003A	412 N MAIN ST
RPB0000035005A	420 N MAIN ST
RPB00000360010	504 N MAIN ST
RPB0000036003A	516 N MAIN ST
RPB00000360080	517 N 2ND ST
RPB00000360090	513 N 2ND ST
RPB00000360100	509 N 2ND ST
RPB0000041001D	600 N MAIN ST
RPB0000041005A	616 N MAIN ST
RPB0000041006A	620 N MAIN ST
RPB0000041007A	621 N 2ND ST
RPB0000042001B	
RPB00000420030	621 N MAIN ST
RPB0000043001A	501 N MAIN ST
RPB0000043001A	501 N MAIN ST
RPB0000043003A	509 N MAIN ST
RPB00000440010	401 N MAIN ST
RPB0000044002A	409 N MAIN ST
RPB0000044004A	444 FORBIS LN
RPB000000H005A	201 S MAIN ST
RPB000000H006A	108 OAK ST
RPB04060000010	204 W SPRUCE ST
RPB04060000020	206 W SPRUCE ST
RPB04060000030	202 W SPRUCE ST
RPB2N18036022C	
RPB2N180360190	111 FORBIS LN
RPB0200000007A	106 ASH ST
RPB0200000007B	108 ASH ST
RPB000000R003A	312 S MAIN ST
RPB2N18036021B	403 BROADFORD RD
RPB000000F005A	104 S MAIN ST
RPB000000E0070	100 S 2ND ST
RPB000000E008A	104 S 2ND ST
RPB000000E009A	112 S 2ND ST
RPB000000E010A	116 S 2ND ST
RPB000000E0120	120 S 2ND ST
RPB000000H0030	213 S MAIN ST
RPB000000H0040	209 S MAIN ST
RPB000000H010A	212 S 2ND ST
RPB000000H0070	120 OAK ST
RPB00000360120	501 N 2ND ST
RPB00000360110	505 N 2ND ST
MH1TB0000R001A	320 S MAIN ST
MH1TB0000S010A	308 S 2ND ST
MH1TB0000S010B	312 S 2ND ST
MH1TB0000S0110	316 S 2ND ST
RPB00000410100	117 ASH ST

Bellevue Urban Renewal Plan
Attachment #2

EXHIBIT - A -

Parcel Num	Prop Adrs1
RPB000000C0070	221 N 2ND ST
RPB000000C0080	217 N 2ND ST
MH1TB0000S0120	117 POPLAR ST
MH1TB0000P005B	321 N MAIN ST
MH1TB0000P0010	305 N MAIN ST
MH1TB0000H010A	212 S 2ND ST
TOTAL	

Bellevue Urban Renewal Plan
Attachment #2

EXHIBIT - A -

Parcel Num	Prop_StNum	Prop_StNam	PARCEL #
RPB000000B001A	201	N MAIN	P1840
RPB000000H005A	201	S MAIN	G0340
RPB000000C002A	204	N MAIN	
RPB000000B002A	205	N MAIN	
RPB000000C002B	208	N MAIN	
RPB000000G004A	208	S MAIN	
RPB000000H0040	209	S MAIN	
RPB000000C004A	212	N MAIN	
RPB000000G001B	212	S MAIN	W0520
RPB000000B003A	213	N MAIN	C0150
RPB000000H0030	213	S MAIN	
RPB000000C005A	218	N MAIN	
RPB000000G001A	220	S MAIN	
RPB000000B005A	221	N MAIN	
RPB000000O0010	300	N MAIN	
RPB000000R0060	300	S MAIN	
RPB000000S0060	301	S MAIN	
RPB000000R0050	304	S MAIN	M0630
RPB000000P0010	305	N MAIN	
RPB000000S0050	305	S MAIN	
MH1TB0000P0010	305	N MAIN	
RPB000000O002A	308	N MAIN	
RPB000000R003A	312	S MAIN	S6420
RPB000000S003A	313	S MAIN	
RPB000000O005A	320	N MAIN	
RPB000000R001A	320	S MAIN	
MH1TB0000R001A	320	S MAIN	
RPB000000P005B	321	N MAIN	
RPB000000S001A	321	S MAIN	T3280
MH1TB0000P005B	321	N MAIN	
RPB0000035001A	400	N MAIN	
RPB00000440010	401	N MAIN	
RPB0000044002A	409	N MAIN	
RPB0000035003A	412	N MAIN	
RPB0000035005A	420	N MAIN	
RPB0000043001A	501	N MAIN	
RPB0000043001A	501	N MAIN	
RPB00000360010	504	N MAIN	
RPB0000043003A	509	N MAIN	
RPB0000036003A	516	N MAIN	
RPB0000041001D	600	N MAIN	
RPB0000041005A	616	N MAIN	
RPB0000041006A	620	N MAIN	
RPB00000420030	621	N MAIN	
RPB000000H006A	108	OAK	
RPB000000H0070	120	OAK	
RPB000000H001A	109	PINE	
RPB000000S007A	116	PINE	
RPB000000H011A	117	PINE	
RPB000000S0120	117	POPLAR	
MH1TB0000S0120	117	POPLAR	

Bellevue Urban Renewal Plan
Attachment #2

EXHIBIT - A -

Parcel_Num	Prop_StNum	Prop_StNam	PARCEL #
RPB000000E0070	100 S	2ND	
RPB000000E008A	104 S	2ND	
RPB000000D009A	109 N	2ND	
RPB000000E009A	112 S	2ND	
RPB000000E010A	116 S	2ND	
RPB000000D007A	117 N	2ND	
RPB000000E0120	120 S	2ND	
RPB000000C011A	201 N	2ND	
RPB000000C009A	209 N	2ND	
RPB000000H010A	212 S	2ND	
MH1TB0000H010A	212 S	2ND	
RPB000000C0080	217 N	2ND	
RPB000000C0070	221 N	2ND	
MH1TB0000S010A	308 S	2ND	
MH1TB0000S010B	312 S	2ND	
RPB000000O009A	313 N	2ND	
MH1TB0000S0110	316 S	2ND	
RPB00000360120	501 N	2ND	
RPB00000360110	505 N	2ND	
RPB00000360100	509 N	2ND	
RPB00000360090	513 N	2ND	
RPB00000360080	517 N	2ND	
RPB0000041007A	621 N	2ND	
RPB0200000007A	106	ASH	B1520
RPB0200000007B	108	ASH	
RPB00000410100	117	ASH	
RPB000000O007A	116	BIRCH	
RPB2N18036021B	403	BROADFORD	
RPB000000C0010	109	CEDAR	
RPB000000O011A	117	COTTONWOOD	
RPB000000D001A	109	ELM	
RPB2N180360190	111	FORBIS	
RPB0000044004A	444	FORBIS	
RPB000000F006A	100 S	MAIN	
RPB000000A001A	101 N	MAIN	
RPB000000E005A	101 S	MAIN	S2170
RPB000000F005A	104 S	MAIN	M2670
RPB000000E004A	105 S	MAIN	
RPB000000D002A	108 N	MAIN	C5520
RPB000000F004A	108 S	MAIN	
RPB000000A0030	109 N	MAIN	
RPB000000F003A	112 S	MAIN	
RPB000000E003A	113 S	MAIN	
RPB000000F002A	116 S	MAIN	F0960
RPB000000A004A	117 N	MAIN	
RPB000000E001C	117 S	MAIN	
RPB000000F001A	118 S	MAIN	
RPB000000D005A	120 N	MAIN	
RPB000000F001B	120 S	MAIN	
RPB000000E001A	121 S	MAIN	
RPB000000G0060	200 S	MAIN	M1610

Bélevue Urban Renewal Plan
Attachment #2

EXHIBIT - A -

Parcel Num	Prop StNum	Prop StNam	PARCEL #
RPB04060000030	202 W	SPRUCE	
RPB04060000010	204 W	SPRUCE	
RPB04060000020	206 W	SPRUCE	
RPB000000D011A	0		
RPB0000042001B	0		
RPB2N18036022C	0		
TOTAL VAULE			

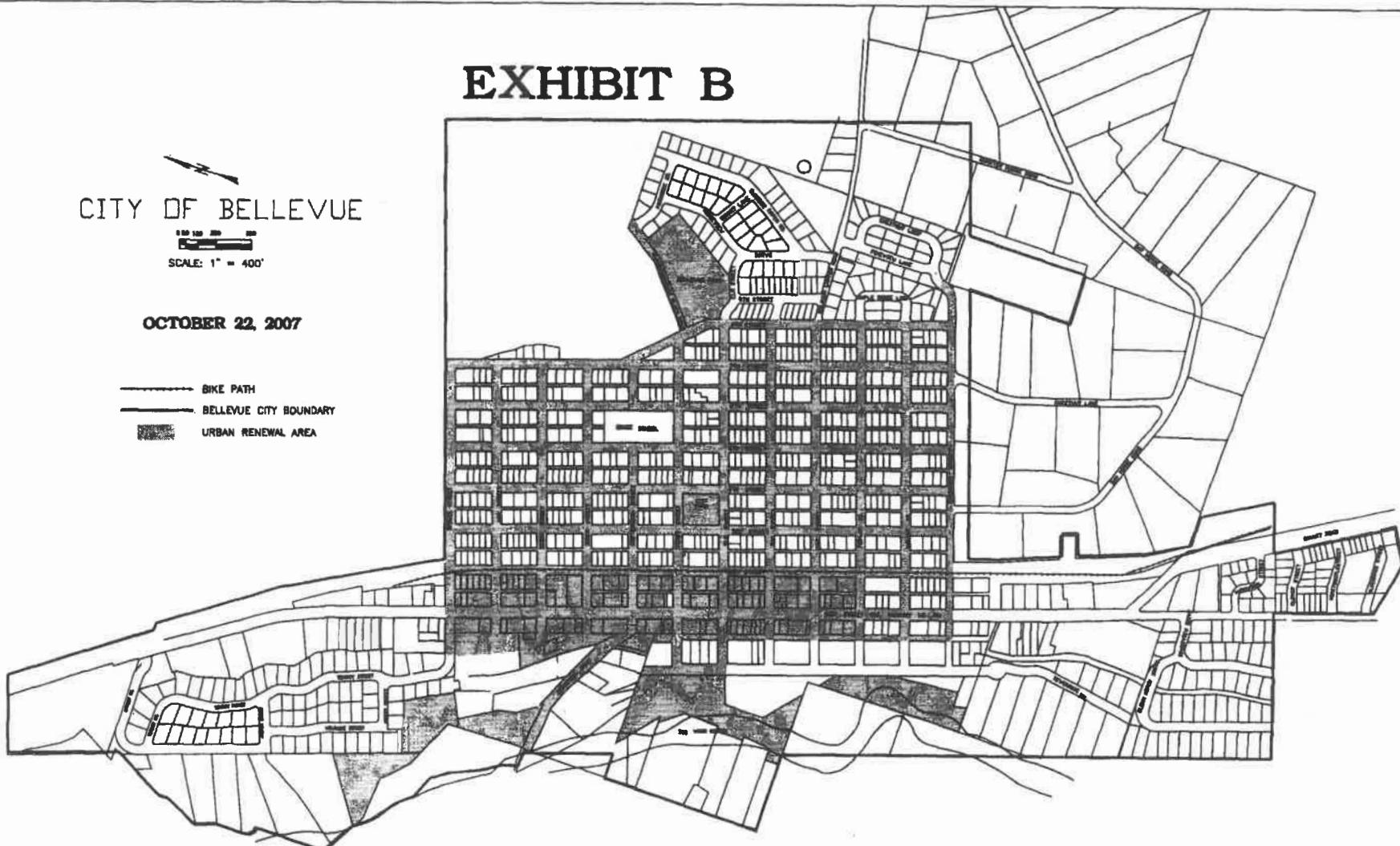
EXHIBIT B

CITY OF BELLEVUE

SCALE: 1" = 400'

OCTOBER 22, 2007

- BIKE PATH
- BELLEVUE CITY BOUNDARY
- URBAN RENEWAL AREA



RECEIVED	SEARCHED	INDEXED	FILED
SEARCHED	INDEXED	FILED	SEARCHED
SEARCHED	INDEXED	FILED	SEARCHED
SEARCHED	INDEXED	FILED	SEARCHED

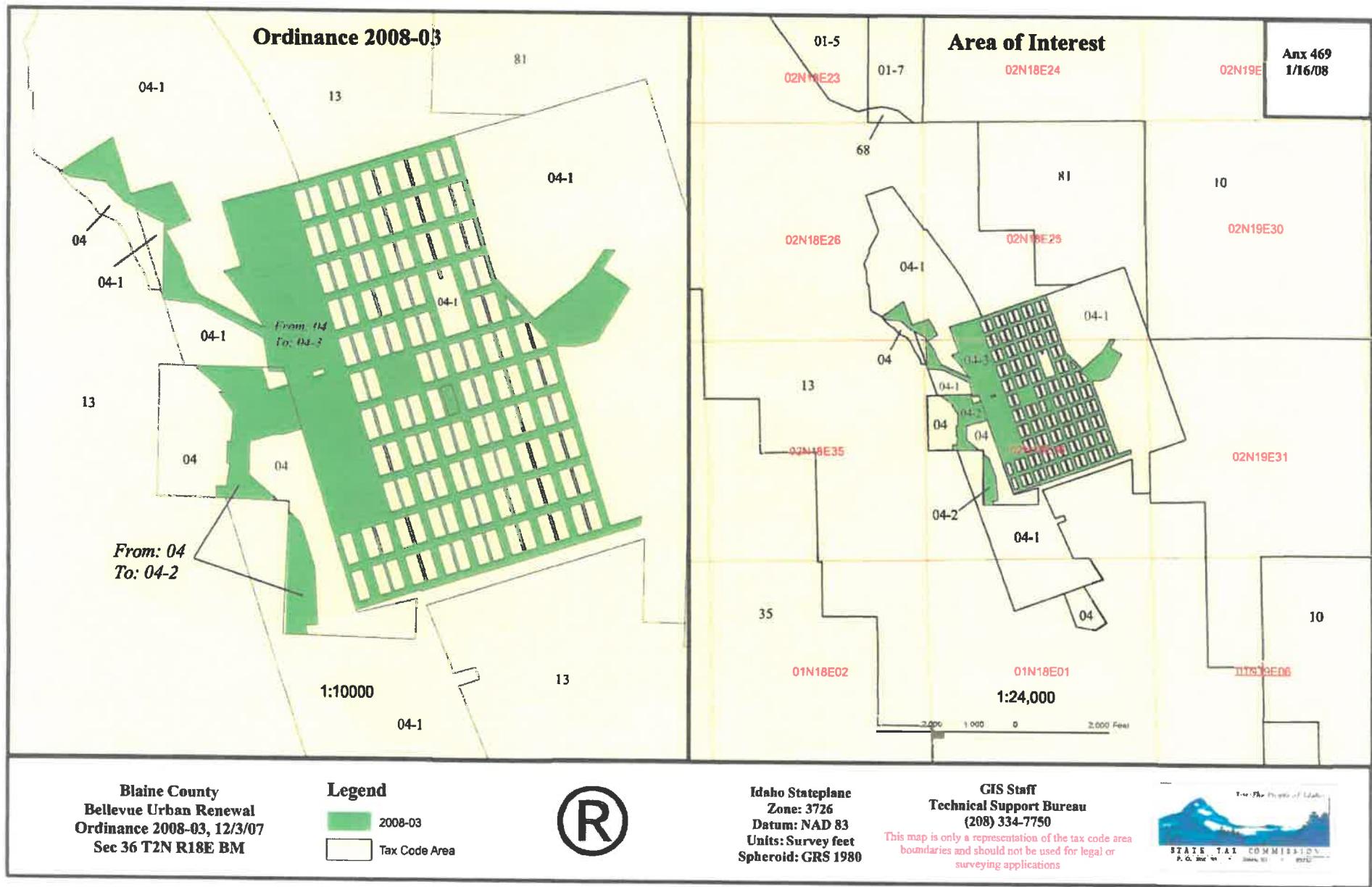
CITY OF BELLEVUE
IDAHO

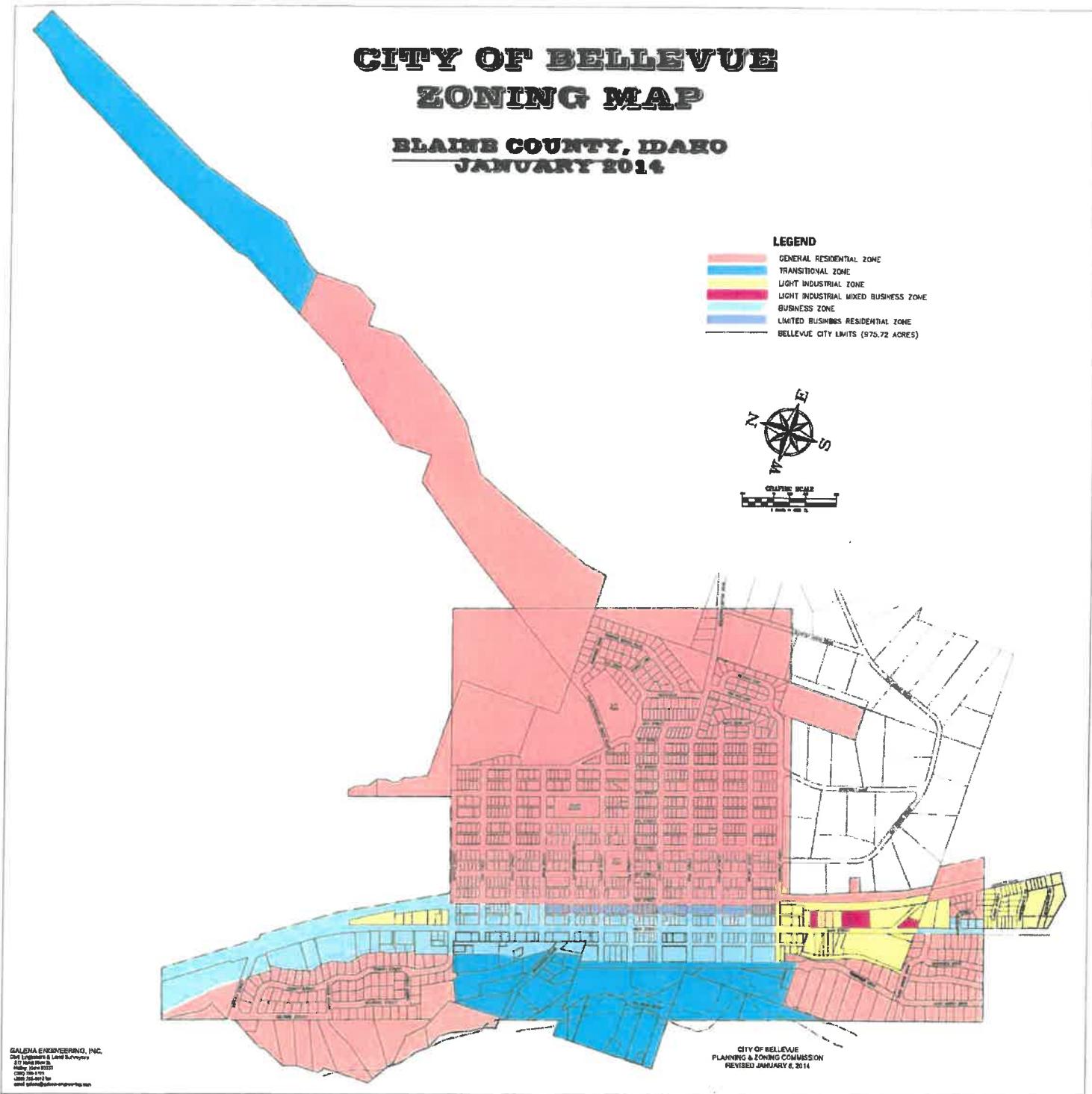
FORSGREEN
Associates Inc.
415 SOUTH 4TH STREET, BOISE, ID 83702
PH 208.342.3144 FAX 208.383.0819

BELLEVUE URBAN RENEWAL

MAP BOUNDARY AND NEEDED IMPROVEMENTS

SEARCHED	INDEXED	FILED





Long Term Capital Planning Bellevue Administration

Long Term Capital Planning

Bellevue Marshal Personnel / Programs

Long Term Capital Planning Bellevue Fire Personnel/Programs

Long Term Capital Planning

Bellevue Water

Year	4.5% Population	Staff	4.0% Personnel	5.0% O & M	Capital	For
2008	2518	1.25 staff	\$91,440	\$210,491	\$68,200	
2009	2631		\$94,183	\$201,016	\$1,900,000	Chestnut Well, Generator, Chlorination Sys., Waterline to tank
					\$950,000	Well
					\$150,000	Generator for Chantrelle Well
					\$1,500,000	Meters for entire water system
2010	2750		\$105,249	\$232,066	\$277,000	Kirtley St. waterline extension
					\$100,000	North SH75 waterline crossing
					\$515,000	New 12" waterline, 6th St. from Birch to Ash & on Ash from SH75 to 7th
					\$498,000	New 12" waterline along RR Track W. of Chestnut St. to Gannet Rd.
					\$151,388	3 miles of 8" waterline to replace old 4" lines
2011	2873		\$109,459	\$283,870	\$2,729,000	Spring improvements, New Transmission Line to City
					\$151,388	3 miles of 8" waterline to replace old 4" lines
					\$691,000	New 12" waterline from Muldoon Canyon Rd. to S. of Bay Horse Rd.
2012	3002		\$113,837	\$255,853	\$151,388	3 miles of 8" waterline to replace old 4" lines
2013	3137	1 FTE, Class 2	\$154,790	\$268,646	\$151,388	3 miles of 8" waterline to replace old 4" lines
2014	3278		\$160,981	\$282,078	\$151,388	3 miles of 8" waterline to replace old 4" lines
2015	3425	1/2 FTE, Clerical	\$184,060	\$296,182	\$151,388	3 miles of 8" waterline to replace old 4" lines
2016	3579		\$191,423	\$310,991	\$151,388	3 miles of 8" waterline to replace old 4" lines
2017	3740		\$199,000	\$346,544		
					\$151,388	3 miles of 8" waterline to replace old 4" lines
					\$25,000	2 pressure reducing valves
					\$532,000	New 12" waterline in alley E. of 3rd St. from Spruce to Chestnut Sts.
2018	3908		\$207,043	\$363,868	\$151,388	3 miles of 8" waterline to replace old 4" lines
2019	4084		\$215,325	\$382,061	\$151,388	3 miles of 8" waterline to replace old 4" lines

Long Term Capital Planning

Bellevue Water

Year	4.5% Population	Staff	4.0% Personnel	5.0% O & M	Capital	For
2020	4267		\$223,938	\$401,164	\$151,388	3 miles of 8" waterline to replace old 4" lines
2021	4460		\$232,895	\$421,222	\$151,388	3 miles of 8" waterline to replace old 4" lines
					\$428,000	New 8" waterline in alley E. of 2nd St. from Ash to Chestnut Sts.
					\$215,000	New 12" waterline in alley E. of SH75 from Pine to Chestnut then running along RR Tracks for 550 feet
					\$231,000	New 12" waterline in alley E. of SH75 from Birch to Pine Sts.
2022	4660		\$242,211	\$442,283	\$151,388	3 miles of 8" waterline to replace old 4" lines
2023	4870		\$251,900	\$464,398	\$151,388	3 miles of 8" waterline to replace old 4" lines
2024	5089		\$261,976	\$487,617	\$151,388	3 miles of 8" waterline to replace old 4" lines
2025	5318		\$272,455	\$511,000	\$151,388	3 miles of 8" waterline to replace old 4" lines
2026	5558		\$283,353	\$537,598	\$151,388	3 miles of 8" waterline to replace old 4" lines
2027	5808		\$294,687	\$564,478	\$151,388	3 miles of 8" waterline to replace old 4" lines
2028	6059		\$306,474	\$592,702	\$0	
20 Year Subtotals			\$2,702,257	\$5,169,309	\$13,594,184	

\$6,210,984 ⁰⁰

Long Term Capital Planning Bellevue Streets

Year	Population	Staff	4% Personnel	3% O & M	Capital	For
2008	2641				\$30,000	Chip-seal
					\$40,000	Street signs: Old Town
2009	2770				\$500,000	KART stop comfort stations 6
					\$30,000	Chip-seal
					\$2,094,000	Pine Street reconstruction: 90/10 grant) #1
					\$450,000	Pine Street signal: (90/10 grant)
					\$300,000	Gannett roundabout: (50/50 grant)
2010	2906				\$0	
					\$30,000	Chip-seal
					\$750,000	new shop facility
					\$2,500,000	KART park and ride: (100% grant)
					\$100,000	new street lighting
2011	3049				\$30,000	Chip-seal
2012	3198				\$1,061,000	Broadford Road reconstruction(90-10 grant)#2
					\$300,000	Spruce Street roundabout: (Grant 90-/10)
					\$30,000	Chip-seal
					\$100,000	Hwy 75 traffic calming
5-Jul	3355				\$30,000	Chip-seal
2014	3519				\$30,000	Chip-seal
					\$500,000	Parking lot off Main St
2015	3691					
					\$2,000,000	ELM Street reconstruction (90-10 grant)#3
2016	3872					
2017	4062					
2018	4261					

Attachment 4.1

Public Improvements within the Revenue Allocation Area

2020	4689		\$274,417	\$101,051	\$110,000	Dump truck with plow and sander
2021	4919		\$285,393	\$104,082	\$1,141,000	Spruce Street reconstruction
2022	5160	4.25 FTE	\$388,135	\$107,205	\$40,000	Backhoe
2023	5412				\$0	
2024	5678		-\$403,660	\$110,421	\$1,787,000	Chestnut reconstruction
2025	5956		-\$449,807	\$113,734	\$0	
2026	6248	5 FTE	-\$513,646	\$117,146	\$0	
2027	6554		-\$534,192	\$120,660	\$0	
Twenty Year Total			\$4,799,042	\$1,605,424	\$24,596,590	

\$13,833,000 00

Long Term Capital Planning

Bellevue Shop

Long Term Capital Planning Bellevue Sewer

Year	Population	Staff	4% Personnel	3% O & M	Capital	For
2007	2518	1.3 FTE	\$65,326	\$206,050	\$174,096	repairs, loan payments, admin capital
					\$4,500,000	new MBR plant
2008	2641	2.3 FTE	\$120,200	\$211,390	\$1,600,000	new MBR plant
					\$40,000	SCADA upgrades for all lift stations (4)
					\$75,000	Rebuild lift stations
2009	2770		\$125,008	\$249,390	\$0	add membranes
2010	2906	3 FTE	\$169,576	\$256,031	\$0	
2011	3049		\$176,359	\$262,871	\$0	
2012	3198		\$183,413	\$269,915	\$40,000	Chestnut line replacement
2013	3355		\$190,750	\$277,170	\$150,000	new sewer vac truck
					\$250,000	Add RI Basin Capacity
					\$0	Parallel force main or equalization basins
2014	3519	4FTE	\$264,506	\$312,170	\$0	plant expansion to 1mgd
2015	3691		\$275,087	\$320,694		
2016	3872		\$286,090	\$329,473	\$70,000	TV equipment
2017	4062		\$297,534	\$338,515	\$350,000	Replace MGD membranes
					\$75,000	Rebuild lift stations
2018	4261		\$309,435	\$347,830		
2019	4470		\$321,812	\$357,423	\$200,000	replace membranes
2020	4689		\$334,685	\$367,304		
2021	4919		\$348,072	\$377,482	\$0	expand land application
2022	5160		\$361,995	\$387,965	\$0	expand membranes
2023	5412		\$376,475	\$398,762		
2024	5678		\$391,534	\$409,883	\$350,000	replace membranes
2025	5956		\$407,195	\$421,338		
2026	6248		\$423,483	\$433,138		
2027	6554		\$423,483	\$445,291	\$925,000 \$75,000	replace membranes Rebuild lift stations
20 Year Subtotals			\$5,852,018	\$6,980,085	\$8,874,096	

- ONCE YRS
 IMPROVEMENT
 FOR URGENT
 PLEASE

Bellevue Urban Renewal Plan

Economic Feasibility Study

Authority: Idaho Statutes, Title 50, Municipal Corporations
Chapter 29, Local Economic Development Act
(2) An economic feasibility study;

Summary: The Bellevue Urban Renewal Plan and attachments incorporate estimates and projections on the Agency's present knowledge and expectations. The Agency may modify the project and/or the Plan if the Board deems such modification necessary to effectuate the plan. This plan proposes certain public improvements, public facilities and utility work, all of which will facilitate development and support rehabilitation in the Revenue Allocation Area.

The information contained within the Attachments to the Urban Renewal Plan, with their various estimates and projections, constitute an economic feasibility study. Costs and revenues are analyzed for twenty-four (24) years of subsequent development. The analyses show the need for approximately \$25,243,984 in capital expenditures disbursed to a series of projects during this time period. Multiple financing sources, including but not limited to annual revenue allocations, city funds, grants, loans and developer contributions. Nothing stated above precludes the use of Local Improvement Districts (LID) and Business Improvement Districts (BID). Actual revenues will support actual costs. Since the estimated costs are covered by projected revenue allocations and other sources, the conclusion is that this plan is economically feasible.

ASSUMPTIONS

The information and financial data contained within Attachment 5 assume certain projected actions and events.

- > The Bellevue Urban Renewal Agency projects the use of revenue allocations for a period of twenty-four (24) years.
- > The actual use of revenue allocations will be determined by final project costs and revenues.
- > The amount of revenue generated by revenue allocation is dependent upon the extent and timing of private development.
- > A delay in private development or if private development is actually less than projected, will result in a reduced level of

revenue generated which in turn reduces the amount of development projects that can be completed

- > Legislative changes in the property taxing system to reduce the tax levy rates or to provide relief to disadvantaged populations (i.e. elderly, low income, etc.) could have the same effect as stated above.
- > All revenue and cost projections are estimates based upon the best Information available at this time.
- > The term of any bond issued will not exceed 20 years.

Contents: This Attachment contains a variety of supporting Data Tables and Projections, as follows:

- > **TAX LEVIES FOR BLAINE COUNTY ENTITIES 2006 AND 2007.** This table depicts the tax levies of the taxing jurisdictions within the Revenue Allocation Area.
- > **HISTORY OF CITY OF BELLEVUE TAX LEVY.** This table depicts the history of mil rates levied by the City of Bellevue since.
- > **CERTIFICATE OF COUNTY LEVIES BLAINE COUNTY 2006.** This is a copy of the Blaine County L-1 form containing the certified levies for each taxing jurisdiction within Blaine County. These values were in effect at the time of incorporation of the Bellevue Urban Renewal Agency, effective January 1, 2006.
- > **CERTIFICATE OF COUNTY LEVIES BLAINE COUNTY 2007.** This is a copy of the Blaine County L-1 form containing the certified levies for each taxing jurisdiction within Blaine County. These values are effective January 1, 2007.
- > **ESTIMATED NET TAXABLE VALUE OF NEW PRIVATE DEVELOPMENT WITHIN REVENUE ALLOCATION AREA.** This table projects increases in net taxable value of new private development within the revenue allocation area.

Attachment 4.2 Economic Feasibility Study

TABLE TAX LEVIES FOR BLAINE COUNTY ENTITIES 2006 - 2007

URA Fiscal Year	FY10-01-2006 9-30-2007 2006 Tx levy (certified)	FY10-01-2007 9-30-2008 2007 Tx Levy (certified)
Blaine County Mil Rate	0.000583083	0.000612115
Ambulance Mil Rate	0.000091322	0.000091193
Bellevue Mil Rate	0.000758434	0.001301922
Bellevue Cem. Mil Rate	0.000019929	0.000156135
Blaine Cty. Rec. Dist. Mil	0.000076434	0.000076408
Bigwood Fl. Control #9	0.000014321	0.000013772
Blaine County School Dist. #61	0.002743185	0.003038684
TOTAL	0.004286708	0.005290229

ATTACHMENT 4.2

Estimated Net Taxable Value of New
Private Development in the Revenue Allocation Area
Vacant/ Underdeveloped land approximate sq. ft. located within BURA area

Napa Bldg./ Splash and Dash = \$950,000.00

BLK 36- four lots= 48,000 sq. ft. X- 50% allowance D/R requirements= potential of 24,000 sq. ft.
single story X \$150.00/ sq. ft. = \$3,600,000.00

BLK 36- four lots = 24,000 sq. ft. X- 50% allowance D/R requirements= potential of 12,000 sq. ft.
single story X \$150.00/ sq. ft. = \$1,800,000.00

BLK O Lots 1-6= 36,000 sq. ft. X- 50% allowance D/R requirements= potential of 18,000 sq. ft.
single story X \$150/ sq. ft. = \$2,700,000.00

BLK G 3 Lots = 18,000 sq. ft. X- 50% allowance D/R requirements= potential of 9,000 sq. ft. single
story X \$150/ sq. ft. = \$1,350,000.00

BLK D 7 lots = 42,000 sq. ft. X- 50% allowance D/R requirements= potential of 21,000 sq. ft. single
story X \$150/ sq. ft. = \$ 3,150,000.00

BLK E 3 lots= 18,000 sq. ft. X- 50% allowance D/R requirements= potential of 9,000 sq. ft. single
story X \$150/ sq. ft. = \$1,350,000.00

BLK H 3 lots = 18,000 sq. ft. X- 50% allowance D/R requirements= potential of 9,000 sq. ft. single
story X \$150/ sq. ft. = \$1,350,000.00

BLK S 6 lots = 36,000 sq. ft. X- 50% allowance D/R requirements= potential of 18,000 sq. ft. single
story X \$150/ sq. ft. = \$ 2,700,000.00

BLK P= 48,000 sq. ft. X- 50% allowance D/R requirements= potential of 24,000 sq. ft. single story
X \$150/ sq. ft. = \$3,600,000.00

BLK 44 ½ = 48,000 sq. ft. X- 50% allowance D/R requirements= potential of 24,000 sq. ft. single
story X \$150/ sq. ft. = \$ 3,600,000.00

BLK 43 ½ = 48,000 sq. ft. X- 50% allowance D/R requirements= potential of 24,000 sq. ft. single
story X \$150/ sq. ft. = \$ 3,600,000.00

BLK 42 1/2 = 48,000 sq. ft. X- 50% allowance D/R requirements= potential of 24,000 sq. ft. single story X \$150/ sq. ft. = \$3,600,000.00

BLK R 4 lots= 24,000 sq. ft. X- 50% allowance D/R requirements= potential of 12,000 sq. ft. single story X \$150/ sq. ft. = \$1,800,000.00

BLK G 7 lots= 42,000 sq. ft. X- 50% allowance D/R requirements= potential of 21,000 sq. ft. single story X \$150/ sq. ft. = \$3,150,000.00

BLK A= 48,000 sq. ft. X- 50% allowance D/R requirements= potential of 24,000 sq. ft. single story X \$150/ sq. ft. = \$3,600,000.00

TAX LOT 6508- Kropf- Condo project= 32 units at 1,200 sq. ft. each X \$150/ sq. ft. = \$5,760,000.00

Total estimated of new private development in the Revenue Allocation Area = \$47,6660, 000.00

Attachment 4.2

Estimated Net Taxable Value of New Private
Development in the Revenue Allocation Area

<u>Year</u>	<u>Private Development</u>
2007	N/A
2008	\$950,000 Napa/ Splash/ Dash
2009	\$836,212
2010	\$836,212
2011	\$836,212
2012	\$836,212
2013	\$2,245,363
2014	\$2,245,363
2015	\$2,245,363
2016	\$2,245,363
2017	\$3,654,514
2018	\$3,654,514
2019	\$3,654,514
2020	\$3,654,514
2021	\$2,245,363
2022	\$2,245,363
2023	\$2,245,363
2024	\$1,861,363
2025	\$1,861,363
2026	\$1,861,363
2027	\$1,861,363
2028	\$1,861,363
2029	\$1,861,363
2030	\$1,861,377

Attachment 4.2 Economic Feasibility Study

HISTORY OF CITY OF BELLEVUE TAX LEVY

History:	Tax Levy Rate	% of Change	Net Market Value	% of Change	New Const.	New Annex
2000 Tax Levy	.001546781	--	121,557,726	--	1,578,778	--
2001 Tax Levy	.00152827	-1.196743%	129,899,938	+6.8620%	4,705,034	--
2002 Tax Levy	0.00134210	-12.181748%	156,664,726	+20.6041%	3,115,041	--
2003 Tax Levy	0.001329620	-0011464%	165,475,032	+5.6236%	3,554,188	--
2004 Tax Levy	0.001341084	+.0086220%	164,060,468	-.85489%	7,084,760	--
2005 Tax Levy	0.000727464	-15.42444%	342,115,902	+108.5303%	5,355,600	230,000
2006 Tax Levy	0.000758434	+4.25725%	343,082,854	+2.8263%	5,283,312	--
2007 Tax Levy	0.001301922	+7.16592%	359,592,946	+5.2494%	2,771,785	--
		TOTAL	1,783,949,593		33,448,498	
		AVERAGE	222,993,699		4,181,062	

Certificate of County Levies
Blaine County

2006

County Levies	Current Expense	Tort	Bond	Charity & Indigent	District Court	Fair Grnds & Bdns	Health
	0.000416911	0.000012946		0.000016860	0.000003503	0.000001868	0.000020952
	Historical Society	Nursing Home Operation	Noxious Weeds	Revaluation			Total
	0.000001042	0.000053090	0.000016116	0.000039795			0.000583083

Cities	General Fund	Tort	Bond(s)				Total
Bellevue	0.000758434						0.000758434
Carey	0.001153940						0.001153940
Hailey	0.001194492		0.000143555				0.001338047
Ketchum	0.000801578						0.000801578
Sun Valley	0.000876275		0.000244469				0.001120744

Schools	Maintenance & Operation	Tort	Bond	Emergency	Supplemental (Override)	Tuition	
Blaine #61	0.002506733	0.000004098		0.000009849	0.000220773	0.000001732	
	Plant Facilities						Total
Blaine #61 (continued)							0.002743185

Ambulance	Maintenance & Operation	Tort					Total
Blaine County Amb.	0.000091322						0.000091322

Cemetery	Maintenance & Operation	Tort	Override				Total
Carey	0.000164631						0.000164631
Bellevue	0.000019929						0.000019929
Hailey	0.000059301						0.000059301
Ketchum	0.000006501		0.000128301				0.000134802
Picabo	0.000118804						0.000118804

OCT-10-2007 WED 09:55 AM AUDITOR/RECORDER

FAX NO. 2087885501

P. 05

Certificate of County Levies
Blaine County

2006

Fire District	Maintenance & Operation	Tort	Bond				Total
Carey	0.001298300						0.001298300
Ketchum	0.000098860		0.000037193				0.000136053
Minidoka	0.000968394						0.000968394
Smiley Creek Fire	0.001203321						0.001203321
West Magic Fire	0.000848566						0.000848566
Wood River	0.000567836						0.000567836
<hr/>							
Flood Control	Maintenance & Operation	Tort					Total
Carey Flood #2	0.000083796						0.000083796
Flood Control #9	0.000014321						0.000014321
<hr/>							
Highway	Maintenance & Operation	Tort	Special Highway				Total
County Road							0.000000000
<hr/>							
Library	Maintenance & Operation	Tort					Total
Little Wood River	0.000200327						0.000200327
<hr/>							
Recreation	Maintenance & Operation	Tort					Total
Blaine County	0.000076434						0.000076434

OCT-10-2007 MED 09:55 AM AUDITOR/RECODER

FAX NO. 2087885501

P. 06

L-1

Certificate of County Levies
Blaine County

2006

Sewer & Water	Maintenance & Operation	Tot T	Bond				Total
Sun Valley	0.000246680		0.000136052				0.000382732

I hereby certify that the attached is the true and correct status of tax levies based on each \$1.00 of market valuation
 and approved on the 20 day of September 2006 by the Board of County Commissioners of Blaine County, Idaho

Marsha Remond
 Clerk of the Board of County Commissioners

OCT-10-2007 WED 09:55 AM AUDITOR/RECORDER

FAX NO. 2087885501

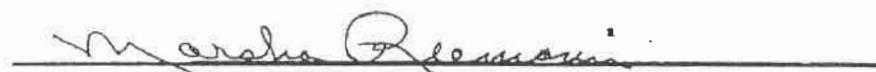
P. 07

Certificate of County Levies
Blaine County

2006

Sewer & Water	Maintenance & Operation	Totals	Bond				Total
Sun Valley	0.000246680		0.000136052				0.000382732

I hereby certify that the attached is the true and correct status of tax levies based on each \$1.00 of market valuation and approved on the 30 day of September 2006 by the Board of County Commissioners of Blaine County, Idaho



Clerk of the Board of County Commissioners

Certificate of County Levies
Blaine County

2007

County Levies	Current Expense	Tort	Bond	Charity & Indigent	District Court	Fair Grnds & Bdogs	Health
	0.000420402	0.000012475	0.000029828	0.000022931	0.000000000	0.000001965	0.000021349
Historical Society	Nursing Home Operation	Noxious Weeds		Revaluation			Total
	0.000001957	0.000049287	0.000017311	0.000034610			0.000612115

Cities	General Fund	Tort	Bond(s)				Total
Bellevue	0.000748048		0.000553874				0.001301922
Carey	0.001062179						0.001062179
Hailey	0.001189778		0.000132745				0.001322523
Ketchum	0.000785339						0.000785339
Sun Valley	0.000860244		0.000232237				0.001092481

Schools	Budget Stabilization	Tort	Bond	Emergency	Supplemental (Override)	Tuition	
Blaine #61	0.002391714	0.000004027	0.000077818	0.000028717	0.000210642	0.000001701	
	Plant Facilities						Total
Blaine #61 (continued)	0.000324065						0.003038684

Ambulance	Maintenance & Operation	Tort					Total
Blaine County	0.000091193						0.000091193

Cemetery	Maintenance & Operation	Tort					Total
Carey	0.000156135						0.000156135
Bellevue	0.000019893						0.000019893
Hailey	0.000068918						0.000068918
Ketchum	0.000006486						0.000006486
Picabo	0.000122547						0.000122547

Certificate of County Levies
Blaine County

2007

Fire District	Maintenance & Operation	Tort	Bond				Total
Carey	0.001499682						0.001499682
Ketchum	0.000102432		0.000037150				0.000139582
Micdoka	0.000899114						0.000899114
Smiley Creek Fire	0.001201472						0.001201472
West Magic Fire	0.000962303						0.000962303
Wood River	0.000567833						0.000567833
Flood Control	Maintenance & Operation	Tort					Total
Carey Flood #2	0.000073881						0.000073881
Flood Control #9	0.000013772						0.000013772
Highway	Maintenance & Operation	Tort	Special Highway				Total
County Road							0.000000000
Library	Maintenance & Operation	Tort					Total
Little Wood River	0.000164437						0.000164437
Recreation	Maintenance & Operation	Tort	Judgement				Total
Blaine County	0.000076310		0.000000098				0.000076408

OCT-10-2007 MED 09:55 AM AUDITOR/RECORDER

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P. 09

Certificate of County Levies
Blaine County

2007

Fire District	Maintenance & Operation	Tort	Bond				Total
Carey	0.001499682						0.001499682
Ketchum	0.000102432		0.000037150				0.000139582
Minidoka	0.000899114						0.000899114
Smiley Creek Fire	0.001201472						0.001201472
West Magic Fire	0.000962303						0.000962303
Wood River	0.000567833						0.000567833
Flood Control		Maintenance & Operation	Tort				Total
Carey Flood #2	0.000073881						0.000073881
Flood Control #9	0.000013772						0.000013772
Highway		Maintenance & Operation	Tort	Special Highway			Total
County Road							0.000000000
Library		Maintenance & Operation	Tort				Total
Little Wood River	0.000164437						0.000164437
Recreation		Maintenance & Operation	Tort	Judgement			Total
Blaine County	0.000076310			0.000000098			0.000076408

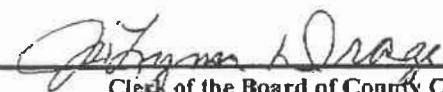
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Certificate of County Levies
Blaine County

2007

Sewer & Water	Maintenance & Operation	Tot ¹	2004 Bond	2007 Bond			Total
Sun Valley	0.000244475		0.000130552	0.000127437			0.000502464

I hereby certify that the attached is the true and correct status of tax levies based on each \$1.00 of market valuation and approved on the 11th day of September 2007 by the Board of County Commissioners of Blaine County, Idaho



Lynn L. Drage
Clerk of the Board of County Commissioners





2007 VALUES BY TAXING DISTRICT - A2 ABSTRACT
AS OF 10/22/2007 5:35 pm

ABSTRACT OF PRIMARY NON-OCCUPANCY ASSESSMENT ROLLS FOR THE YEAR 2007, COUNTY OF BLAINE

Taxing District		Taxable Value	Estimated Sub Roll	Homeowners	Annexation Taxable	UR Increment	New Construction Taxable
121	BELLEVUE CITY OVERRIDE	359,592,946	0	-46,673,829	0	0	2,771,785
County							
20	COUNTY	12,334,184,506	8,000,000	-455,914,155	0	47,387,664	195,033,340
Cities							
100	HAILEY CITY	1,432,790,979	2,600,000	-155,321,416	1,034,470	0	40,003,040
110	HAILEY BONDS	1,432,790,979	0	-155,321,416	1,034,470	0	40,003,040
120	BELLEVUE CITY	<u>359,592,946</u>	1,500,000	-46,673,829	0	0	2,771,785
130	KETCHUM CITY	3,701,204,210	2,600,000	-69,945,930	0	47,387,664	46,812,550
140	SUN VALLEY CITY	2,657,476,752	1,000,000	-34,993,325	0	0	20,288,800
150	SUN VALLEY BOND	2,657,476,752	0	-34,993,325	0	0	20,288,800
160	CITY OF CAREY	37,934,613	300,000	-10,035,119	0	0	1,163,030
Schools							
200	SCHOOL DIST #61	12,334,184,506	8,000,000	-455,914,155	0	47,387,664	195,033,340
Ambulance							
40	AMBULANCE	12,334,184,506	8,000,000	-455,914,155	0	47,387,664	195,033,340
Cemetery							
500	HAILEY CEM	2,893,916,976	0	-185,346,413	0	0	81,256,365
510	BELLEVUE CEM	823,148,222	0	-101,441,639	0	0	9,244,265
520	KETCHUM CEM	6,136,208,448	0	-114,846,743	0	46,915,604	79,285,610
530	CAREY CEMETERY	66,000,375	0	-14,638,379	0	0	1,842,510
540	PICABO CEM	75,244,411	0	-7,890,051	0	0	2,900,180

Attachment 4.3

List of Estimated Project Costs

Authority: Idaho Statues, Title 50, Municipal Corporations
Chapter 29, Local Economic Development Act
50-2905 Recommendation of Urban Renewal Agency
A list of estimated project costs;

Summary: This attachment includes a list of estimated project costs. Projects that anticipate the use of Tax Increment revenue are listed on the list. The projects contained herein are the same as listed in Attachment 4.1 Public Improvements within the Revenue Allocation Area.

Long Term Capital Planning Bellevue Sewer

Year	Population	Staff	4% Personnel	3% O & M	Capital	For
2007	2518	1.3 FTE	\$65,326	\$206,050	\$174,096	repairs, loan payments, admin capital
					\$4,500,000	new MBR plant
2008	2641	2.3 FTE	\$120,200	\$211,390	\$1,600,000	new MBR plant
					\$40,000	SCADA upgrades for all lift stations (4)
					\$75,000	Rebuild lift stations
2009	2770		\$125,008	\$249,390	\$0	add membranes
2010	2906	3 FTE	\$169,576	\$256,031	\$0	
2011	3049		\$176,359	\$262,871	\$0	
2012	3198		\$183,413	\$269,915	\$40,000	Chestnut line replacement
2013	3355		\$190,750	\$277,170	\$150,000	new sewer vac truck
					\$250,000	Add RI Basin Capacity
					\$0	Parallel force main or equalization basins
2014	3519	4FTE	\$264,506	\$312,170	\$0	plant expansion to 1mgd
2015	3691		\$275,087	\$320,694		
2016	3872		\$286,090	\$329,473	\$70,000	TV equipment
2017	4062		\$297,534	\$338,515	\$350,000	Replace MGD membranes
					\$75,000	Rebuild lift stations
2018	4261		\$309,435	\$347,830		
2019	4470		\$321,812	\$357,423	\$200,000	replace membranes
2020	4689		\$334,685	\$367,304		
2021	4919		\$348,072	\$377,482	\$0	expand land application
2022	5160		\$361,995	\$387,965	\$0	expand membranes
2023	5412		\$376,475	\$398,762		
2024	5678		\$391,534	\$409,883	\$350,000	replace membranes
2025	5956		\$407,195	\$421,338		
2026	6248		\$423,483	\$433,138		
2027	6554		\$423,483	\$445,291	\$925,000	replace membranes
					\$75,000	Rebuild lift stations
20 Year Subtotals			\$5,852,018	\$6,980,085	\$8,874,096	

Long Term Capital Planning Bellevue Shop

Assignment 4.3

Detailed List of Estimated Project Costs

2020	4689		\$274,417	\$101,051	\$110,000	Dump truck with plow and sander
2021	4919		\$285,393	\$104,082	\$1,141,000	Spruce Street reconstruction
2022	5160	4.25 FTE	\$388,135	\$107,205	\$40,000	Backhoe
2023	5412				\$0	
2024	5678		-\$403,660	\$110,421	\$1,787,000	Chestnut reconstruction
2025	5956		-\$419,807	\$113,734	\$0	
2026	6248	5 FTE	-\$513,646	\$117,146	\$0	
2027	6554		-\$534,192	\$120,660	\$0	
Twenty Year Total			\$4,799,012	\$1,695,424	\$21,596,500	

\$13,833.00

Long Term Capital Planning Bellevue Streets

Year	Population	Staff	4% Personnel	3% O & M	Capital	For
2008	2641				\$30,000	Chip-seal
					\$40,000	Street signs: Old Town
					\$500,000	KART stop comfort stations 6
2009	2770				\$30,000	Chip-seal
					\$2,094,000	Pine Street reconstruction: 90/10 grant) #1
					\$450,000	Pine Street signal: (90/10 grant)
					\$300,000	Gannett roundabout: (50/50 grant)
2010	2906				\$0	
					\$30,000	Chip-seal
					\$750,000	new shop facility
					\$2,500,000	KART park and ride: (100% grant)
					\$100,000	new street lighting
2011	3049				\$30,000	Chip-seal
2012	3198				\$1,061,000	Broadford Road reconstruction(90-10 grant)#2
					\$300,000	Spruce Street roundabout: (Grant 90-/10)
					\$30,000	Chip-seal
					\$100,000	Hwy 75 traffic calming
5-Jul	3355				\$30,000	Chip-seal
2014	3519				\$30,000	Chip-seal
					\$500,000	Parking lot off Main St
2015	3691				\$2,000,000	ELM Street reconstruction (90-10 grant)#3
2016	3872					
2017	4062					
2018	4261					

Long Term Capital Planning

Bellevue Water

Year	4.5% Population	Staff	4.0% Personnel	5.0% O & M	Capital	For
2008	2518	1.25 staff	\$91,440	\$210,491	\$68,200	
2009	2631		\$94,183	\$201,016	\$1,000,000	Chestnut Well, Generator, Chlorination Sys., Waterline to tank
					\$950,000	Well
					\$150,000	Generator for Chantrelle Well
					\$1,500,000	Meters for entire water system
2010	2750		\$105,249	\$232,066	\$277,000	Kirtley St. waterline extension
					\$100,000	North SH75 waterline crossing
					\$515,000	New 12" waterline, 6th St. from Birch to Ash & on Ash from SH75 to 7th
					\$498,000	New 12" waterline along RR Track W. of Chestnut St. to Gannet Rd.
					\$151,388	3 miles of 8" waterline to replace old 4" lines
2011	2873		\$109,459	\$283,670	\$2,729,000	Spring improvements, New Transmission Line to City
					\$151,388	3 miles of 8" waterline to replace old 4" lines
					\$691,000	New 12" waterline from Muldoon Canyon Rd. to S. of Bay Horse Rd.
2012	3002		\$113,837	\$255,853	\$151,388	3 miles of 8" waterline to replace old 4" lines
2013	3137	1 FTE, Class 2	\$154,790	\$268,646	\$151,388	3 miles of 8" waterline to replace old 4" lines
2014	3278		\$160,981	\$282,078	\$151,388	3 miles of 8" waterline to replace old 4" lines
2015	3425	1/2 FTE, Clerical	\$164,060	\$296,182	\$151,388	3 miles of 8" waterline to replace old 4" lines
2016	3579		\$191,423	\$310,994	\$151,388	3 miles of 8" waterline to replace old 4" lines
2017	3740		\$199,000	\$346,541	\$151,388	3 miles of 8" waterline to replace old 4" lines
					\$25,000	2 pressure reducing valves
					\$532,000	New 12" waterline in alley E. of 3rd St. from Spruce to Chestnut Sts.
2018	3908		\$207,043	\$363,868	\$151,388	3 miles of 8" waterline to replace old 4" lines
2019	4084		\$215,325	\$382,061	\$151,388	3 miles of 8" waterline to replace old 4" lines

Long Term Capital Planning

Bellevue Water

Year	4.5% Population	Staff	4.0% Personnel	5.0% O & M	Capital	For
2020	4267		\$220,938	\$401,164	\$151,388	3 miles of 8" waterline to replace old 4" lines
2021	4460		\$232,895	\$421,222	\$151,388	3 miles of 8" waterline to replace old 4" lines
					\$428,000	New 8" waterline in alley E. of 2nd St. from Ash to Chestnut Sts.
					\$215,000	New 12" waterline in alley E. of SH75 from Pine to Chestnut then running along RR Tracks for 550 feet
					\$231,000	New 12" waterline in alley E. of SH75 from Birch to Pine Sts.
2022	4660		\$242,211	\$442,283	\$151,388	3 miles of 8" waterline to replace old 4" lines
2023	4870		\$254,900	\$464,308	\$151,388	3 miles of 8" waterline to replace old 4" lines
2024	5089		\$261,976	\$487,617	\$151,388	3 miles of 8" waterline to replace old 4" lines
2025	5318		\$272,455	\$511,998	\$151,388	3 miles of 8" waterline to replace old 4" lines
2026	5558		\$283,353	\$537,598	\$151,388	3 miles of 8" waterline to replace old 4" lines
2027	5808		\$294,687	\$564,478	\$151,388	3 miles of 8" waterline to replace old 4" lines
2028	6059		\$306,474	\$592,702	\$0	
20 Year Subtotals			\$2,792,257	\$5,169,389	\$19,534,184	

\$6,270,984 ⁰⁰

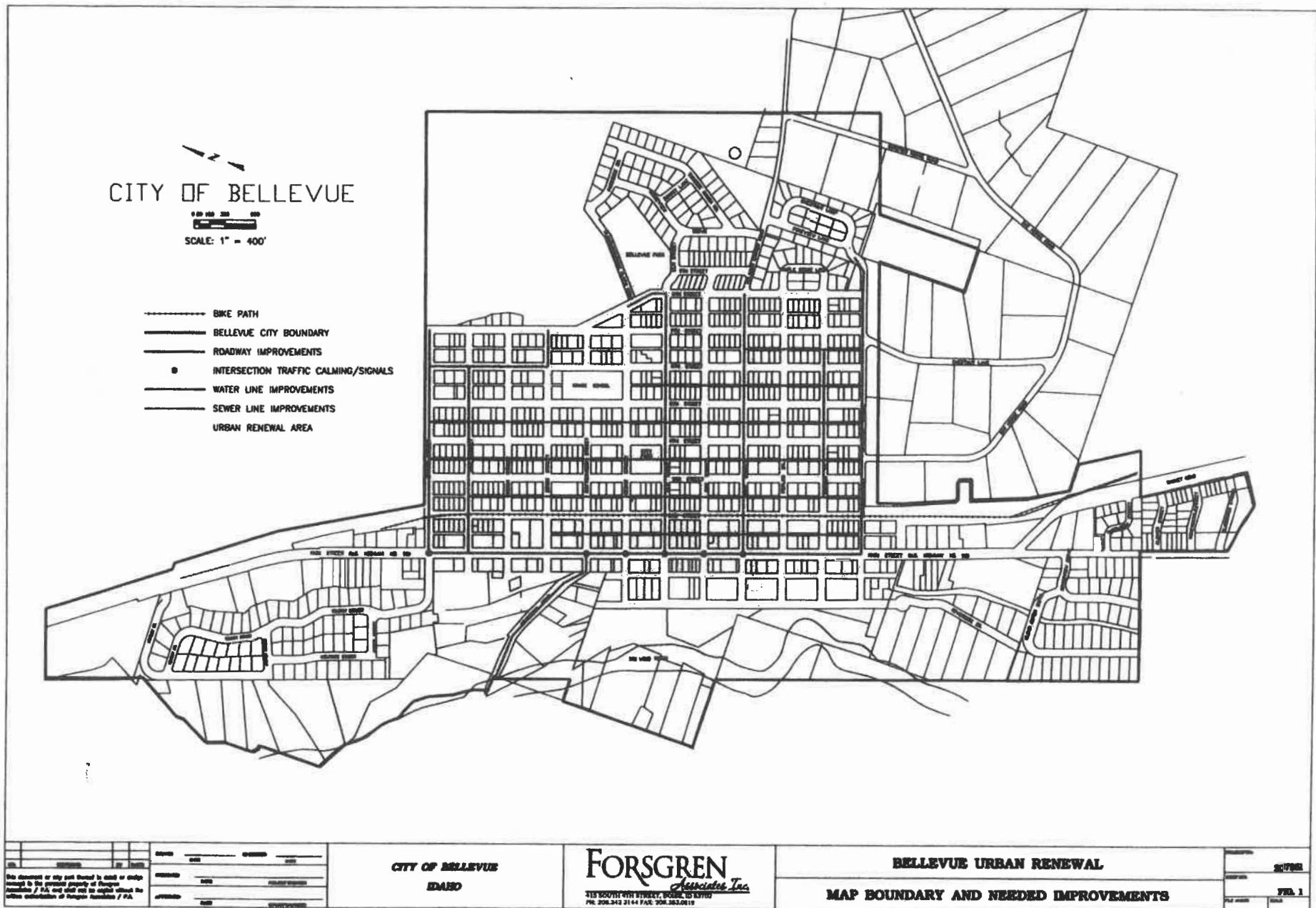
Long Term Capital Planning

Bellevue Fire Personnel/Programs

Long Term Capital Planning

Bellevue Marshal Personnel / Programs

Long Term Capital Planning Bellevue Administration



Bellevue Urban Renewal Plan

Attachment 4.4

Fiscal Impact Analysis within the Revenue Allocation Area.

Authority: Idaho Statutes, Title 50, Municipal Corporations
Chapter 29, Local Economic Development Act
50-2905 Recommendation of Urban Renewal Agency
(4) A fiscal impact statement showing the impact of the revenue
Allocation area, both until and after the bonds are repaid, upon all taxing
Districts levying taxes upon property on the revenue allocation area;

Summary: This attachment includes a comprehensive spread sheet analysis of the
Fiscal impacts on the Revenue Allocation Area for each pf the next
twenty four (24) years. The analysis also includes the impact on each
taxing district levying taxes on property within the Revenue Allocation
Area for each of the next twenty-four (24) years.

The spreadsheet analysis contained in this attachment estimating a fiscal
impact was based upon a conservative managed growth scenario.

ATTACHMENT		FISCAL IMPACT ON TAXING DISTRICTS		24 YEARS					
Fiscal Yr.	Total	Blaine Cty	Blaine Cty	City of	Bellevue		Bigwood Fl	Blaine Cty	
			Ambulance	Bellevue	Cemetery	Recreation	Dist #9	School #61	
Tax Levy	0.004286708	0.000583083	0.000091322	0.000758434	0.000019929	0.000076434	0.000014321	0.002743185	
%	100%	14%	2%	18%	0.50%	2%	0.34%	63%	
2007									
2008	10,051.71	1,407.24	201.03	1,809.31	50.26	201.03	34.18	6,332.58	
2009	13526.00	1,893.64	265.12	2,434.68	67.63	270.52	45.99	8,521.38	
2010	13188.33	1,846.37	263.77	2,373.90	65.94	263.77	44.84	8,308.65	
2011	8200.4	1,148.06	164.01	1,476.07	41.00	164.01	27.88	5,166.25	
2012	7995.38	1,119.35	159.91	1,439.17	39.98	159.91	27.18	5,037.09	
2013	20932.16	2,930.50	418.64	3,767.79	104.66	418.64	71.17	13,187.26	
2014	20408.84	2,857.24	408.18	3,673.59	102.04	408.18	69.39	12,857.57	
2015	19898.62	2,785.81	397.97	3,581.75	99.49	397.97	67.66	12,536.13	
2016	19401.16	2,716.16	388.02	3,492.21	97.01	388.02	65.96	1,222.73	
2017	23682.74	3,315.58	473.65	4,262.89	118.41	473.65	80.52	14,920.13	
2018	23090.68	3,232.70	461.81	4,156.32	115.45	461.81	78.51	4,547.13	
2019	22513.40	3,151.88	450.27	4,052.41	112.57	450.27	76.55	14,183.44	
2020	21950.58	3,073.08	439.01	3,951.10	109.75	439.01	74.63	13,828.87	
2021	13149.44	1,840.92	262.99	2,366.90	65.75	262.99	44.71	8,284.15	
2022	12818.74	1,794.62	256.37	2,307.37	64.09	256.37	43.58	8,075.81	
2023	10362.42	1,450.74	207.25	1,865.24	51.81	207.25	35.23	6,528.32	
2024	10103.36	1,414.47	202.07	1,818.60	50.52	202.07	34.35	6,365.12	
2025	9850.76	1,379.11	197.02	1,773.14	49.25	197.01	33.49	6,205.98	
2026	9604.50	1,344.63	192.09	1,728.81	48.02	192.09	32.66	6,050.84	
2027	9364.38	1,311.01	187.29	1,685.59	46.82	187.29	31.84	5,899.56	
2028	9130.28	1,278.24	182.61	1,643.45	45.65	182.61	31.04	5,752.08	
2029	8902.02	1,246.28	178.04	1,602.36	44.51	178.04	30.27	5,608.27	
2030	8679.46	1,215.12	173.59	1,562.30	43.40	173.59	29.51	5,468.06	
Total	\$ 336,857.07	\$ 45,752.75	\$ 6,530.71	\$ 58,824.95	\$ 1,634.01	\$ 6,536.10	\$ 1,111.14	\$ 184,887.40	

Attachment 4.4

Fiscal Impact Analysis within the Revenue Allocation Area

Assignment 4.4

Fiscal Impact Analysis within the Revenue Allocation Area

Attachment 4.4

Fiscal Impact Analysis within the Revenue Allocation Area

A nment 4.4

Fiscal Impact Analysis within the Revenue Allocation Area

Attachment 4.4

Fiscal Impact Analysis within the Revenue Allocation Area

Bellevue Urban Renewal Plan

Attachment 4.5

Methods of financing all estimated projects.

Authority: Idaho Statues, Title 50, Municipal Corporation Chapter 29, Local Economic Development Act 50-2905 Recommendation of Urban Renewal Agency a description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred.

Summary: The Bellevue Urban Renewal Agency (BURA) is committed to the highest standards of financial management. These standards go well beyond the minimum requirements established in statute by the Idaho Legislature. The Bellevue Urban Renewal Agency Board is committed to "Best Practices" in every aspect of the BURA operation.

BURA will comply with the (GASB) Government Accounting Standards Bureau guidelines.

The Bellevue Urban Renewal Agency Plan is designed to utilize a variety of financing tools and vehicles from multiple financing sources. As with any Urban Renewal Agency, the primary method of financing will be through the use of tax increment financing. In Idaho, this is also known as "revenue allocation." Currently, Idaho is one of 44 states that enable cities to use this financing tool. This plan anticipates that the "revenue allocation" will be used to pay for improvements on a pay-as-you-go basis, or through the issuance of bonds.

The BURA anticipates the use of debt management tools and techniques to maximize its effectiveness. There are several types of debt schedules, property acquisition requirements, etc. The source of these funds could be any lender.

- > Short Term Borrowing. There may be times when BURA will need to secure short-term financing to meet construction schedules, property acquisition requirements, etc. The source of these funds could be any lender.
- > Tax Increment Anticipation Notes. All Urban Renewal Agencies receive TIF, or revenue allocation, payments from the county in January and July every year. Cash flow demands may require BURA to issue Tax Increment Anticipation Notes to bridge any funding gap between such payments.

- > The general promotion of retail trade activities in the district.

Another method of financing public projects within the Revenue Allocation Areas is from grants (public and private) and private foundations. It is the intent of BURA to seek out all available funding from these sources. This may or may not include expenses to contract with a professional grant writer or paid lobbyist. BURA is fortunate to partner with both the City of Bellevue (eligible for numerous public grants). The list of potential grants and foundation sources of funds is too numerous to include as part of this attachment.

All estimated project costs, the time when related costs or monetary obligations are to be incurred, are set forth on the accompanying Capital Improvement tables.

Bellevue Urban Renewal Plan

Attachment 4.6

Termination Dates

Authority: Idaho Statues, Title 50, Municipal Corporations Chapter 29, Local Economic Development Act 50-2905 Recommendation of Urban Renewal Agency (6) A termination date for the plan and the revenue allocation area as provided for in section 50-2903 (20), Idaho Code. In determining the termination date, the plan shall recognize that the agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the urban renewal plan.

Summary: This attachment includes a termination date for the plan and the revenue Allocation area as provided for in section 50-2903 (20), Idaho Code.

Contents: Except for the nondiscrimination and non-segregation provisions of the Plan which shall run in perpetuity, the provisions of the Plan, the provisions of the Plan, the provisions of other documents formulated pursuant to this Plan and the Revenue Allocation Area and Revenue Allocation Financing Provisions shall be effective for twenty-four (24) years from the date of adoption of this plan by Ordinance of the Bellevue Common Council (the "Termination Date"), recognizing that the Agency shall receive allocation of revenues in the calendar year following the last Year of the revenue allocation financing provisions of this Plan may be extended pursuant to Idaho Code Section 50-2904.

Bellevue Urban Renewal Plan

Attachment 4.7

Disposition or Retention of Assets.

Authority: Idaho Statues, Title 50, Municipal Corporations Chapter 29, Local Economic Development Act 50-2905 Recommendation of Urban Renewal Agency (7) A description of the disposition or retention of any assets of the agency upon the termination date. Provided however, nothing herein shall prevent the agency from retaining assets or revenues generated from such assets as long as the agency shall have resources other than revenue allocation funds to operate and manage such assets.

Summary: This attachment includes a description of the disposition and retention of any assets of the Agency upon the Termination Date.

Contents: Upon the Termination Date set forth in Attachment 4.6, the Agency shall retain assets and revenues generated from such assets as long as the Agency shall have resources other than revenue allocation funds to operate and manage such assets. In the event that the Agency has no such resources or has only inadequate resources, or in the event that the Agency is dissolved, then any remaining assets shall be given without consideration to the City of Bellevue, and Idaho municipal corporation, subject to any and all liens or other encumbrances.

RESOLUTION NO. 797

A RESOLUTION OF THE BELLEVUE COMMON COUNCIL OF THE CITY OF BELLEVUE, IDAHO, FINDING THAT DETERIORATED OR DETERIORATING AREAS EXIST WITHIN THE CITY; FINDING THAT THE REHABILITATION, CONSERVATION AND REDEVELOPMENT OF SUCH AREAS IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF THE RESIDENTS OF THE CITY; FINDING THAT THERE IS A NEED FOR AN URBAN RENEWAL AGENCY TO FUNCTION IN THE CITY; AND DIRECTING THE MAYOR AND COMMON COUNCIL TO APPOINT AND DESIGNATE A BOARD OF COMMISSIONERS TO THE BELLEVUE URBAN RENEWAL AGENCY TO TRANSACT BUSINESS AND EXERCISE POWERS PURSUANT TO THE IDAHO URBAN RENEWAL LAW OF 1965.

WHEREAS, the Legislature of the State of Idaho enacted Idaho Code Title 50, Chapter 20, as amended, (the "Act") known as the "Idaho Urban Renewal Law of 1965", which created in the City of Bellevue an independent public body, corporate and politic, to be known as the "Bellevue Urban Renewal Agency" (the "Agency"); and

WHEREAS, the Act provides that such Agency shall not transact any business or exercise its powers, and no municipality shall exercise the authority conferred by the Act, until or unless the Mayor and Common Council have adopted a resolution wherein certain findings are made; and

WHEREAS, the City has prepared a Bellevue Master Assessment which is now complete and which has been adopted by the City; and

WHEREAS, the Bellevue Master Assessment identifies several deteriorated or deteriorating structures as defined in Idaho Code Section 50-2018, within the City of Bellevue, Idaho ("City") which include, without limitation, inadequate infrastructure, pedestrian crosswalks / lighting, inadequate business parking spaces, stalled population growth at 2,500, weekday traffic congestion and parking difficulty due to approximately 15,000 vehicles traveling in and out of the City on a daily basis, utilizing an existing inadequate street layout leading to an unsafe pedestrian environment and substantial economic underdevelopment within the City, all substantially impairing or arresting the sound growth of the City, and constituting an economic and social liability and a menace to the public health, safety, morals and welfare in its present condition and use all as set forth in the Master Assessment; and

WHEREAS, the Bellevue Common Council and Mayor have recommended as part of the Master Assessment that it is in the best interests of the public health, safety, morals and welfare of the residents of and visitors to the City that the City create an urban renewal agency pursuant to Idaho Code Sections 50-2001 *et seq.* to address these and other problems within the City.

RESOLUTION NO. 798

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF BELLEVUE, IDAHO, DETERMINING CERTAIN PROPERTY DESCRIBED BELOW TO BE A DETERIORATED AREA OR A DETERIORATING AREA OR A COMBINATION THEREOF AND DESIGNATING SUCH AREA AS APPROPRIATE FOR AN URBAN RENEWAL PROJECT.

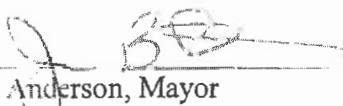
WHEREAS, the area described below contains a substantial number of deteriorated or deteriorating structures as defined in Idaho Code Section 50-2018, within the City of Bellevue, Idaho ("City") which include, without limitation, inadequate infrastructure, pedestrian crosswalks / lighting, inadequate business parking spaces, stalled population growth at 2,500, weekday traffic congestion and parking difficulty due to approximately 15,000 vehicles traveling in and out of the City on a daily basis, utilizing an existing inadequate street layout leading to an unsafe pedestrian environment and substantial economic underdevelopment within the City, all substantially impairing or arresting the sound growth of the City, and constituting an economic and social liability and a menace to the public health, safety, morals and welfare in its present condition and use all as set forth in the Master Assessment.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMON COUNCIL OF THE CITY OF BELLEVUE, IDAHO AS FOLLOWS:

1. That the area shown on the map entitled the "Bellevue Urban Renewal Area", a true and correct copy of which is attached hereto as Exhibit A and incorporated herein by reference, is determined to be a deteriorated area or a deteriorating area, or a combination thereof, as defined in Idaho Code Section 50-2018.
2. That the area described above is designated as appropriate for an urban renewal project, and shall be known as the Bellevue Urban Renewal Area.

This Resolution will be in full force and effect upon its adoption this 21 day of
November 2006.

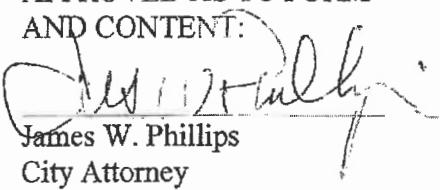
CITY OF BELLEVUE, IDAHO


Jon Anderson, Mayor

ATTEST:


Dorothy Barton
City Treasurer/Clerk

APPROVED AS TO FORM
AND CONTENT:


James W. Phillips
City Attorney



OCTOBER 22, 2007
BELLEVUE PLANNING AND ZONING
RECOMMENDATION – Bellevue Urban Renewal Plan

PROJECT: Bellevue Urban Renewal Plan

REQUEST: Statutorily required review and recommendation to City Council

STATUTORY The Idaho Urban Renewal Law of 1965, Idaho Code Sections 50-2001 etseq.

AUTHORITY: The Local Economic Development Act, Idaho Code Sections 50-2901 etseq.

NOTICE: No additional notice requirements in addition to standard meeting and agenda notice required.

NOTE: Staff comments are in bold type.

BACKGROUND: The Bellevue Urban Renewal Agency considered, approved and adopted the attached Bellevue Urban Renewal Plan (the "Plan") at a special meeting of the Agency on October 15, 2007. Pursuant to Idaho Code Section 50-2008, the City Council has now submitted the Plan to the Bellevue Planning and Zoning Commission for review and their written recommendations.

IDAHO CODE SECTION 50-2008 – PREPARATION AND APPROVAL OF PLAN FOR URBAN RENEWAL PROJECT

(b) An urban renewal agency may itself prepare or cause to be prepared an urban renewal plan, or any person or agency, public or private, may submit such a plan to an urban renewal agency. Prior to its approval of an urban renewal project, the local governing body shall submit such plan to the Planning Commission of the municipality, if any, for review and recommendations with respect to the proposed urban renewal plan to the local governing body within thirty (30) days after receipt of the plan for review. Upon receipt of the recommendations of the planning commission, or if no recommendations are received within said 30 days after receipt of the plan for review. Upon receipt of the recommendations of the planning commission, or if no recommendations are received within said 30 days, then without such recommendations, the local governing body may proceed with the hearing on the proposed urban renewal project prescribed by subsection (c) hereof.

FINDING: The plan conforms to the general plan for the development of the municipality as a whole which is set forth in the Bellevue Comprehensive Plan, and the Bellevue Zoning Ordinance 86-03, all of which are incorporated by reference as integral parts of the Urban Renewal Plan and are complied with more specifically as follows:

Implementing Actions

1. Traffic control methods should be kept functional and in good repair to provide for the safe and efficient circulation of traffic, and safety of pedestrians. With the growth projections done, the city should examine the option of placing traffic lights at appropriate areas to accommodate increased vehicular, bike, and foot traffic.
3. Maintain areas within the central business district for the parking of bicycles.
4. Encourage commercial deliveries of incoming freight and off – street parking to be through the alleyways.

Guiding Policy 2

Upgrade the transportation system when the opportunity is available. New street development shall be reviewed to determine the effect on existing streets.

Implementing Actions

1. The maintenance and improvements of existing streets should have priority over construction of new streets.

Chapter 13 – Community Design

The community design component focuses on the analysis of beautification, landscaping, site design, signage, and development patterns to maintain and enhance the livability of the community.

Implementing Actions

2. Encourage the beautification of streets, alleys and all public rights-of-way including parking lots, public lands and state highways.
4. Encourage the use of attractive open space, landscaping, lighting, and street furniture for the benefit of the public.
8. Develop and implement a streetscape plan for the key areas of the city.

Guiding Policy 2 / Downtown Goals

Promote, encourage, preserve and enhance an economically viable and peaceful downtown to serve all residents and visitors.

Implementing Actions

RESOLUTION NO. 798

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF BELLEVUE, IDAHO, DETERMINING CERTAIN PROPERTY DESCRIBED BELOW TO BE A DETERIORATED AREA OR A DETERIORATING AREA OR A COMBINATION THEREOF AND DESIGNATING SUCH AREA AS APPROPRIATE FOR AN URBAN RENEWAL PROJECT.

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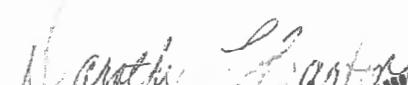
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CITY OF BELLEVUE, IDAHO

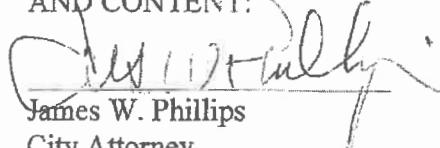

Jon Anderson, Mayor

ATTEST:


Dorothy Barton
City Treasurer/Clerk



APPROVED AS TO FORM
AND CONTENT:


James W. Phillips
City Attorney