



BELLEVUE URBAN RENEWAL AGENCY (BURA)
Tuesday, February 3, 2026 at 4:30 p.m.
Bellevue City Hall, 115 E Pine Street, Bellevue, ID

JOIN TEAMS MEETING:

JOIN TEAMS MEETING	https://teams.microsoft.com/meet/24612898555183?p=ID2IpCEIW71n4sGg2b
Join the meeting now	
Meeting ID: 246 128 985 551 83	
Passcode: Gm7C2WE7	

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. NOTICE OF AGENDA COMPLIANCE** per Idaho Code §74-204– Action Item
 - a. Finding That the special meeting notice and agenda were posted in accordance with Idaho Code §74-204 within forty-eight (48) hours prior to the meeting at: Bellevue City Hall, Post Office, and the City's website on January 30, 2026. *Suggested Motion: I move that the agenda and notice for the February 3, 2026 meeting was posted in accordance with Idaho Code Section 74-204.*
- 4. CALL FOR CONFLICT** (As outlined in Idaho Code 74-404)
- 5. PUBLIC COMMENT** (for items of concern not on the Agenda)
- 6. NEW BUSINESS**
 - a. Adoption of Bylaws – **ACTION ITEM**
 - b. Election of Officers – **ACTION ITEM**
- 7. OLD BUSINESS**
 - a. Approval of Contract for Dead-End Rights-of-Way Planning- – **ACTION ITEM**
 - b. Project Update: Streetlights - – **ACTION ITEM**
 - i. Approval of Invoice for Electrical Repair Work
 - c. Project Update: City Hall Painting - – **ACTION ITEM**
- 8. Next Meeting Date**
 - a. March 3, 2026
- 9. ADJOURNMENT - ACTION ITEM**

I, designated Secretary/Treasurer for the City of Bellevue Urban Renewal Agency, certify that the special meeting notice and agenda were posted in accordance with Idaho Code §74-204 within forty-eight (48) hours prior to the meeting at Bellevue City Hall, Bellevue Post Office, and the City's website. Commission packets are available online at <https://www.bellevueidaho.us>. In compliance with the American with Disabilities Act, individuals needing special accommodations during this meeting should notify the City of Bellevue, 115 E Pine Street, Bellevue, Idaho 83313, or phone 208-788-2128 Ext. 2, at least 24 hours prior to the meeting.



AGENCIA DE RENOVACIÓN URBANA DE BELLEVUE (BURA)
Martes 3 de febrero de 2026 a las 16:30 horas
Ayuntamiento de Bellevue, 115 E Pine Street, Bellevue, ID

UNIRSE A LA REUNIÓN DE EQUIPOS:

UNIRSE A LA REUNIÓN DE EQUIPOS	https://teams.microsoft.com/meet/24612898555183?p=ID2IpCEIW71n4sGg2b
Únase a la reunión ahora	
ID de reunión: 246 128 985 551	
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Código de acceso: Gm7C2WE7	

ORDEN DEL DÍA

- 1. LLAMAR AL ORDEN**
- 2. LISTA**
- 3. AVISO DE CUMPLIMIENTO DE LA AGENDA** según el Código de Idaho §74-204 – Punto de acción
 - a. Constatando que el aviso y la agenda de la reunión especial se publicaron de conformidad con el Código de Idaho §74-204 dentro de las cuarenta y ocho (48) horas previas a la reunión en: el Ayuntamiento de Bellevue, la Oficina de Correos y el sitio web de la Ciudad el 30 de enero de 2026. *Moción sugerida: Propongo que la agenda y el aviso para la reunión del 3 de febrero de 2026 se publiquen de conformidad con la Sección 74-204 del Código de Idaho.*
- 4. LLAMADA AL CONFLICTO** (Como se describe en el Código de Idaho 74-404)
- 5. COMENTARIO PÚBLICO** (para temas de preocupación que no están en la Agenda)
- 6. NUEVOS NEGOCIOS**
 - a. Adopción de Estatutos – **PUNTO DE ACCIÓN**
 - b. Elección de funcionarios – **PUNTO DE ACCIÓN**
- 7. ASUNTOS VIEJOS**
 - a. Aprobación del contrato para la planificación de los derechos de paso sin salida - **PUNTO DE ACCIÓN**
 - b. Actualización del proyecto: Alumbrado público – **ELEMENTO DE ACCIÓN**
 - i. Aprobación de factura por trabajos de reparación eléctrica
 - c. Actualización del proyecto: Pintura del Ayuntamiento – **ACCIÓN**
- 8. Fecha de la próxima reunión**
 - a. 3 de marzo de 2026
- 9. APLAZAMIENTO - PUNTO DE ACCIÓN**

Yo, Secretario/Tesorero designado de la Agencia de Renovación Urbana de la Ciudad de Bellevue, certifico que la notificación y el orden del día de la reunión especial se publicaron, de conformidad con el Código de Idaho, §74-204, dentro de las cuarenta y ocho (48) horas previas a la reunión en el Ayuntamiento de Bellevue, la Oficina de Correos de Bellevue y el sitio web de la Ciudad. Los paquetes de la Comisión están disponibles en línea en <https://www.bellevueidaho.us>. De conformidad con la Ley de Estadounidenses con Discapacidades (ADA), las personas que necesiten adaptaciones especiales durante esta reunión deben notificar a la Ciudad de Bellevue, 115 E Pine Street, Bellevue, Idaho 83313, o llamar al 208-788-2128 Ext. 2, al menos 24 horas antes de la reunión.

**AMENDED AND RESTATED BYLAWS
OF THE
BELLEVUE URBAN RENEWAL AGENCY**

ARTICLE I

Name

The Urban Renewal Agency for the City of Bellevue as created pursuant to the provisions of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the "Law"), and Resolution No. 797 of the City of Bellevue, passed on November 21, 2006, shall be known as the "Bellevue Urban Renewal Agency" (hereinafter "Agency") but shall also be authorized to use the name "Urban Renewal Agency of the City of Bellevue" if and as required. Under the Law, the Agency is deemed an independent, public body, corporate and politic.

ARTICLE II

Offices

The principal office of the Agency in the state of Idaho shall be located in the city of Bellevue, Idaho.

ARTICLE III

Board of Commissioners

Section 1. The property, business, powers, and affairs of the Agency shall be managed and controlled by the Board of Commissioners thereof. The Board of Commissioners is vested with all powers as provided by the Law, as the same now exists or as may be amended hereafter.

Section 2. The Board of Commissioners shall consist of a number of members determined in accordance with the provisions of Section 50-2006, Idaho Code, as the same now exists or as may be amended hereafter and as appointed by the Mayor of the City of Bellevue, Idaho with the advice and consent of the Bellevue City Council. The number of commissioners of the Agency shall be not less than three nor more than nine, which number may be increased or decreased from time to time as provided for in Section 50-2006, Idaho Code.

Section 3. Commissioners shall receive no compensation for their services but shall be entitled to the necessary expenses, including travel expense, incurred in the discharge of their duties.

Section 4. Each Commissioner shall hold office until his or her successor has been appointed and qualified. A certificate of the appointment or reappointment of a Commissioner shall be filed with the City Clerk of the City of Bellevue, Idaho, and such certificate shall be conclusive evidence of the due and proper appointment of such Commissioner.

Section 5. The qualifications and eligibility of persons to serve on the Board of Commissioners shall be as defined and described in Section 50-2006, Idaho Code, as the same now exists or may be amended hereafter.

Section 6. The Board of Commissioners shall hold regular meetings at the Bellevue City Hall, Bellevue, Idaho, the first Tuesday of each month at the hour of 4:30 p.m. Regular meetings may be held at other locations with legal notice provided in accordance with Idaho State statutes. All meetings shall be noticed according to, and held in compliance with, the Idaho Open Meeting Law.

Section 7. The Chairman or any two members of the Board of Commissioners has the power to call special meetings of the Board, the object of which shall be submitted to the Board as is appropriate to the circumstances or as otherwise provided by law; the call and object, as well as the disposition thereof, shall be entered upon the minutes of the Secretary. The person or persons authorized to call special meetings of the Board of Commissioners may fix any place as the place for holding any special meeting of the Board of Commissioners called by them. Notice for a special meeting to deal with an emergency involving injury or damage to persons or property or the likelihood of such injury or damage or other recognized emergency shall be as required by state law. Any special meetings shall be noticed according to, and held in compliance with, the Idaho Open Meeting Law.

Section 8. A majority of the members of the Board of Commissioners shall constitute a quorum for the purpose of conducting business and exercising the powers of the Agency and for all other purposes. Official action may be taken by the Board of Commissioners upon a vote of a majority of the members thereof present at a duly convened regular or special meeting at which a quorum is present.

Section 9. The Board of Commissioners, by majority vote, may employ an Administrator, who shall serve as the Chief Executive Officer of the Agency. The Administrator serves at the pleasure of the Board of Commissioners and may be removed by a majority vote of the Board. The Board of Commissioners or as delegated to the Administrator is empowered to employ technical experts, legal counsel, and such other agents and employees, permanent and temporary, as the Agency may require. The compensation for all of said persons so employed shall be determined by the Board as may be delegated to the Administrator.

Section 10. The Board of Commissioners shall file with the City Clerk, City of Bellevue, Idaho, on or before March 31st of each year or such date as may be set by state law, a report of its activities for the preceding calendar year which report shall include a complete financial statement setting forth the Agency's assets, liabilities, income, and operating expenses as of the end of such calendar or fiscal year. At the time of filing said report the Board of Commissioners shall cause to be published in the *Mountain Express*, Ketchum, Idaho, a notice to the effect that such report is available for inspection during the regular business hours in the office of the City Clerk and in the office of the Agency.

Section 11. For inefficiency or neglect of duty or misconduct in office, a Commissioner may be removed by a majority vote of the Bellevue City Council only after a hearing and only after he or she shall be given a copy of the charges at least ten (10) days prior to such hearing and shall have had an opportunity to be heard in person or by counsel.

ARTICLE IV

Officers

Section 1. The officers of the Agency shall be a Chair, a Vice-Chair, Secretary, Treasurer, and such other officers as the Board of Commissioners may deem necessary. Only the Chair and Vice Chair need be members of the Board of Commissioners. The offices of Secretary and Treasurer may be combined upon approval of the Board.

Section 2. The Board of Commissioners shall elect the Chair, Vice-Chair, Secretary, Treasurer, and such other officers as are deemed necessary for a term of one (1) year and until his or her successor is duly elected and qualified. Such elections shall occur at the regular Board meeting held in February. Officers elected at that meeting shall hold office until the February meeting the following year.

Section 3. The Chair shall be the chief presiding officer of the Agency. The Chair shall, subject to the control of the Board of Commissioners, in general supervise and control all of the business and affairs of the Agency. The Chair shall, with the Secretary or any other proper officer of the Agency thereunto authorized by the Board of Commissioners, execute all deeds, bonds, contracts, and other legal documents authorized by the Board, except in cases where the signing and execution thereof shall be expressly delegated by the Board of Commissioners, or by these Amended and Restated Bylaws, to some other officer or agent of the Agency, or shall be required by law to be otherwise signed or executed. The Chair shall have the power to vote on any matter presented to the Board of Commissioners for their consideration. The Chair shall also have such other powers and duties as may be assigned to him or her by the Board of Commissioners.

Section 4. The Vice-Chair shall be possessed of all the powers and shall perform all the duties of the Chair in the absence or disability of the Chair. The Vice-Chair shall have the power to vote on any matter presented to the Board of Commissioners for their consideration. The Vice-Chair shall also have such other powers and duties as may be assigned to him or her by the Board of Commissioners.

Section 5. The Secretary shall cause to be kept the minutes of all proceedings of the Board; shall cause the giving and serving of all notices of meetings of the Board of Commissioners as required by these Amended and Restated Bylaws or the law; shall provide for the execution, along with the Chair, or other corporate officer, in the name of the Agency, all deeds, bonds, contracts, and other legal documents and instruments as authorized by the Board of Commissioners and shall be the custodian of the Agency seal, books, Amended and Restated Bylaws, and such other books, records, and papers of the Agency as the Board of Commissioners shall direct. The Secretary shall also keep a register of the post office address of each

Commissioner which shall be furnished to the Secretary by such Commissioner. In addition, he or she shall perform other duties and have such responsibilities as may be designated by the Board of Commissioners. In case of the absence or disability of the Secretary or his or her refusal or neglect to perform such duties, all duties required of the Secretary may be performed by the Chair or Vice-Chair or such other person as may be designated by the Board of Commissioners.

Section 6. The Treasurer shall have the general custody of all the funds and securities of the Agency and shall have general supervision of the collection and disbursement of funds of the Agency. The Treasurer shall provide for the endorsement, on behalf of the Agency, for collection, checks, notes, and other obligations and shall deposit the same to the credit of the Agency in such bank or banks or depositories as the Board may designate. He or she may sign, with the Chair or such other person or persons as may be designated for said purpose by the Board of Commissioners, all negotiable instruments. He or she shall enter or cause to be entered regularly in the books of the Agency full and accurate account of all monies received and paid by him or her on account of the Agency; shall at all reasonable times exhibit the Agency books and accounts to any Commissioner of the Agency at the office of the Agency during regular business hours; and, whenever required by the Board or the Chair, shall render a statement of his or her accounts. He or she shall perform such other duties as may be prescribed from time to time by the Board of Commissioners or by the Amended and Restated Bylaws. The Treasurer shall give bond for the faithful performance of his or her duties in such sum and with such surety as shall be required by the Board of Commissioners.

Section 7. The officers of the Board of Commissioners that are members of the Board of Commissioners shall not receive any salaries for their services.

Section 8. If any of the foregoing offices shall, for any reason, become vacant, the Board of Commissioners shall elect a successor who shall hold office for the unexpired term and until a successor is elected and qualified.

ARTICLE V

Miscellaneous

Section 1. The Board of Commissioners may appoint one or more committees to investigate and study matters of Agency business and thereafter to report on and make recommendations concerning said matters assigned to the Board of Commissioners. When possible each of said committees shall be chaired by a member of the Board of Commissioners, but said committees may be comprised of persons other than members of the Board of Commissioners. No such committee shall have the power to make final Agency decisions and power being vested solely in the Commissioners. The terms of office, the persons serving, the matters to be studied, and all procedural decisions shall be made and decided by the Board of Commissioners.

The Board of Commissioners may establish an Executive Committee, consisting of the Board Chair and Vice-Chair or Secretary or Treasurer (or the combined office of

Secretary/Treasurer), but no more than two board members, to investigate and study certain matters of the Agency without the necessity of convening a meeting of the full Board of Commissioners. The Executive Committee, upon recommendation of the Administrator (if an administrator has been appointed) will have the authority to approve invoices or expenses in an amount not to exceed up to \$2,000 with required copy of the invoice or bill and payment voucher distributed to all members of the Board electronically, prior to the payment. The invoice and payment voucher shall be presented to the Board at its next Board meeting for review and ratification. The Executive Committee shall report its activities to the full Board at one of the monthly Board meetings. Specific matters to be studied and any procedural protocol of the Executive Committee shall be defined by the Board of Commissioners and may be revised from time to time as appropriate by the full Commission.

Section 2. In addition to such bank accounts as may be authorized in the usual manner by resolution of the Board of Commissioners, the Treasurer of the Agency, with the approval of the Chair, may authorize such bank accounts to be opened or maintained in the name and on behalf of the Agency as he or she may deem necessary or appropriate. Payments from such bank accounts are to be made upon the check of the Agency, each of which checks shall be signed by two of such Commissioners, officers, or bonded employees of the Agency as shall be authorized by the Board of Commissioners. All funds of the Agency not otherwise employed shall be deposited from time to time to the credit of the Agency in such banks, trust companies, or other depositories as the Board of Commissioners may select.

Section 3. No loans shall be contracted on behalf of the Agency and no evidences of indebtedness shall be issued in its name unless authorized by a resolution of the Board of Commissioners and in compliance with the Law. Such authority may be general or confined to specific instances.

Section 4. All checks, drafts or other orders for the payment of money, notes, or other evidences of indebtedness issued in the name of the Agency, shall be signed by such officer or officers, agent or agents of the Agency and in such manner as shall from time to time be determined by the Board of Commissioners.

Section 5. The Board of Commissioners may authorize any officer or officers, agent or agents, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Agency, and such authority may be general or confined to specific instances.

Section 6. The rules contained in the current edition of Robert's Rules of Order Newly Revised shall govern regular and special meetings of the Board of Commissioners or state law in all cases to which they are applicable and in which they are not inconsistent with these Amended and Restated Bylaws and any special rules of order the Board of Commissioners may adopt.

ARTICLE VI

Fiscal Year

The fiscal year of the Agency shall begin on October 1 and end on September 30 of the succeeding calendar year.

ARTICLE VII

Amendments

These Amended and Restated Bylaws may be further repealed, amended, or new bylaws adopted at any regular or special meeting for such purpose of the Board of Commissioners by a majority vote of all members of said Board of Commissioners.

We, the undersigned, being all of the members of the Board of Commissioners of the Bellevue Urban Renewal Agency, do hereby certify that the foregoing Amended and Restated Bylaws were duly and regularly adopted as the Amended and Restated Bylaws of said Agency by the written approval of a majority of all of the members of the Board of Commissioners of said Agency on the _____ day of _____ 20____.

Chair

Commissioner

Commissioner

Commissioner

Commissioner

I, the undersigned, Secretary of Bellevue Urban Renewal Agency, hereby certify that the foregoing Amended and Restated Bylaws were duly adopted as the Amended and Restated Bylaws of said Agency on the _____ day of _____ 20____.

Secretary



Bellevue Urban Renewal Agency
115 E Pine Street
PO Box 825
Bellevue, ID 83313
208-788-2128 Fax 208-788-2092
www.bellevueidaho.us
Professional Services Agreement

AGREEMENT made between the Bellevue Urban Renewal Agency, a political subdivision of the state of Idaho, herein "BURA" and GGLO herein "CONTRACTOR").

THE PARTIES AGREE AS FOLLOWS:

- 1. SCOPE OF WORK:** BURA engages *CONTRACTOR* to perform the work associated with the Dead-End Right-of-Way Planning (*project*) as set forth in Exhibit "A" attached hereto.
- 2. PAYMENT:** BURA agrees to pay *CONTRACTOR* for the services rendered under this Agreement an amount not to exceed the total sum of \$84,700 for said services rendered from February 3, 2026 through August 1, 2026. The parties agree that *CONTRACTOR* will invoice BURA for payment under this Agreement for services rendered herein.
- 3. RIGHT OF CONTROL:** BURA agrees that it will have no right to control or direct the details, manner, or means by which *CONTRACTOR* accomplishes the results of the services performed hereunder. *CONTRACTOR* has no obligation to work any particular hours or days or any particular number of hours or days. *CONTRACTOR* agrees, however, that his other contracts or services shall not interfere with the performance of his services under this Agreement.
- 4. INDEPENDENT CONTRACTOR RELATIONSHIP:** *CONTRACTOR* is an independent contractor and is not an employee, servant, agent, partner, or joint venturer of BURA. BURA shall determine the work to be done by *CONTRACTOR*, but *CONTRACTOR* shall determine the legal means by which it accomplishes the work specified by BURA.
- 5. FEDERAL, STATE, AND LOCAL PAYROLL TAXES:** Neither federal, state or local income taxes, nor payroll taxes of any kind shall be withheld and paid by BURA on behalf of *CONTRACTOR* or the employees of *CONTRACTOR*. *CONTRACTOR* shall not be treated as an employee with respect to the services performed hereunder for federal or state tax purposes. *CONTRACTOR* understands that *CONTRACTOR* is responsible to pay, according to law, *CONTRACTOR*'s income tax. *CONTRACTOR* further understands that *CONTRACTOR* may be liable for self-employment (Social Security) tax to be paid by *CONTRACTOR* according to law.
- 6. LICENSES AND LAW:** *CONTRACTOR* represents that he possesses the skill and experience necessary and all licenses required to perform the services under this agreement. *CONTRACTOR* further agrees to comply with all applicable laws in the performance of the services hereunder.
- 7. FRINGE BENEFITS:** Because *CONTRACTOR* is engaged in its own independently established business, *CONTRACTOR* is not eligible for, and shall not participate in, any employee pension, health, or other fringe benefit plans of BURA.
- 8. WORKER'S COMPENSATION:** *CONTRACTOR* shall maintain in full force and effect worker's compensation for *CONTRACTOR* and any agents, employees, and staff that the *CONTRACTOR* may employ, and provide proof to BURA of such coverage or that such worker's compensation insurance is not required under the circumstances.

9. EQUIPMENT, TOOLS, MATERIALS OR SUPPLIES: CONTRACTOR shall supply, at CONTRACTOR's sole expense, all equipment, tools, materials and/or supplies to accomplish the services to be provided herein.

10. EFFECTIVE DATE: This contract will run from February 3, 2026 through August 1, 2026.

11. WARRANTY: CONTRACTOR warrants that all materials and goods supplied under this Agreement shall be of good merchantable quality and that all services will be performed in a good workmanlike manner. CONTRACTOR acknowledges that it will be liable for any breach of this warranty.

12. INDEMNIFICATION:

As respects acts, errors or omissions in the performance of professional services, CONTRACTOR agrees to indemnify and hold harmless BURA, its officers, employees, and BURA-designated volunteers from and against any and all claims, demands, defense costs, liability or consequential damages of any kind or nature arising directly out of CONTRACTOR's negligent acts, errors or omissions in the performance of its professional services under the terms of this contract.

As respects all acts or omissions which do not arise directly out of the performance of professional services including, but not limited to those acts or omissions normally covered by general and automobile liability insurance, CONTRACTOR agrees to indemnify, defend (at BURA's option), and hold harmless BURA, its officers, agents, employees, representatives, and volunteers from and against any and all claims, demands, defense costs, liability, or consequential damages of any kind or nature arising out of or in connection with CONTRACTOR's (or CONTRACTOR's subcontractors, if any) performance or failure to perform, under the terms of this contract; excepting those which arise out of the sole negligence of BURA.

Without limiting BURA's right to indemnification, it is agreed that CONTRACTOR shall secure prior to commencing any activities under this Agreement, and maintain during the term of this Agreement, insurance coverage as follows:

1. Worker's compensation insurance as required by Idaho statutes.
2. Comprehensive general liability insurance or commercial general liability insurance, including coverage for premises and operations, contractual liability, personal injury liability, products/completed operations liability, broad-form property damage (if applicable) and independent contractor's liability (if applicable), in an amount of not less than One Million Dollars (\$1,000,000.00) per occurrence, combined single limit, written on an occurrence form.
3. Comprehensive automobile liability coverage including, as applicable, owned, nonowned and hired autos, in an amount of not less than One Million Dollars (\$1,000,000.00) per occurrence, combined single limit, written on an occurrence form.
4. Professional liability insurance coverage, including contractual liability, in an amount not less than One Million Dollars (\$1,000,000.00), and CONTRACTOR shall maintain such coverage for at least four (4) years from the termination of this Agreement; and during this four- year period, CONTRACTOR shall use CONTRACTOR's best efforts to ensure that there is no change of the retroactive date on this insurance coverage.

BURA is hereby authorized to reduce the requirements set forth above in the event he/she determines that such reduction is in BURA's best interest.

Each insurance policy required by this Agreement shall contain the following clauses:

1. This insurance shall not be canceled, limited in scope or coverage, or non-renewed until after thirty (30) days prior written notice has been given to the Bellevue City Clerk.

2. It is agreed that any insurance maintained by BURA shall apply in excess of and not contribute with insurance provided by this policy.

Each insurance policy required by this Agreement, excepting policies for worker's compensation and professional liability, shall contain the following clause:

BURA, its officers, agents, employees, representatives and volunteers are added as additional insureds as respects operations and activities of, or on behalf of, the named insured, performed under contract with BURA. Prior to commencing any work under this Agreement, CONTRACTOR shall deliver to BURA insurance certificates confirming the existence of the insurance required by this Agreement, and including the applicable clauses referenced above. Also, within thirty (30) days of the execution date of this Agreement, CONTRACTOR shall provide to BURA endorsements to the above-required policies, which add to these policies the applicable clauses referenced above. Said endorsements shall be signed by an authorized representative of the insurance company and shall include the signature's company affiliation and title. Should it be deemed necessary by BURA, it shall be CONTRACTOR's responsibility to see that BURA receives documentation acceptable to BURA which sustains that the individual signing said endorsements is indeed authorized to do so by the insurance company. Also, BURA has the right to demand, and to receive within a reasonable time period, copies of any insurance policies required under this Agreement.

In addition to any other remedies BURA may have if CONTRACTOR fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, BURA may, at its sole option:

1. Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement:
 - a. Order CONTRACTOR to stop work under this Agreement and/or withhold any payment(s) which become due to CONTRACTOR hereunder until CONTRACTOR demonstrates compliance with the requirements hereof.
 - b. Terminate this Agreement.

Exercise of any of the above remedies, however, is an alternative to other remedies BURA may have and is not the exclusive remedy for CONTRACTOR's failure to maintain insurance or secure appropriate endorsements.

Nothing herein contained shall be construed as limiting in any way the extent to which CONTRACTOR may be held responsible for payments of damages to persons or property resulting from CONTRACTOR's, or its subcontractor's, performance of the work covered under this Agreement.

13. INSURANCE: CONTRACTOR agrees to obtain and keep in force during its acts under this Agreement a comprehensive general liability insurance policy in the minimum amount of \$5,000,000, which shall name and protect CONTRACTOR, all CONTRACTOR's employees, BURA, and its officers, agents and employees, from and against any and all claims, losses, actions, and judgments for damages or injury to persons or property arising out of or in connection with the CONTRACTOR's acts. CONTRACTOR shall provide proof of liability coverage as set forth above to BURA prior to commencing its performance as herein provided, and said require insurer to notify BURA ten (10) days prior to cancellation of said policy.

14. NONWAIVER: Failure of either party to exercise any of the rights under this Agreement, or breach thereof, shall not be deemed to be a waiver of such right or a waiver of any subsequent breach.

15. CHOICE OF LAW: Any dispute under this Agreement, or related to this Agreement, shall be decided in accordance with the laws of the state of Idaho.

16. ENTIRE AGREEMENT: This is the entire Agreement of the parties and can only be modified or amended in writing by the parties.

17. SEVERABILITY: If any part of this Agreement is held unenforceable, the remaining portions of the Agreement will nevertheless remain in full force and effect.

18. ATTORNEY FEES: Reasonable attorney fees shall be awarded to the prevailing party in any action to enforce this Agreement or to declare forfeiture or termination of this Agreement.

DATED this _____ day of _____, 20____.

Bellevue Urban Renewal Agency

CONTRACTOR:

By: Diane Shay
Its: Chair

ATTEST:

Secretary

By _____
(Name)

Its _____
(Title or Office)

WITNESS:

(Signature of Witness or Notary Public)

Fee Proposal

Date: February 2, 2026

Project: BURA: Planning & Design Services for the Underutilized Rights of Way

Project No.: 2025112

This document constitutes an interim working agreement and upon signature, authorizes GGLO to begin design services as described below. Services will be performed and invoiced monthly on an hourly basis at current hourly rates. A standard form of agreement, with details of the working relationship and hourly rate table will be prepared by GGLO and BURA upon agreement of the scope and fee.

Client

Bellevue Urban Renewal Agency (BURA)

Authorized Representative: Brian Parker, Community Development Director

Project Description

Public planning process and conceptual plan development to repurpose and reimagine city-owned rights-of-way and properties west of Main Street between Chestnut and Spruce Streets, including design strategies to integrate the corridor with the adjacent Howard Preserve.

Scope of Services of this Authorization:

Project Coordination and Community Engagement

- Develop a project work plan and community engagement plan with a schedule, milestones, and deliverables. Community engagement plan to identify participants and meeting format.
- Facilitate regular coordination/check-in meetings with City staff, BURA Board and the Bellevue Common Council.
 - Bi-weekly City Staff Meetings
 - (3-4) BURA Board Presentations
 - (2-3) Bellevue Common Council Presentations
- Conduct inclusive community outreach through public meetings, stakeholder interviews, and/or pop-up events.
 - (2) Public Meetings, including (1) Pop-Up Event
 - Up to (5) Block-by-block business/property owner group meetings each in (2) rounds during initial and draft plan stages of the project
 - Up to (5) 1:1 Stakeholder Interviews with WRLT and other key project partners
 - (2) Online Community Surveys (through SurveyMonkey or equivalent)
- Prepare outreach materials, including maps, graphics, and engagement summaries.

Existing Conditions and Site Analysis

- Assess physical characteristics of the rights-of-way and alley segments, including surface conditions, utilities, access, and adjacent land uses.

-
- Information will be gathered through site visits, Blaine County GIS, available City of Bellevue Planning Documents, and materials provided by the City of Bellevue/BURA
 - Map and evaluate adjacencies, including land use, ownership, and access to the Howard Preserve.
 - Information will be gathered through site visits, Blaine County GIS, available City of Bellevue Planning Documents, and materials provided by the City of Bellevue/BURA

Conceptual Design and Scenario Planning

- Develop a conceptual plan and preferred site developments for the underutilized rights of way uses, such as:
 - Public gathering spaces or pocket parks
 - Development of Buildings (feasibility level studies)
 - Consolidated parking
 - Temporary vendor areas or food truck nodes
- Propose strategies for safe, attractive pedestrian and visual connections to the Big Wood River, Howard Preserve and related public parking areas.

Implementation Strategy

- Prioritize improvements with phasing recommendations.
- Provide cost estimates and potential funding strategies (e.g., urban renewal, grants, public-private partnerships).
 - Cost Estimates will be ROM/planning level, unless otherwise requested.
- Recommend zoning, policy, or procedural changes needed to implement the vision and leverage the public investment to return improved property values and encourage private development to fulfill community needs.

Deliverables

- Project schedule and public engagement plan
- Existing conditions memo with maps and visuals
- Concept plans and illustrative renderings
- Implementation matrix with cost ranges and priorities
- Final summary report and public presentation

Compensation for this Authorization:

Task	Terms	Fee	Timeline (2026)
Project Coordination & Community Engagement	Hourly, NTE	\$27,000	Jan-July
GGLO		\$5,000	
Agnew Beck		\$22,000	
Great West		\$0	
Existing Conditions Analysis	Hourly, NTE	\$10,700	January
GGLO		\$3,700	
Agnew Beck		\$0	
Great West		\$7,000	
Conceptual Design & Scenario Planning	Hourly, NTE	\$35,500	March-April
GGLO		\$30,500	
Agnew Beck		\$0	
Great West		\$5,000	
Implementation Strategy	Hourly, NTE	\$10,500	May-June
GGLO		\$5,500	
Great West		\$5,000	
Reimbursable Expenses	T&M	\$1,000	
GGLO		\$250	
Agnew Beck		\$500	
Great West		\$250	
Total		\$84,700	

Authorized Client Representative



GGLO Architecture, Interior Design,
Landscape Architecture, Planning and Urban Design, LLC.

Date

2/2/2026

Date

Dusty's Electric Inc.

PO Box 208
Carey, ID 83320

Invoice

Date	Invoice #
1/20/2026	18460

Bill To
City of Bellevue 115 E. Pine St. Bellevue, ID 83313

Job			
Street lights			
Quantity	Description	Rate	Amount
4.5	Intersection of Cottonwood St. and Main St and the intersection of Broadford rd. and Main St. 11-26-25	100.00	450.00
4.5	Labor Carlos R.	65.00	292.50
4.5	Labor Cooper	100.00	450.00
4.5	Labor Russell One light had power and one didn't. Tested for power at junction box. Found a loose neutral. Checked light across street. Checked sensor wires in ground.. Took light apart and redid wiring. Power is reading odd volts. Started tracing and locating.		

Thank you for your business!

We now accept credit cards. To pay with a credit card please email ap@delectric.net or
call 208-720-9590 with a request to receive a link to pay online. Thanks and we look
forward to helping you with your future electrical needs!

Total

\$1,192.50