



Wednesday, August 26, 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=ID2lpCEIW71n4sGg2b
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 twenty-four (24) hours prior to the meeting at: Bellevue City Hall, Post Office, and the City’s website on August 25, 2026. *Suggested Motion: I move that the agenda and notice for the August 30, 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. **CONSENT AGENDA**
 - a. Ratification of July financials – **ACTION ITEM**
 - b. August 4, 2026 Meeting Minutes – **ACTION ITEM**
7. **NEW BUSINESS**
 - a. Professional Service Agreement for CDBG Downtown Grant Application – Michele McFarlane, Frontier Community Resources – **ACTION ITEM**
8. **OLD BUSINESS**
 - a. Adoption of Resolution 2026-02 for the Fiscal Year 2027 Budget
 - b. Project Update: Historic Downtown Alleyway Improvement Planning – Mark Sindell, GGLO
 - c. Project Update: Idaho Heritage Trust Grant – Old City Hall – Steve Trout, Trout Architects
9. **Next Meeting Date**
 - a. October 6, 2026
10. **ADJOURNMENT - ACTION ITEM**

**ÚNETE A LA REUNIÓN DE TEAMS:**

UNIRSE A LA REUNIÓN DE EQUIPOS	https://teams.microsoft.com/meet/24612898555183?p=ID2lpCEIW71n4sGg2b
Únete a la reunión ahora	
ID de la reunión: 246 128 985 551 83	
Código de acceso: Gm7C2WE7	

AGENDA

1. **LLAMADA AL ORDEN**
2. **PASE DE LISTA**
3. **AVISO DE CUMPLIMIENTO DEL ORDEN DEL DÍA** según el Código de Idaho §74-204– Punto de acción
 - b. Conclusión Que el aviso y la agenda de la reunión extraordinaria se publicaron conforme al Código de Idaho §74-204 dentro de las veinticuatro (24) horas previas a la reunión en: Ayuntamiento de Bellevue, Oficina de Correos y la página web de la ciudad el 25 de agosto de 2026. *Moción sugerida: Propongo que la agenda y el aviso para la reunión del 30 de agosto de 2026 se publicaran conforme a la Sección 74-204 del Código de Idaho.*
4. **LLAMADO AL CONFLICTO** (Según lo establecido en el Código de Idaho 74-404)
5. **COMENTARIOS PÚBLICOS** (para asuntos de preocupación que no estén en la agenda)
6. **AGENDA DE CONSENTIMIENTO**
 - a. Ratificación de los estados financieros de julio – **PUNTO DE ACCIÓN**
 - b. Acta de la reunión del 4 de agosto de 2026 – **PUNTO DE ACCIÓN**
7. **NUEVOS NEGOCIOS**
 - a. Acuerdo de Servicios Profesionales para la Solicitud de Subvención CDBG en el Centro – Michele McFarlane, Frontier Community Resources – **PUNTO DE ACCIÓN**
8. **ASUNTOS ANTIGUOS**
 - a. Adopción de la Resolución 2026-02 para el Presupuesto del Año Fiscal 2027
 - b. Actualización del proyecto: Planificación de mejoras en el histórico callejón del centro – Mark Sindell, GGLO
 - c. Actualización del proyecto: Subvención del Idaho Heritage Trust – Old City Hall – Steve Trout, Trout Architects
9. **Fecha de la próxima reunión**
 - a. 6 de octubre de 2026
10. **SUSPENSIÓN - PUNTO DE ACCIÓN**

3:10 PM

08/25/26

Accrual Basis

Bellevue Urban Renewal Agency
Profit & Loss Budget vs. Actual
October 2025 through July 2026

	Oct '25 - Jul 26	Budget	\$ Over Budget	% of Budget
Income				
41000 · City Property Tax	132,890.06	100,000.00	32,890.06	132.9%
41200 · Personal Property Replacement	0.00	0.00	0.00	0.0%
45100 · Interest Income	18,431.87	0.00	18,431.87	100.0%
Total Income	151,321.93	100,000.00	51,321.93	151.3%
Gross Profit	151,321.93	100,000.00	51,321.93	151.3%
Expense				
OPERATING EXPENSES				
57500 · Repair & Maintenance	1,292.50	1,000.00	292.50	129.3%
56600 · Professional Services	57,562.15	100,000.00	-42,437.85	57.6%
55000 · Legal & Accounting	400.00	500.00	-100.00	80.0%
56500 · Postage, Copies, Mailings	0.00	100.00	-100.00	0.0%
56700 · Advertising & Publishing	240.29	250.00	-9.71	96.1%
56800 · Supplies	6,301.86	500.00	5,801.86	1,260.4%
Total OPERATING EXPENSES	65,796.80	102,350.00	-36,553.20	64.3%
CAPITAL OUTLAY EXPENSES				
58100 · Improvement & Construction	29,020.00	100,000.00	-70,980.00	29.0%
Total CAPITAL OUTLAY EXPENSES	29,020.00	100,000.00	-70,980.00	29.0%
Total Expense	94,816.80	202,350.00	-107,533.20	46.9%
Net Income	56,505.13	-102,350.00	158,855.13	-55.2%

7:38 AM

08/03/26

Accrual Basis

Bellevue Urban Renewal Agency

Profit & Loss

October 2025 through July 2026

	Oct '25 - Jul 26
Income	
41000 · City Property Tax	132,890.06
45100 · Interest Income	16,391.56
Total Income	149,281.62
Gross Profit	149,281.62
Expense	
OPERATING EXPENSES	
57500 · Repair & Maintenance	1,292.50
56600 · Professional Services	57,562.15
55000 · Legal & Accounting	400.00
56700 · Advertising & Publishing	240.29
56800 · Supplies	6,301.86
Total OPERATING EXPENSES	65,796.80
CAPITAL OUTLAY EXPENSES	
58100 · Improvement & Construction	29,020.00
Total CAPITAL OUTLAY EXPENSES	29,020.00
Total Expense	94,816.80
Net Income	54,464.82

3:20 PM

08/25/26

Accrual Basis

Bellevue Urban Renewal Agency
Profit & Loss Detail
 October 2025 through July 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Income							
41000 · City Property Tax							
Deposit	10/10/2025		Blaine County	Deposit		856.71	856.71
Deposit	12/09/2025		Blaine County	Deposit		10,158.91	11,015.62
Deposit	01/13/2026		Blaine County	Deposit		77,612.50	88,628.12
Deposit	02/06/2026		Blaine County	Deposit		2,427.37	91,055.49
Deposit	03/13/2026		Blaine County	Deposit		44.55	91,100.04
Deposit	04/07/2026		Blaine County	Deposit		5,079.43	96,179.47
Deposit	06/05/2026		Blaine County	Deposit		7,302.35	103,481.82
Deposit	07/17/2026		Blaine County	Deposit		29,408.24	132,890.06
Total 41000 · City Property Tax					0.00	132,890.06	132,890.06
45100 · Interest Income							
Deposit	10/01/2025		Idaho State Treasurer	Sept		1,476.16	1,476.16
Deposit	11/01/2025		Idaho State Treasurer	October		1,500.60	2,976.76
Deposit	12/01/2025		Idaho State Treasurer	November		1,791.18	4,767.94
Deposit	01/01/2026		Idaho State Treasurer	December		1,863.72	6,631.66
Deposit	02/01/2026		Idaho State Treasurer	January		1,817.40	8,449.06
Deposit	03/01/2026		Idaho State Treasurer	February		1,730.58	10,179.64
Deposit	04/01/2026		Idaho State Treasurer	March		2,051.40	12,231.04
Deposit	05/01/2026		Idaho State Treasurer	April		2,075.66	14,306.70
Deposit	06/01/2026		Idaho State Treasurer	May		2,084.86	16,391.56
Deposit	07/01/2026		Idaho State Treasurer	June		2,040.31	18,431.87
Total 45100 · Interest Income					0.00	18,431.87	18,431.87
Total Income					0.00	151,321.93	151,321.93
Gross Profit					0.00	151,321.93	151,321.93
Expense							
OPERATING EXPENSES							
57500 · Repair & Maintenance							
Bill	01/20/2026	18460	Dusty's Electric, Inc.	Invoice 18460 Cottonwood & Broa...	1,192.50		1,192.50
Bill	02/15/2026	18538	Dusty's Electric, Inc.	Elm Street lights	100.00		1,292.50
Total 57500 · Repair & Maintenance					1,292.50	0.00	1,292.50
56600 · Professional Services							
Bill	02/11/2026	38189	Great West Engineeri...	Certified Grant Writer 2	230.00		230.00
Bill	03/03/2026	20251...	GGLO	West Side of Main Right of Way ...	2,537.50		2,767.50
Bill	06/25/2026	20251...	GGLO	Right-of-Way Plan	40,984.33		43,751.83
Bill	07/14/2026	20251...	GGLO	Balance due \$16169.82 minus \$2...	16,169.82		59,921.65
Bill	07/14/2026	20251...	GGLO	Overpayment		2,359.50	57,562.15
Total 56600 · Professional Services					59,921.65	2,359.50	57,562.15
55000 · Legal & Accounting							
Bill	12/23/2025	FY25	Workman And Com...	FY25 Annual Audit	400.00		400.00

3:20 PM

08/25/26

Accrual Basis

Bellevue Urban Renewal Agency
Profit & Loss Detail
 October 2025 through July 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Total 55000 · Legal & Accounting					400.00	0.00	400.00
56700 · Advertising & Publishing							
Bill	02/11/2026	IME Bi...	City of Bellevue	Reimb COB for Legal Publication ...	204.41		204.41
Bill	05/05/2026	033126	Idaho Mountain Expr...	Publish Annual Report	35.88		240.29
Total 56700 · Advertising & Publishing					240.29	0.00	240.29
56800 · Supplies							
Bill	06/30/2026	Reimb...	City of Bellevue	Paint Sprayer	5,451.26		5,451.26
Bill	07/29/2026	49401	Davis Embroidery	Invoice 49401 - Crosswalk Flags	850.60		6,301.86
Total 56800 · Supplies					6,301.86	0.00	6,301.86
Total OPERATING EXPENSES					68,156.30	2,359.50	65,796.80
CAPITAL OUTLAY EXPENSES							
58100 · Improvement & Construction							
Bill	03/19/2026	City Hall	Campos & Compan...	City Hall Paint Deposit	12,175.00		12,175.00
Bill	04/20/2026	2nd Half	Campos & Compan...	2nd Half City Hall Paint	12,175.00		24,350.00
Bill	04/22/2026	105	Campos & Compan...	Deck work and window trim at Cit...	3,330.00		27,680.00
Bill	04/27/2026	107	Campos & Compan...	Labor & Materials for ADA Ramp ...	1,340.00		29,020.00
Total 58100 · Improvement & Construction					29,020.00	0.00	29,020.00
Total CAPITAL OUTLAY EXPENSES					29,020.00	0.00	29,020.00
Total Expense					97,176.30	2,359.50	94,816.80
Net Income					97,176.30	153,681.43	56,505.13

**JOIN TEAMS MEETING:**

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AGENDA**1. CALL TO ORDER**

Chair Carreiro called the meeting to order at 4:30 PM.

2. ROLL CALL

Chair Carreiro – Present

Vice Chair Shay – Present

Board Member Blacker – Present

Board Member Kurtz – Absent

Staff Present

Brian Parker, Community Development Director

3. NOTICE OF AGENDA COMPLIANCE per Idaho Code §74-204– Action Item

- a. Finding That the 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 July 30, 2026. *Suggested Motion: I move that the agenda and notice for the August 4, 2026 meeting was posted in accordance with Idaho Code Section 74-204.*

Board Member Shay motioned that the agenda and notice for the August 4, 2026 meeting was posted in accordance with Idaho Code Section 74-204, Board Member Blacker seconded, all voted in favor, and the motion carried.

Board Member Shay motioned to amend the agenda to include a funding request for a banner and associated repairs for the Labor Day Celebration, Board Member Blacker seconded the motion, all voted in favor, and the agenda was amended to include this item.

4. CALL FOR CONFLICT (As outlined in Idaho Code 74-404)

No Board Members identified any conflicts.

5. PUBLIC COMMENT (for items of concern not on the Agenda)

No persons present requested to make public comment.

6. CONSENT AGENDA

- a. Ratification of July financials

Board Member Blacker asked for clarification on the payments to Campos & Company. Mr. Parker stated that they were the lowest bidder. Board Member Blacker motioned to approve the consent agenda, Board Member Shay seconded, all voted in favor, and the motion carried.

7. PUBLIC HEARING

- a. Adoption of FY27 Budget - **ACTION ITEM**

Mr. Parker discussed the budget and stated that it was as discussed in the prior meeting and published in the *Idaho Mountain Express*. Chair Kurtz opened the public hearing, and heard no requests for comment.

Board Member Blacker motioned to adopt the FY27 Budget, Board Member Shay seconded the motion, all voted

in favor, and the FY27 budget was adopted.

8. OLD BUSINESS

- a. Project Update: Historic Downtown Alleyway Improvement Planning – Mark Sindell, GGLO

Mr. Sindell presented a draft of the Historic Downtown Alleyway Improvement and Activation Project. Board Member Shay asked about the alley paving and potential utility conflicts. Mr. Sindell stated that paving should not create disruptions to service. Board Member Shay asked about parking impacts on the Oak Street Businesses. Mr. Sindell stated that with the preferred Oak Street configuration, there would not be a loss in parking in that portion of the project. Board Member Shay asked about the street lighting and how much would be proposed. Mr. Sindell discussed that the lighting was primarily for pedestrian comfort and that some limited lighting was identified in the plans.

9. NEW BUSINESS

- a. Labor Day Banner Funding Request – **ACTION ITEM**

Board Member Shay presented the request for funding. Board Member Blacker motioned to approve the funding request not to exceed \$3,000 for the banner and associated repair work. Board Member Shay seconded, all voted in favor, and the motion carried.

10. WORK SESSION

- a. Future District Planning – Phil Kushlan, Kushlan & Associates

Mr. Kushlan presented an overview of urban renewal in Idaho and discussed options for the Board to consider as the district reaches its termination date.

11. Next Meeting Date

- a. September 1, 2026

Chair Carriero and Vice Chair Shay noted that they were going to be unavailable for the September 1, 2026 meeting. As this creates a lack of quorum, Mr. Parker stated that he would send out an email to schedule a special meeting.

12. ADJOURNMENT - ACTION ITEM

Board Member Blacker motioned to adjourn the meeting, Board Member Shay seconded, and the meeting was adjourned at 5:30 PM.


AGENCIA DE RENOVACIÓN URBANA DE BELLEVUE (BURA)
Martes, 4 de agosto de 2026 a las 16:30.
Ayuntamiento de Bellevue, 115 E Pine Street, Bellevue, ID
ÚNETE A LA REUNIÓN DE TEAMS:

UNIRSE A LA REUNIÓN DE EQUIPOS	https://teams.microsoft.com/meet/24612898555183?p=ID2lpCEIW71n4sGg2b
Únete a la reunión ahora	
ID de la reunión: 246 128 985 551 83	
Código de acceso: Gm7C2WE7	

AGENDA

1. **LLAMADA AL ORDEN**
2. **PASE DE LISTA**
3. **AVISO DE CUMPLIMIENTO DEL ORDEN DEL DÍA** según el Código de Idaho §74-204– Punto de acción
 - b. Determinación de que el aviso y la agenda de la reunión se publicaron conforme al Código de Idaho §74-204 dentro de las cuarenta y ocho (48) horas previas a la reunión en: Ayuntamiento de Bellevue, Oficina de Correos y la página web de la ciudad el 30 de julio de 2026. *Moción sugerida: Propongo que la agenda y el aviso para la reunión del 4 de agosto de 2026 se publicaran conforme a la Sección 74-204 del Código de Idaho.*
4. **LLAMADO AL CONFLICTO** (Según lo establecido en el Código de Idaho 74-404)
5. **COMENTARIOS PÚBLICOS** (para asuntos de preocupación que no estén en la agenda)
6. **AGENDA DE CONSENTIMIENTO**
 - a. Ratificación de los estados financieros de julio
7. **AUDIENCIA PÚBLICA**
 - a. Adopción del Presupuesto del año fiscal 27 - **PUNTO DE ACCIÓN**
8. **ASUNTOS ANTIGUOS**
 - a. Actualización del proyecto: Planificación de mejoras en el histórico callejón del centro – Mark Sindell, GGLO
9. **SESIÓN DE TRABAJO**
 - a. Planificación del Futuro del Distrito – Phil Kushlan, Kushlan & Asociados
10. **Fecha de la próxima reunión**
 - a. 1 de septiembre de 2026
11. **SUSPENSIÓN - PUNTO DE ACCIÓN**

PROFESSIONAL SERVICES CONTRACT

City of Bellevue – ICDBG Downtown Revitalization Project

This Contract between the Bellevue Urban Renewal Agency, whose address is 115 E Pine Street, Bellevue, ID 83313, herein referred to as the URA, and Region IV Development Association, Inc. dba Frontier Community Resources, whose address is 202 Falls Avenue, Twin Falls, ID 83301, herein referred to as the "Contractor," Witnesseth:

WHEREAS, the City of Bellevue, herein after referred to as the City, and the URA are commencing an initiative to revitalize the Bellevue downtown area; and

WHEREAS, the City and the URA desire to prepare and submit an application to the Idaho Department of Commerce, herein referred to as Commerce, for an Idaho Community Development Block Grant, herein referred to as the ICDBG; and

WHEREAS, the City and the URA desire to engage the Contractor to render certain services related to the development of a project and to prepare and submit a ICDBG application to Commerce; and

WHEREAS, to ensure effective management of the above project, it is deemed to be in the best interests of the City and the URA to enter into an agreement with the Contractor as hereinafter provided.

NOW, THEREFORE, the parties hereto do mutually agree as follows:

1. EMPLOYMENT OF CONTRACTOR. The URA agrees to engage the Contractor, and the Contractor agrees to assist the City and the URA with the development of the above-referenced project and help prepare and submit a ICDBG funding application to the Commerce.

2. EMPLOYEE-EMPLOYER RELATIONSHIP. The contracting parties warrant by their signature that no employer-employee relationship is established between the Contractor and the URA by the terms of this contract. It is understood by the parties hereto that the Contractor is an independent contractor and as such neither it nor its employees, if any, are employees of the URA for purposes of tax, retirement system, social security (FICA) withholding, or worker's compensation.

3. CONTRACTOR'S INSURANCE. The Contractor warrants that it has obtained and will maintain at its expense for the duration of this Contract, statutory worker's compensation coverage, employer's liability and comprehensive general liability insurance coverage for its principals and employees for the services to be performed hereunder. The comprehensive general liability insurance shall have, at a minimum, coverage limits of at least one hundred thousand dollars (\$100,000) per claim, and five hundred thousand dollars (\$500,000) aggregate.

4. EFFECTIVE DATE AND TIME OF PERFORMANCE. This Contract shall take effect on August 26, 2026. The services to be performed by the Contractor will be completed by April 30, 2027.

5. SCOPE OF SERVICES. The Contractor will perform the services defined in Attachment A, Scope of Services. It is understood and agreed by the parties that the services of the Contractor do not include any of the following: the disbursement or accounting of funds distributed by the URA's financial officer, legal advice, fiscal audits, or assistance with activities not related to the project.

6. COMPENSATION. For the satisfactory completion of the services to be provided under this Contract, the URA will pay the Contractor a sum as set forth in Attachment "A".

7. CONFLICT OF INTEREST. The Contractor warrants that it presently has no interest and will not acquire any interest, direct or indirect, in the project which would conflict in any manner or degree with the performance of its services hereunder. The Contractor further covenants that, in performing this contract, it will employ no person who has any such interest. Should any conflict of interest arise during the performance of this contract, it will be disclosed and managed accordingly.

8. MODIFICATION AND ASSIGNABILITY OF CONTRACT. This contract contains the entire agreement between the parties, and no statements, promises, or inducements made by either party, or agents of either party, which are not contained in the written contract, are valid or binding. This contract may not be enlarged, modified, or altered except upon written agreement signed by both parties hereto. The Contractor may not subcontract or assign its rights (including the right to compensation) or duties arising hereunder without the prior written consent of the URA and the Contractor. Any subcontractor or assignee will be bound by all of the terms and conditions of this contract.

9. TERMINATION OF CONTRACT. This contract may be terminated as follows:

(a) Termination for Convenience.

The URA may terminate this contract, in whole or in part, for the convenience of the URA when both parties agree that the continuation of the project is not in the best interest of both parties and that further expenditure of funds will not produce any results. The parties shall agree in writing upon the conditions, effective date, and fair and reasonable payment for work completed.

(b) Termination for Cause.

(i) If the URA determines that the Contractor has failed to comply with the terms and conditions of this contract, it may terminate this contract, in whole or in part, at any time before the date of completion. If the Contractor fails to comply with any of the terms and conditions of this contract, the URA may give notice, in writing, to the Contractor of any or all deficiencies claimed. The notice will be sufficient for all purposes if it describes the default in general terms.

If all defaults are not cured and corrected within a reasonable period as specified in the notice, the URA may, with no further notice, declare this contract to be terminated. The Contractor will thereafter be entitled to receive payment for those services reasonably performed to the date of termination, less the amount of reasonable damages suffered by the URA by reason of the Contractor's failure to comply with this contract.

(ii) Notwithstanding the above, the Contractor is not relieved of liability to the URA for damages sustained by the URA by virtue of any breach of this contract by the Contractor, and the URA may withhold any payments to the Contractor for the purpose of setoff until such time as the amount of damages due the URA from the Contractor is determined. However, there will be no withholding of payments unless there has been proper notice as specified in paragraph (b)(i) (Termination for cause).

10.. CIVIL RIGHTS ACT OF 1964. The Contractor will abide by the provisions of the Civil Rights Act of 1964.

11. NONDISCRIMINATION. The Contractor will not discriminate against any employee or applicant for employment on the basis of race, color, religion, creed, political ideas, sex, age, marital status, physical or mental handicap, or national origin.

12. OWNERSHIP AND PUBLICATION OF MATERIALS. All reports, information, data, and other materials prepared by the Contractor pursuant to this contract are to be the property of the URA, which has the exclusive and unrestricted authority to release, publish, or otherwise use this information, in whole or part. All such materials developed under this contract shall not be subject to copyright or patent in the United

States or in any other country without the prior written approval of the URA. All records will be turned over to the URA upon completion of the project and the necessary time required by the state to hold such records has been met.

13. REPORTS AND INFORMATION. The Contractor will maintain accounts and records to identify and account for all costs pertaining to this contract and other records as may be deemed necessary by the URA. All records will be turned over to the URA upon completion of the project.

14. ACCESS TO RECORDS. It is expressly understood that the Contractor's records relating to this contract will be available during normal business hours for inspection by the URA, Commerce, the US Comptroller General, Office of Inspector General, and, when required by the law, representatives of the State of Idaho.

15. INDEMNIFICATION. The parties waive any and all claims and recourse against each other, including the right of retribution for contributory loss and damage to persons or property arising from, growing out of, or in any way connected with or incident to each other's performance of this contract except for liability arising out of concurrent or sole negligence of each other or its officers, agents, or employees. Further, the parties will indemnify, hold harmless, and assist in defending each other against any and all claims, demands, damages, costs, expenses or liability arising out of each other's performance of this contract except for liability arising out of the concurrent or sole negligence of the parties or its officers, agents, or employees.

16. LEGAL FEES. In the event either party incurs legal expenses to enforce the terms and conditions of this contract, the prevailing party is entitled to recover reasonable attorney's fees and other costs and expenses, whether the same are incurred with or without suit.

17. SPECIAL WARRANTY. The Contractor warrants that nothing of monetary value has been given, promised, or implied as remuneration or inducement to enter into this contract. The Contractor further declares that no improper personal, political, or social activities have been used or attempted in an effort to influence the outcome of the competition, discussion, or negotiation leading to the award of this contract.

18. LIAISON. The URA's designated liaison with the Contractor is Brian Parker. The Contractor's designated liaison with the URA is Dr. Michele McFarlane with the assistance of Roxanne Stokesberry and Angie Carter.

IN WITNESS WHEREOF, the parties hereto have executed this contract on the 26th Day of August 2026.

BELLEVUE URBAN RENEWAL AGENCY

REGION IV DEVELOPMENT
ASSOCIATION, INC. dba
FRONTIER COMMUNITY RESOURCES

BY: _____
John Carriero
Chair

BY: Jeffrey C. McCurdy
Jeffrey C. McCurdy
President

Date: _____

Date: _____

Attest: _____

Attest: Michele McFarlane

ATTACHMENT A

Scope of Services

The URA will pay the Contractor a sum not to exceed \$ 5,000.00 for performance of the services described in Section 5 and the following paragraphs, unless that sum is subsequently changed by the agreement of both parties as described in Section 8.

The URA agrees to pay the Contractor as follows:

Payment Requests: Upon Contractor's written request, the URA of Bellevue will make partial payments to Contractor. Billings will be based on work completed and referenced by invoices:

1. The URA will pay the Contractor \$5,000.00 for project development services, including:
 - a) Meet with City and URA officials to discuss Idaho Community Development Block Grant (ICDBG) – Downtown Revitalization eligibility and funding program requirements, application processes, and timelines for application;
 - b) Coordinate with Commerce to determine funding availability and verify the City and the URA's eligibility for the funding;
 - c) Complete the ICDBG Downtown Buildings – Physical Conditions Assessment – Street View forms for properties within the project area identified by the City and the URA;
 - d) Assist the City and the URA with the preparation and submission of an ICDBG application to the Idaho Department of Commerce.
 - e) If required, assist the City and the URA with the preparation and submission of an Addendum response to the Idaho Department of Commerce.
 - f) If required, assist the City and the URA with the preparation and delivery of a presentation to the Governor's Economic Advisory Council and the Idaho Department of Commerce.
 - g) As needed, set-up and participate in development meetings to address identified needs and ascertain any additional needs, assess project impacts on the community, such as environmental, socio-economic, costs, and affordability.
 - h) Assist in the scheduling and advertising of the required pre-application public hearing and participate in the public hearings, and other related tasks, associated with the public meeting requirements as required by the ICDBG program.

The URA will pay the contract sum upon the Contractor's written request for services completed, and the Contractor has prepared and submitted an invoice.

BELLEVUE URBAN RENEWAL AGENCY (BURA)

RESOLUTION NO. 26-02

A RESOLUTION OF THE BOARD OF THE BELLEVUE URBAN RENEWAL AGENCY, TO BE TERMED THE “**ANNUAL APPROPRIATION RESOLUTION**,” APPROPRIATING SUMS OF MONEY AUTHORIZED BY LAW AND DEEMED NECESSARY TO DEFRAY ALL EXPENSES AND LIABILITY OF THE URBAN RENEWAL AGENCY, FOR THE **FISCAL YEAR COMMENCING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027**, FOR ALL GENERAL, SPECIAL AND CORPORATE PURPOSES; DIRECTING THE CHAIRMAN TO SUBMIT THE RESOLUTION AND BUDGET TO THE CITY OF BELLEVUE AND ANY OTHER ENTITY ENTITLED TO A COPY OF THE RESOLUTION AND BUDGET; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Bellevue Urban Renewal Agency of Bellevue, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (hereinafter the “Law”) and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (hereinafter the “Act”), a duly created and functioning urban renewal agency for Bellevue, Idaho, hereinafter referred to as the “Agency.”

WHEREAS, pursuant to Idaho Code §§ 50-2006, 50-2903(5) and 50-1002, the Agency prepared a budget and the Agency tentatively approved estimated revenues and expenditures for the fiscal year commencing October 1, 2026, and ending September 30, 2026, by virtue of its action at the Agency’s Board meeting on July 22, 2026 and;

WHEREAS, the Agency has previously published notice of a public hearing to be conducted on August 4, 2026, at 4:30 p.m., at Bellevue City Hall, 115 East Pine, Bellevue, Idaho, pursuant to the Notice of Public Hearing published July 15, 2026 and July 22, 2026, a copy of which is attached hereto and incorporated herein as Exhibit A and;

WHEREAS, the Board of Directors of the Bellevue Urban Renewal Agency (the Board), on August 4, 2026, after notice duly published, conducted a public hearing on the Fiscal Year 2027 Budget of the Bellevue Urban Renewal Agency;

WHEREAS, pursuant to Idaho Code § 50-2006, the Agency is required to pass an annual appropriation resolution and submit the resolution to the city of Bellevue, Idaho, on or before September 1, 2025.

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

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

Section 2. That the sums of money, or as much thereof as may be authorized by law, needed or deemed necessary to defray all expenses and liabilities of the Agency, as set forth in Exhibit A- Notice of Public Hearing for Fiscal Year 2027, which is annexed hereto and by reference made a part of this Resolution, and was published on July 15 and July 22, 2025. Those sums of money are hereby appropriated for the general, special, and corporate purposes and objectives of the Agency for the fiscal year commencing October 1, 2026 and ending on September 30, 2027.

Section 3: That the Chair shall submit this Resolution and Budget to the City of Bellevue, Idaho,

on or before September 1, 2025.

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

PASSED AND ADOPTED by the Bellevue Urban Renewal Agency, on August 30, 2026 and signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on August 30, 2026.

APPROVED:

By: _____
John Carriero, Chair

ATTEST:

By: _____
Brian Parker, Secretary

EXHIBIT A TO RESOLUTION 26-02

NOTICE OF PUBLIC HEARING BEFORE THE BELLEVUE URBAN RENEWAL AGENCY (BURA) FOR PROPOSED BUDGET FOR FISCAL YEAR 2027

NOTICE IS HEREBY GIVEN that a public hearing, pursuant to Idaho Code 50-1002, for consideration of the proposed budget for fiscal year beginning October 1, 2026, and ending September 30, 2027, will be held at Bellevue City Hall located at 115 Pine Street, Bellevue, Idaho, and via telecommunication on Tuesday, August 4, 2026, beginning at 4:30 p.m. Please check the City website, www.bellevueidaho.gov, for instructions for telecommunication meeting access. All interested persons are invited to attend this public hearing in person or via telecommunication devices and shall be given an opportunity to comment on the proposed budget or may submit written comment to the City of Bellevue, PO Box 825, Bellevue, Idaho 83313 prior to the meeting. Copies of the proposed budget are available on the City website, www.bellevueidaho.gov.

EXPENSES	BUDGET FY26	DRAFT FY27
Professional Services	\$ 100,000	\$ 20,000
Capital Outlays	\$ 100,000	\$ 605,000
All Other Expenses	\$ 2,350	\$ 3,850
Total Expenses	\$ 202,350	\$ 628,850
REVENUES	BUDGET FY26	DRAFT FY27
City Property Tax	\$ 100,000	\$ 100,000
Carryover	\$ 102,350	\$ 528,850
Total Revenues	\$ 202,350	\$ 628,850

The proposed expenditures and revenues for fiscal year 2027 were tentatively approved by the BURA on Tuesday, July 7, 2026. Any person needing special accommodations to participate in the above noticed meeting should contact Bellevue City Hall, 115 Pine St., Bellevue, ID 83313 or telephone 208-788-2128 at least twenty-four (24) hours prior to the meeting.

Brian Parker, Community Development Director
Publish Idaho Mountain Express
July 15 and 22, 2025



BELLEVUE URBAN RENEWAL AGENCY

HISTORIC DOWNTOWN ALLEYWAY IMPROVEMENT + ACTIVATION PROJECT



BELLEVUE URBAN RENEWAL AGENCY

HISTORIC DOWNTOWN ALLEYWAY IMPROVEMENT + ACTIVATION PROJECT

Prepared by:



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Boise, ID 83702



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Boise, ID 83702



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Meridian, ID 83642

ACKNOWLEDGMENTS

Thank you to the City staff and other community members who contributed their ideas, insights, and expertise to the thoughtful development of this plan.

City of Bellevue

Brian Parker
Community Development Director

Carter Bullock
Community Development Planner

Casey McGehee
City Assets Manager & Street Superintendent

Bellevue Urban Renewal Agency

John Carreiro
Chair

Diane Shay
Vice Chair

John Kurtz
Commissioner

Ian Blacker
Commissioner

Friends of Howard Preserve

Florence Blanchard
Kristin Fletcher

Wood River Land Trust

Keri York
Ben Majsterek

Local Businesses

Cutthroat Club
Betty’s Authentic Peruvian Restaurant
Mahoney’s Bar & Grill



CONTENTS

BACKGROUND

6 Project Introduction

8 Project Timeline

10 Project Outreach Summaries

14 Project Vision + Goals

DESIGN

16 Overall Plan

18 Alleyway Improvement

20 Oak Street Improvement

28 Elm Street Improvement

32 Future Phases Street Ends

34 Southern Entry to Howard Preserve

IMPLEMENTATION

36 Phase 1 Implementation Plan

PROJECT INTRODUCTION

The Bellevue Urban Renewal Agency (BURA) has been exploring improvements to Bellevue's Historic Downtown, starting with the half-blocks on the west side of Main Street and the alleyway overlooking the Howard Preserve. The intent of the project was to create a unified, long-term vision for the area that brings together elements of placemaking, economic development, and walkability to the downtown core and surrounding areas.

The planning area included a series of underutilized public rights-of-way and City-owned property between Main Street and the Big Wood River within the original townsite of Bellevue, specifically from Chestnut Street to Spruce Street. These spaces

currently serve a mix of loading, service, emergency access, snow storage, and parking; but have strong potential to become activated public spaces, green corridors, improved parking, or sites for incremental infill development. The western edge of the planning area is bounded by the Howard Preserve, a natural park surrounding the Big Wood River. This offers an opportunity to connect downtown Bellevue, more meaningfully, to its natural assets through trails, habitat features, and public access points. The project has been supported by an interdisciplinary team of planners, landscape architects, and engineers from Idaho-based firms GGLO, Agnew::Beck and Great West.

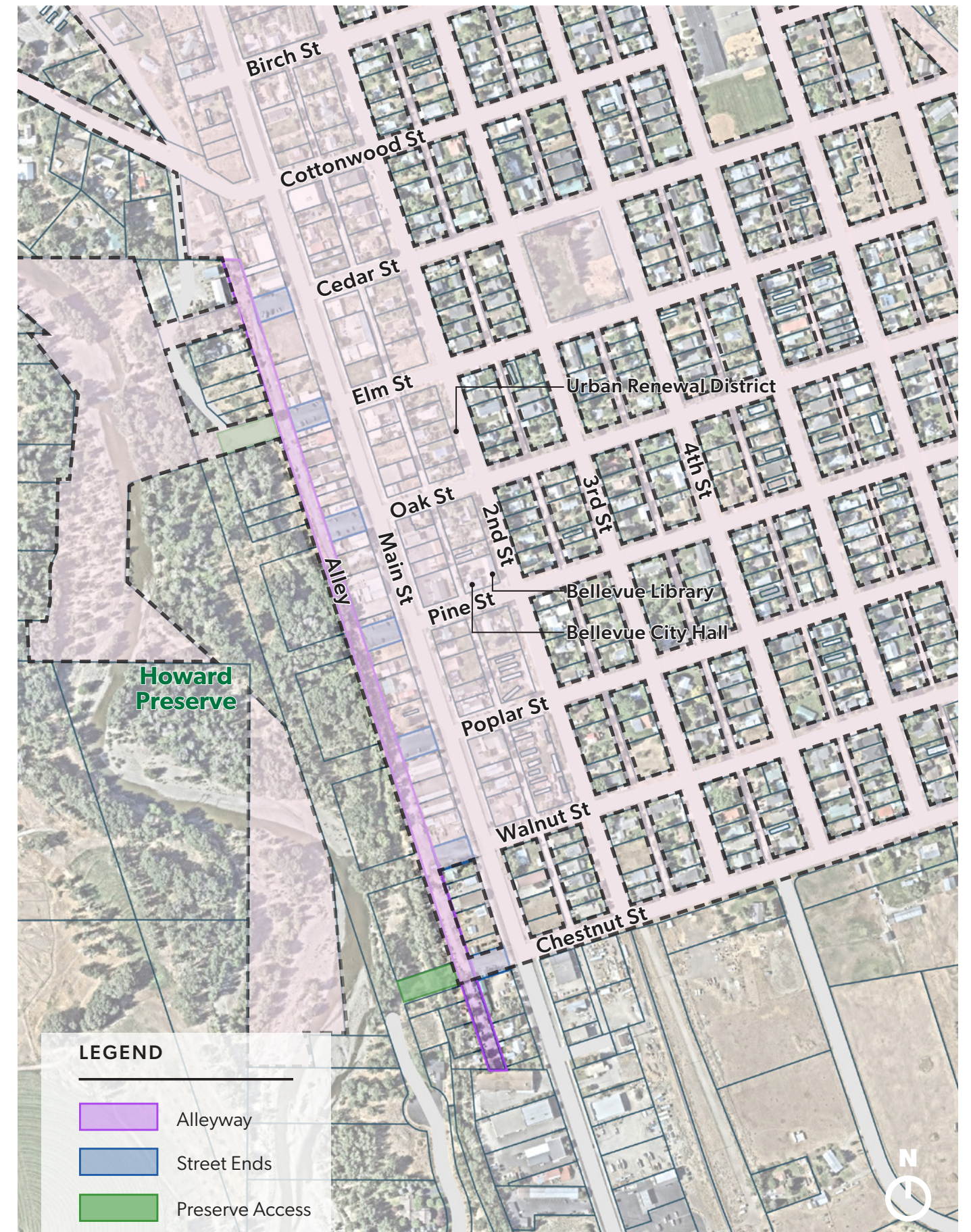
WHAT IS BURA?

The Bellevue Urban Renewal Agency (often called BURA) implements redevelopment projects and programs and helps create needed public improvements within the city's Revenue Allocation Area. Project decisions are made in accordance with the Bellevue Urban Renewal Plan, adopted by City Council in 2006. BURA financing is separate from the city's budget and comes from a combination of annual revenue funds, bond proceeds and other sources.

Previous BURA Projects:

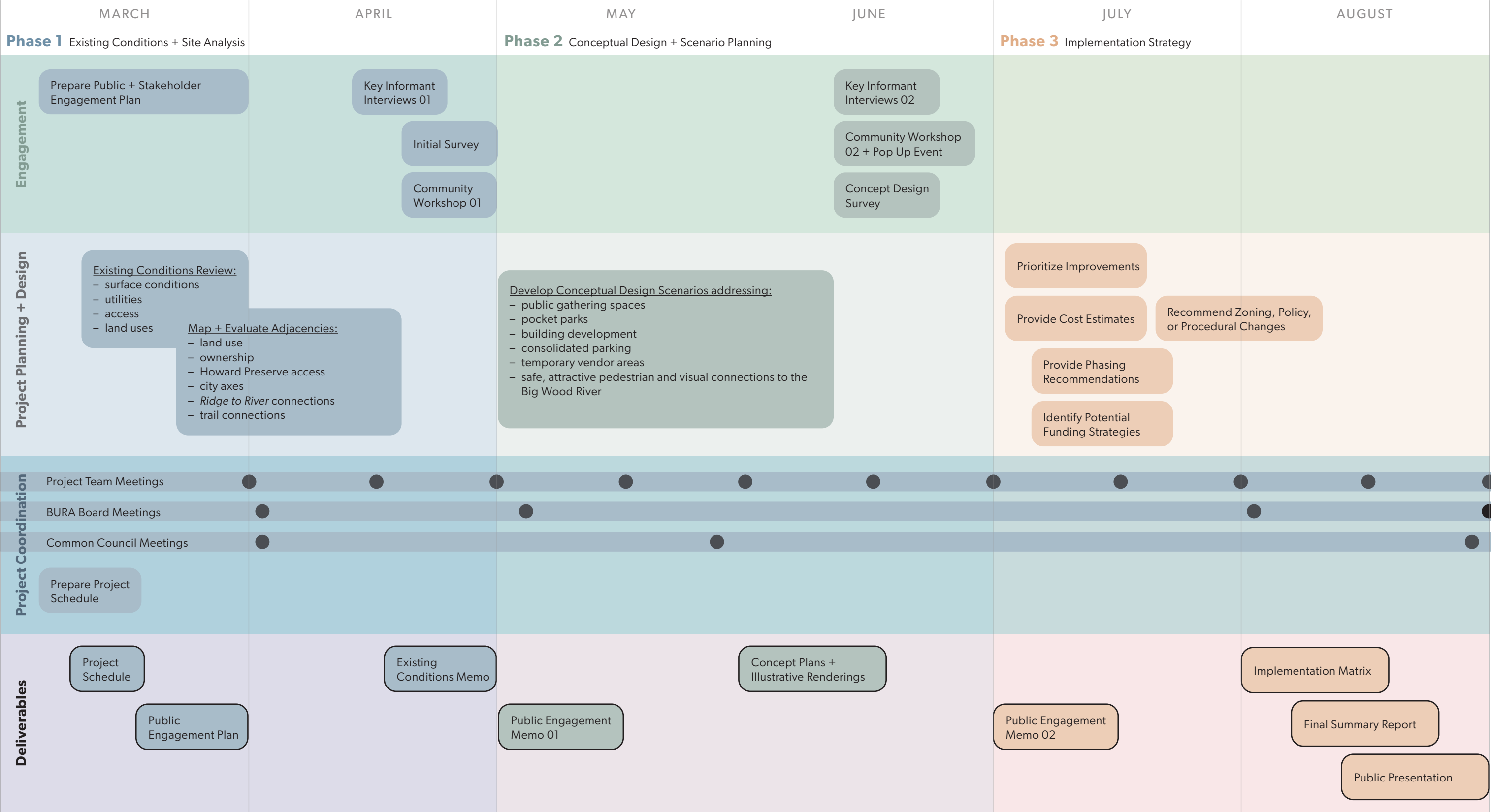
- Lighted pedestrian walkways at Broadford Road and Elm Street
- Concrete flooring and roof over the shelter at Memorial Park
- Concrete flooring for play equipment at O'Donnell and Memorial Park
- Paint striping for Broadford Road after resurfacing
- New utility pole to hang event banners across Main Street
- Two new Mountain Ride Bus shelters on Main Street
- Christmas Decorations for annual tree lighting ceremony
- Picnic tables and benches at Memorial and O'Donnell park
- Pet waste stations at Bellevue parks
- Painting of City Hall
- Sidewalk improvements

PLAN AREA



PROJECT TIMELINE

2026



PROJECT OUTREACH SUMMARIES

The process for the redesign of the Underutilized Rights of Way in Bellevue included consistent and informative communications and meaningful engagement with a wide range of stakeholders and community members. Outlined here are the core audiences and project partners that were included in this process and an overview of the specific engagement methods utilized and the input collected.

Project input was collected from several audiences throughout the process: the core project team, key stakeholders, and the public. The consultant team met regularly with a core team of City Staff, URA representatives, and key technical experts (as needed) to develop the plan and implementation strategies. Key stakeholders were engaged in one-on-one interviews to gather their perspectives on the plan. The public were invited to provide input through two public workshops and two online community surveys, and project information and updates were provided on the City's website.

Particular efforts were made to connect with Bellevue's Hispanic population as this group represents a large percentage of the population and has historically been underrepresented. Promotional workshop and survey materials were translated into Spanish to reduce barriers to participation and outreach was made to local Hispanic-owned businesses.

A keystone of the public engagement process was Community Workshop 02, which was integrated into a pop-up event that included games, food, and music, and temporarily converted the Oak Street end into an active community plaza space.

OUTREACH OVERVIEW (APRIL - AUGUST 2026)

Public Workshop 01
– 18 participants

Community Survey 01
– 19 respondents

Public Workshop 02 (Pop-Up Plaza)
– 100+ participants

Community Survey 02
– 5 respondents

Stakeholder Meetings
– Wood River Land Trust
– Friends of Howard Preserve
– Bellevue Public Works Department
– Local businesses



PHASE 1 ENGAGEMENT SUMMARY

Who We've Heard From:

Over 40 participants in Phase 1 engagement efforts. Activities included:

- A community open house (18 attendees)
- A community survey (20 responses)
- Interviews and conversations with local businesses, landowners, and community organizations
- BURA Board presentations
- Ongoing coordination with City departments



What were the Oak Street priorities identified in Phase 1?

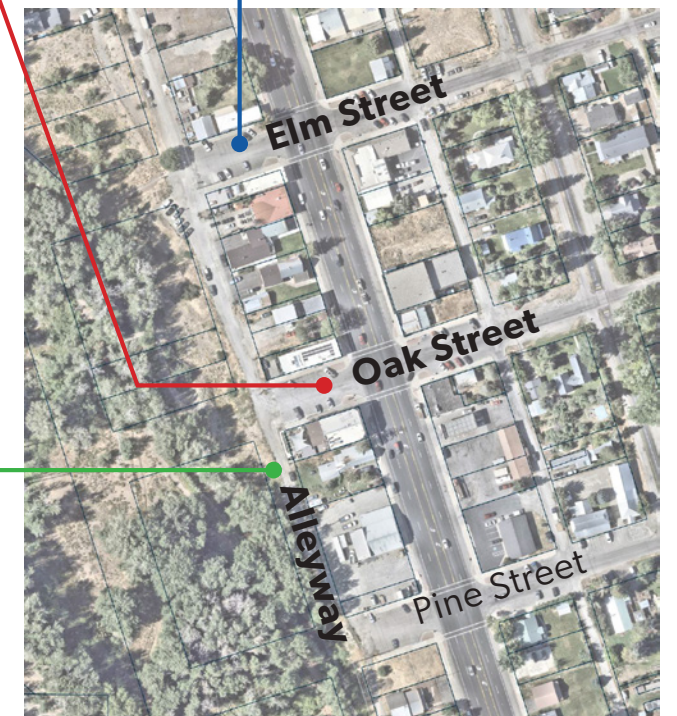
- Landscape Improvements:** Including native flowering plants, shade trees, and greenery.
- Events and Activation:** Space for markets, fairs, live music, pop-ups, and other community events.
- Pedestrian Amenities:** Including improved walkways, benches, lighting, trash receptacles, etc.
- Seasonal Outdoor Dining:** Opportunities to enjoy food and beverages in an outdoor patio setting.

What were the Elm Street priorities identified in Phase 1?

- Landscape Improvements:** Including native flowering plants and water wise landscaping.
- ADA/Universal Access:** Accessibility to Howard Preserve.
- Overlook Area:** Public viewing deck overlooking Howard Preserve.
- Gateway Improvements:** Enhanced entry to Howard Preserve and aesthetic improvements.
- Drainage and Snow Removal:** Improved runoff and snow management through design and grading.

What were the most desired amenities and alleyway improvements?

- Landscape Improvements:** Including native flowering plants, water-wise landscaping and ways to reduce erosion.
- Alleyway Clean Up and Maintenance:** Including reduction of encroachment of personal property into the public right of way.
- Pedestrian and Bicycle Amenities:** Including bike racks, benches, repair stations, etc.
- Lighting and Safety Improvements:** Improvements to overall visibility and ways to reduce conflict between cars and bikes/pedestrians.
- Historic Interpretive Displays:** Informative and visually appealing installations that help preserve and celebrate Bellevue's rich history and culture.



PHASE 2 ENGAGEMENT SUMMARY

Engagement in this phase aimed to share and collect input on initial concept designs for the street ends at Oak and Elm as well as overall alleyway improvements.

Phase 2 Engagement included:

- A community workshop and two-day pop-up plaza event.
- An online survey.
- Conversations and interviews with businesses, the Wood River Land Trust, and other partners.

Over 100 participants attended the June 18th Pop-Up Plaza and Community Workshop event.



Day 1 (June 18) Public Plaza Demonstration Workshop

- Temporary installation of proposed street end improvements (street trees, revised parking alignments, larger public plaza sidewalk elements, café dining, games, and live music).
- 6 interactive workshop boards that collected feedback on site designs for Elm and Oak Street improvements and alleyway design concepts
- Overall community feedback about the pop-up plaza was positive and people loved seeing increased activity downtown.

Day 2 (June 19) Open Plaza Demonstration and Community Market

- Plaza was open all day with a community market that ran from 4:00-7:00pm
- Local and regional vendors reported a strong day of sales and engagement.



Participant comments

"Please protect the peace and privacy and calm that the Howard Preserve provides for the city. It is precious!"

"Get the junked-out vehicles and construction waste out of alleys"

"Redevelop business organizations to coordinate + police improvements"

"All main street historic buildings need plaques telling their history – ask the museum to do"

"We need sidewalk shade, trees please! For all Bellevue streets"

Which of these goals are most important to you?

Use sticky dots to indicate the four goals that matter most to you.

Clean up and better define alleyway 17	Support downtown businesses and economy 10	Create flexible outdoor gathering spaces 10
Street beautification (landscaping, lighting) 7	Improve gateway to Howard Preserve and the Wood River 7	Maintain existing operational uses (loading, deliveries, emergency services, snow removal, parking, drainage) 2
Improve pedestrian and bike safety, ADA accessibility, and traffic circulation 16	Be cost-effective and able to be implemented 16	Other (please specify)

PROJECT VISION & GOALS

PROJECT VISION

“Celebrate and activate Downtown Bellevue with vibrant community spaces, safer streets, sustainable landscaping, and improved access to a variety of destinations and amenities.”

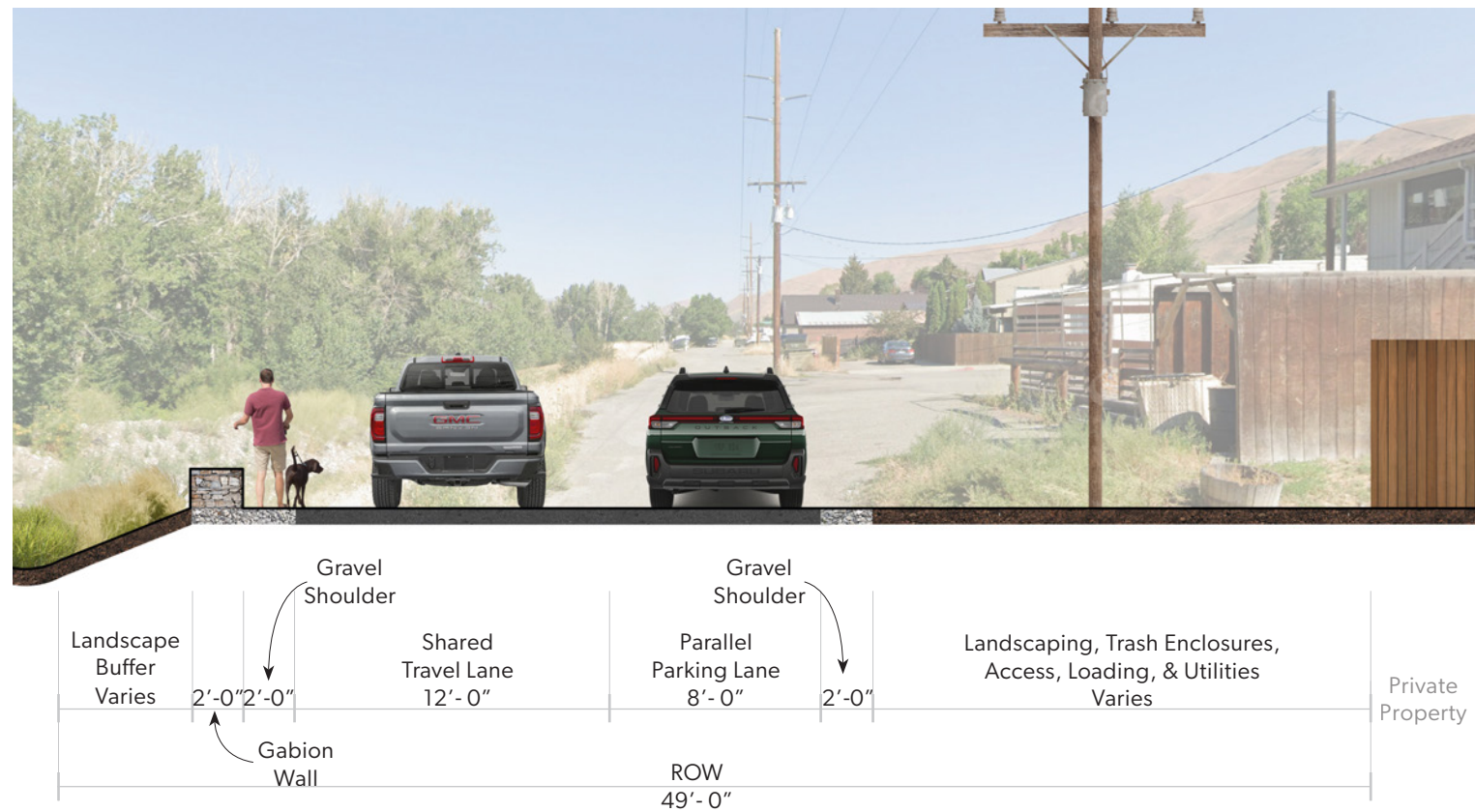


PROJECT GOALS

1. *Clean up and better define alleyway*
2. *Improve pedestrian and bike safety, ADA accessibility, and traffic circulation*
3. *Be cost-effective and able to be implemented*
4. *Create flexible outdoor gathering spaces*
5. *Support downtown businesses and economy*
6. *Improve gateway to Howard Preserve and the Wood River*
7. *Street beautification (landscaping, lighting)*
8. *Maintain existing operational uses (loading, deliveries, emergency services, snow removal, parking, drainage)*

OVERALL PLAN

PROPOSED ALLEY SECTION



Oak Street Option 1

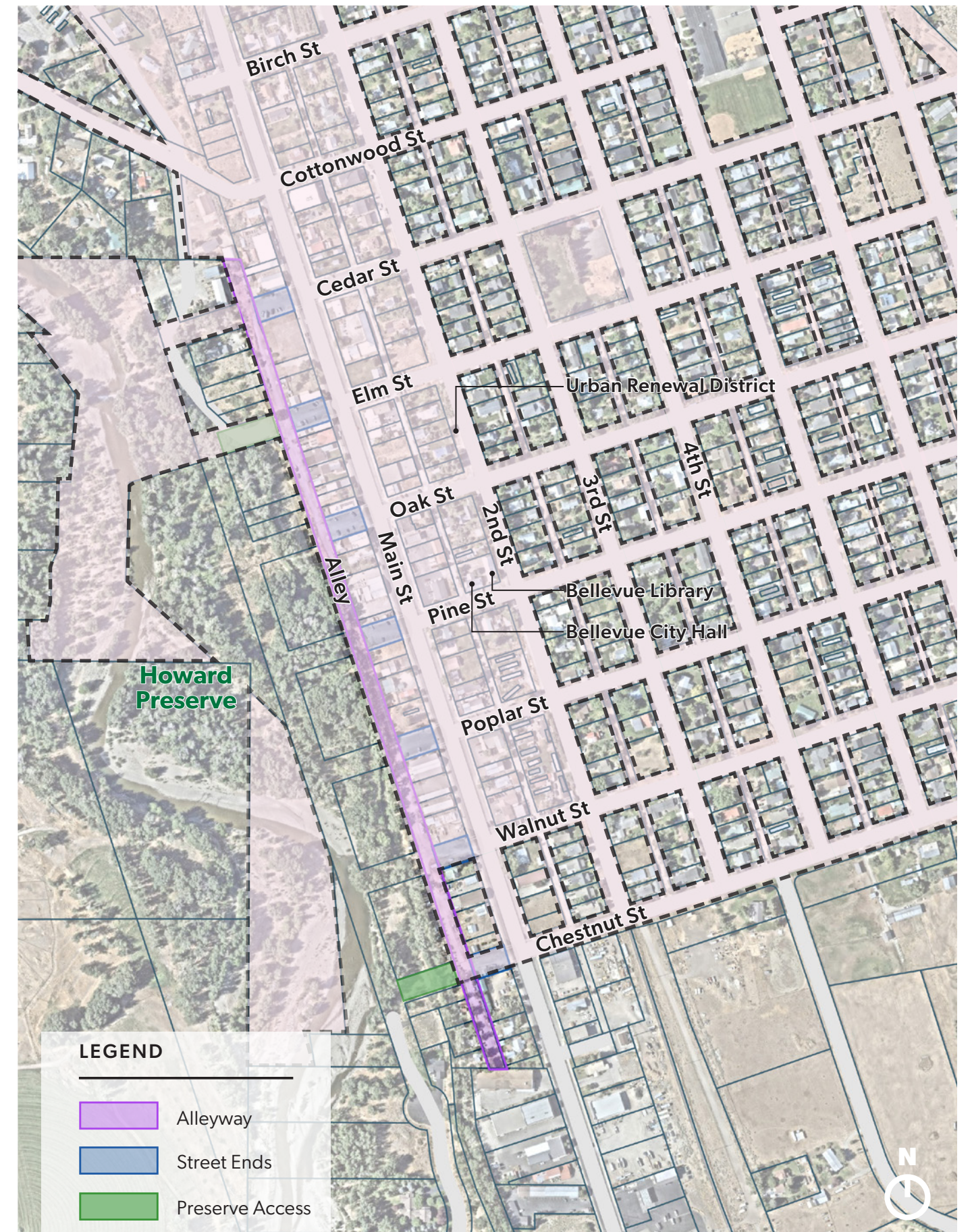


Oak Street Option 2



Elm Street Option

PLAN AREA



ALLEYWAY IMPROVEMENTS

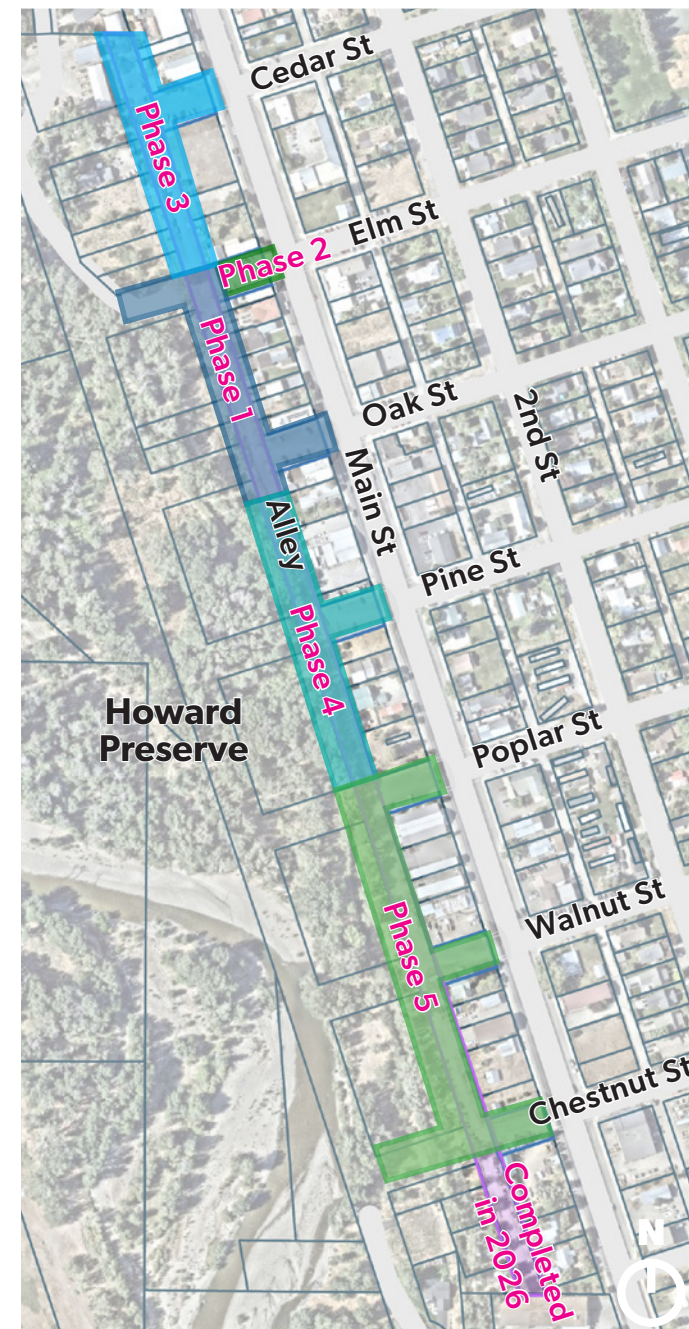
The current alley is unpaved with no lighting, lined by invasive weeds and used for long term vehicle and RV storage with limited code enforcement. Commercial Dumpsters are hap-hazardly distributed throughout, some infringing on the right-of-way. There is currently no designated parking.

The proposed re-imagined alley includes conversion to 1-way allowing for the addition of on-street parallel parking, asphalt pavement and defined edges.

Gabion walls create edge definition on the Howard Preserve side, with native plants for a more attractive edge to the slope and the Preserve. Dumpster enclosures keep commercial dumpsters from migrating into the alley, while dark sky compliant lighting is proposed for safety and wayfinding.

Overall parking goal for the district, with the addition of the alley on-street parking, is no net-loss from 2026 existing condition.

PROPOSED ALLEY PAVING PHASING



Proposed Alley Improvements Oak to Elm



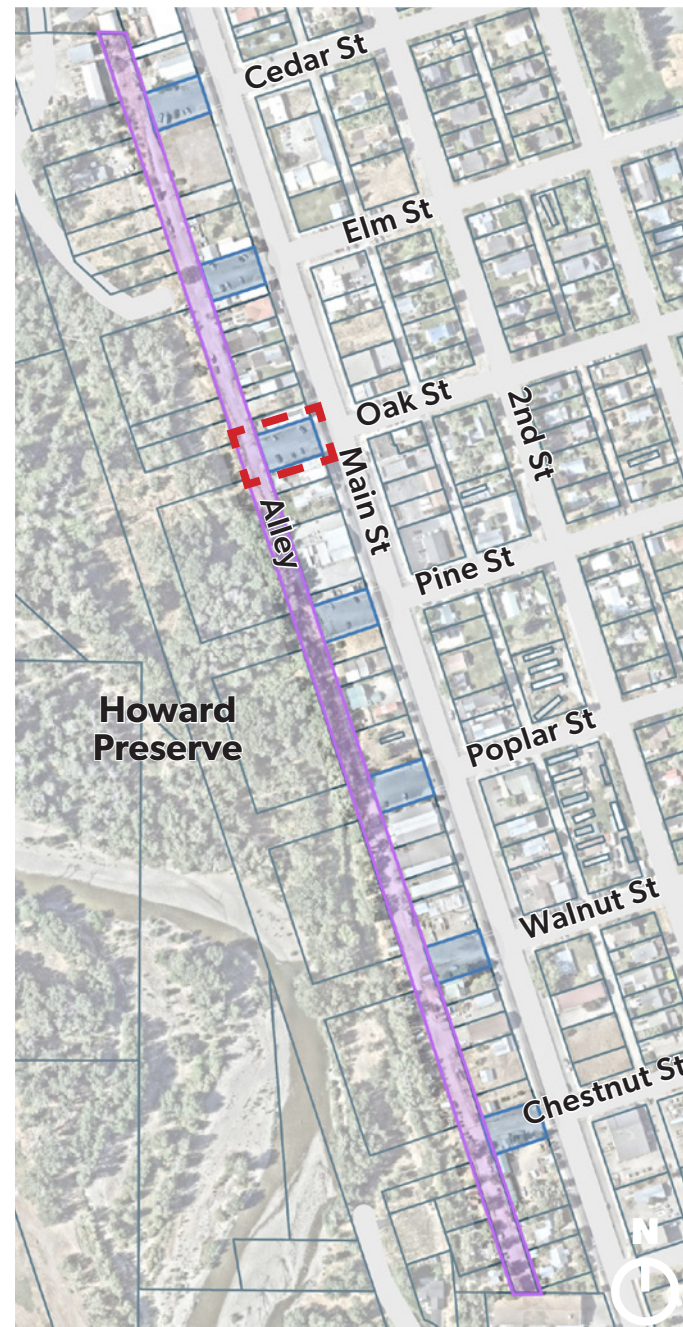
Proposed Alley Improvements Oak to Elm (evening)

OAK STREET END IMPROVEMENTS

Similar to all of the Downtown Street Ends, the Oak Street end is almost singularly auto-centric. It currently lacks ADA compliant curb ramps, proper drainage, street trees for shade, any type of pedestrian amenities, and other than substandard narrow sidewalks, no pedestrian or bike infrastructure. Lighting is minimal, with aging, barely functional street lights at the corners lacking proper light distribution for safe crossings.

The proposed street end upgrades would preserve functionality for vehicular access and parking during business use while adding pedestrian amenities and safety features. Additionally, the upgraded configuration creates a 'festival' street able to be closed down for community events – farmer's and pop-up markets, live music, etc – during weekends and/or evenings.

During the winter the street ends are left open and unobstructed for snow plowing and storage at the far side of the alley.



Midweek Use



Summer Market Event



Spring and Fall Evening Use

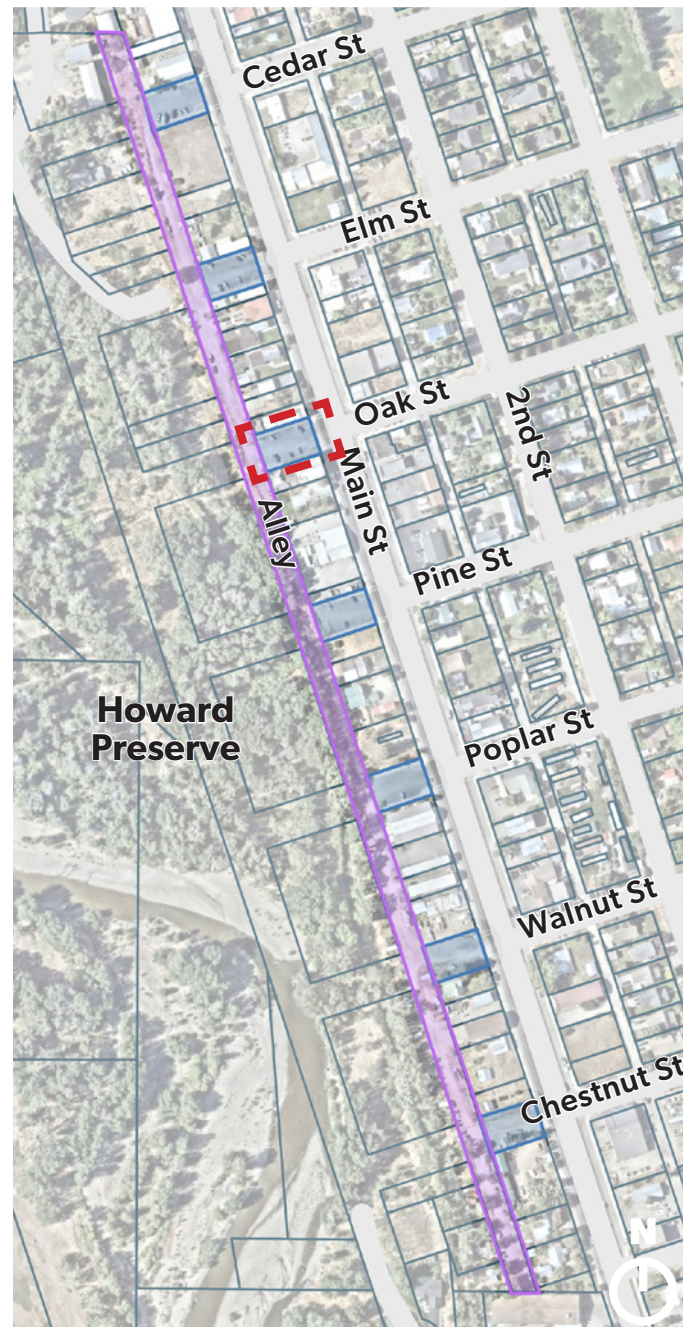


Summer Dining Event



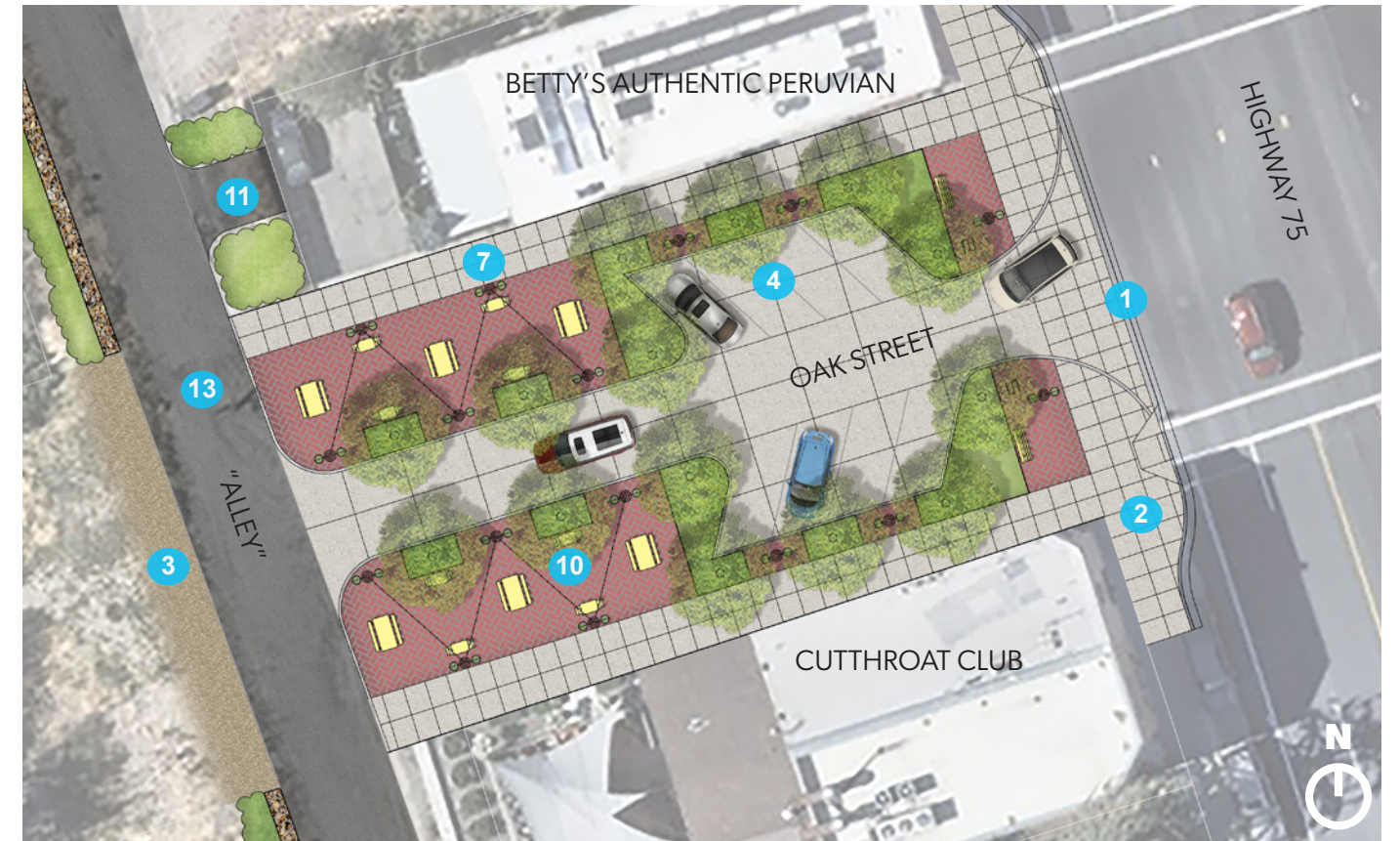
Winter Condition

OAK STREET SCHEME 1: PARTY IN THE BACK

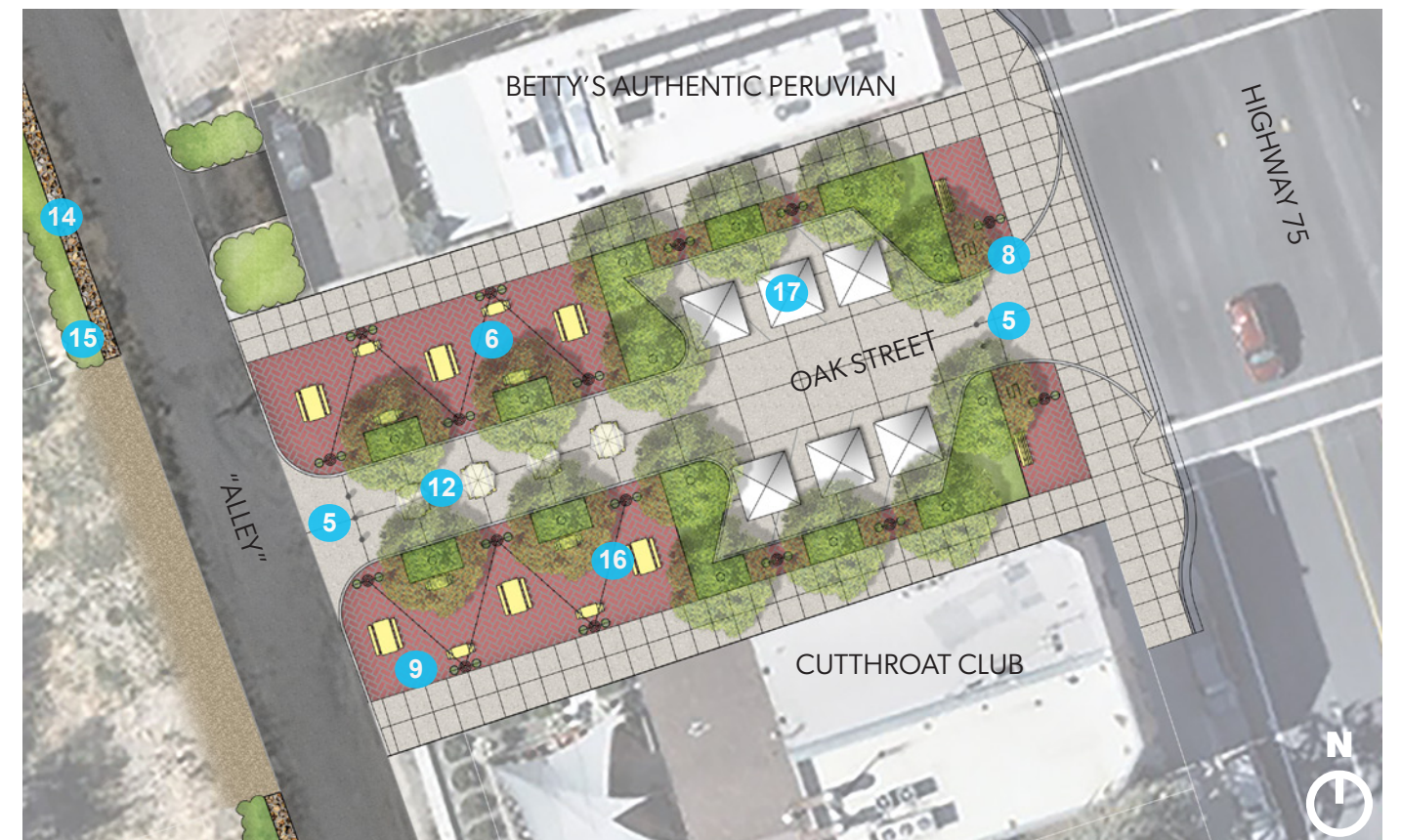


LEGEND

1. Rolled Curb
2. New Concrete Paving
3. Gravel Drive for Snow Storage
4. Angled Parking, 8 Stalls
5. Removable Bollards
6. Seating, Bistro Tables and Chairs, Picnic Tables
7. Pedestrian Scale Lighting with Hanging Baskets
8. Bicycle Rack
9. Concrete Pavers
10. Small Flowering Trees in Planter Beds
11. New Driveway
12. Additional Seating
13. New Asphalt Paving
14. Gabion wall, 36" High
15. New Native Planting
16. Overhead Catenary Lighting
17. Market Canopies

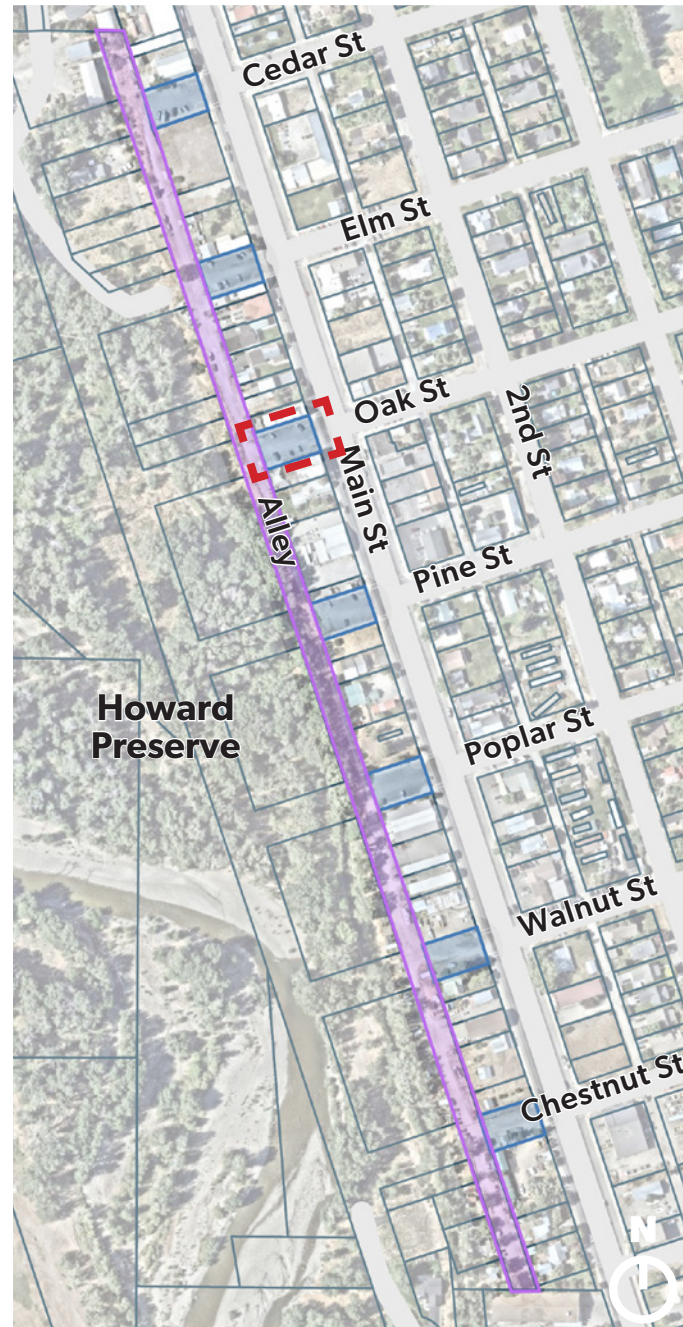


Everyday Configuration



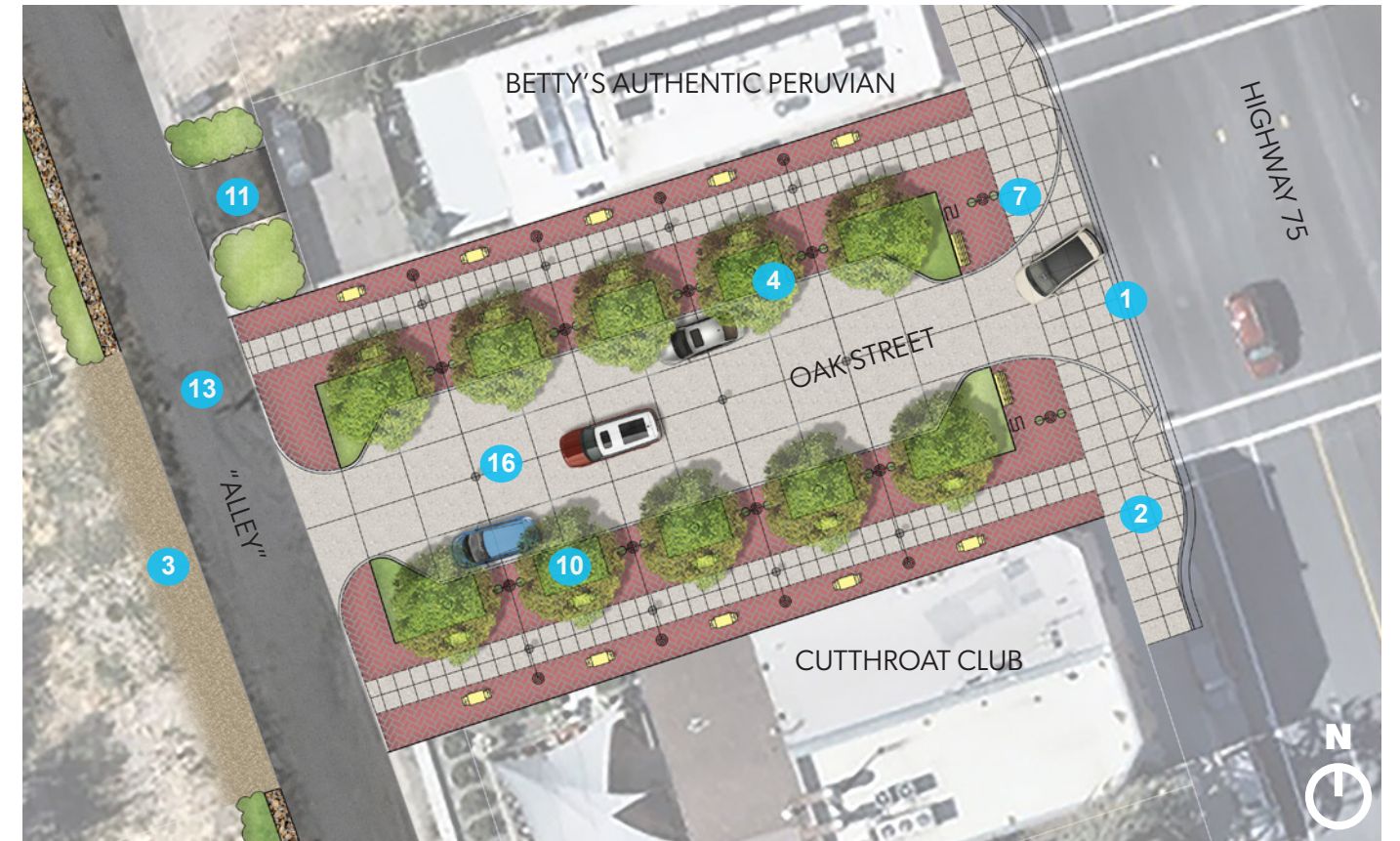
Festival Configuration

OAK STREET SCHEME 2: PARTY ON THE SIDES

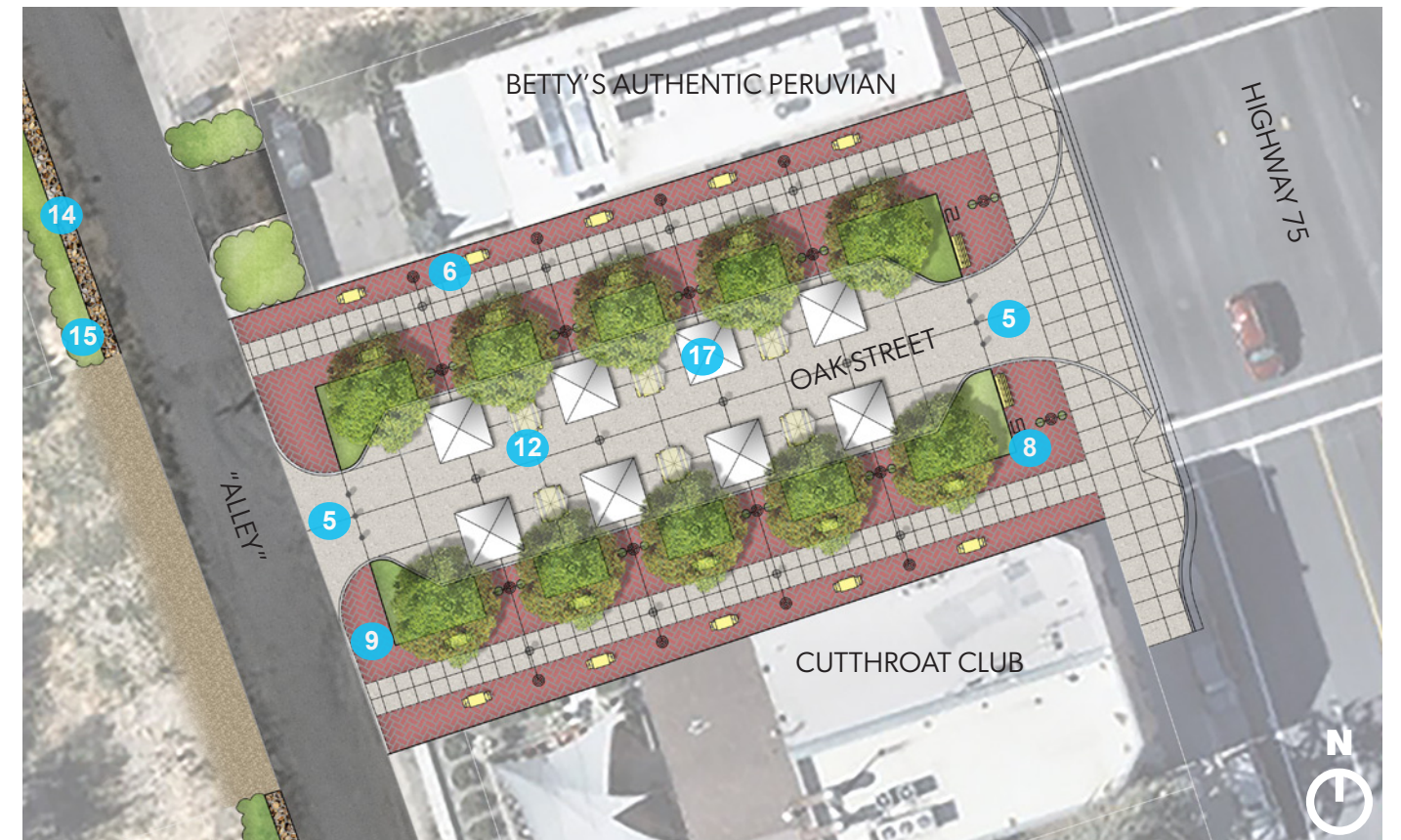


LEGEND

1. Rolled Curb
2. New Concrete Paving
3. Gravel Drive for Snow Storage
4. Parallel Parking, 8 Stalls
5. Removable Bollards
6. Seating, Bistro Tables and Chairs, Picnic Tables
7. Pedestrian Scale Lighting with Hanging Baskets
8. Bicycle Rack
9. Concrete Pavers
10. Small Flowering Trees in Planter Beds
11. New Driveway
12. Additional Seating
13. New Asphalt Paving
14. Gabion wall, 36" High
15. New Native Planting
16. Overhead Catenary Lighting
17. Market Canopies

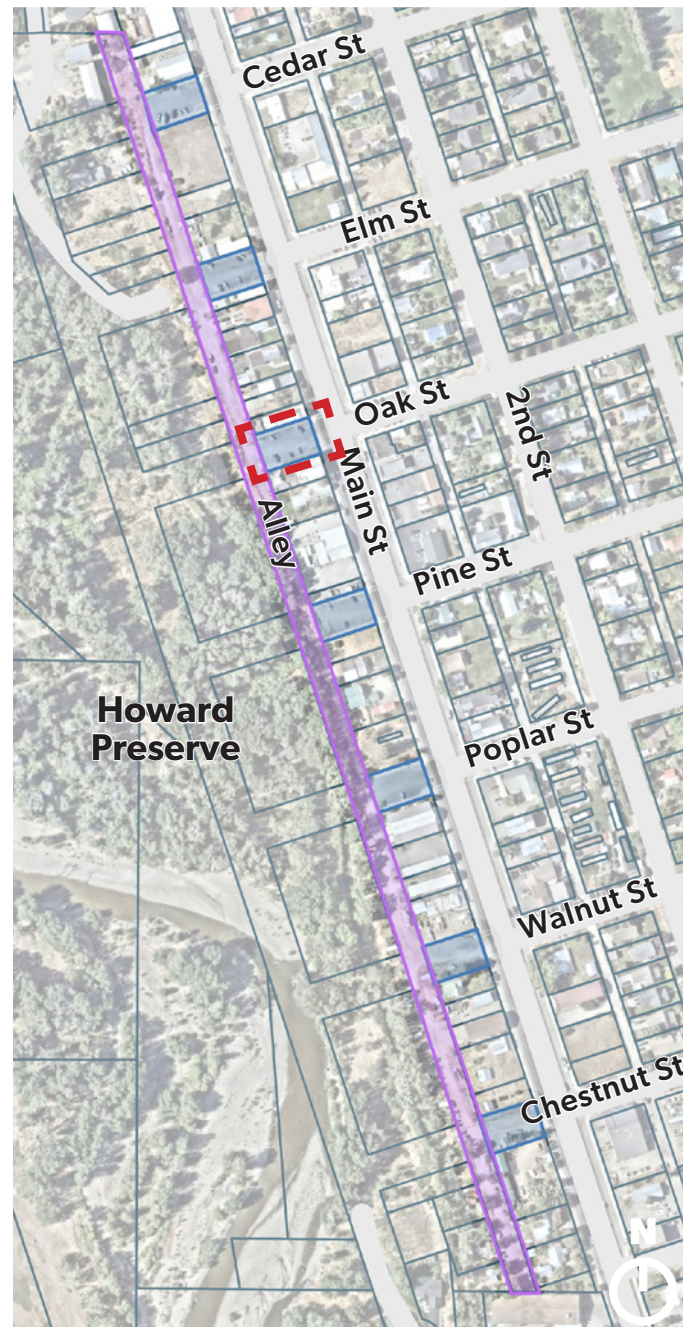


Everyday Configuration



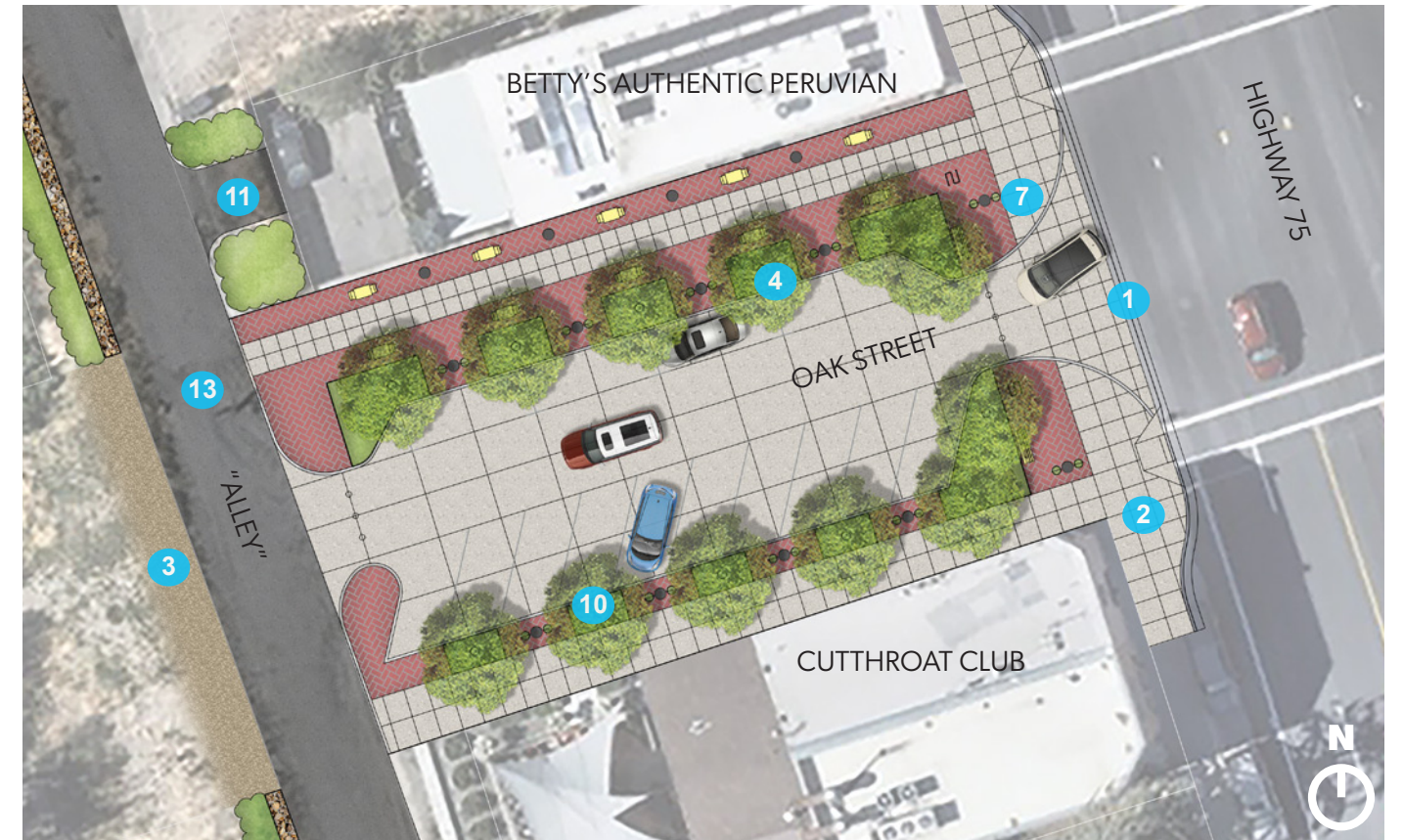
Festival Configuration

OAK STREET SCHEME 3: HYBRID

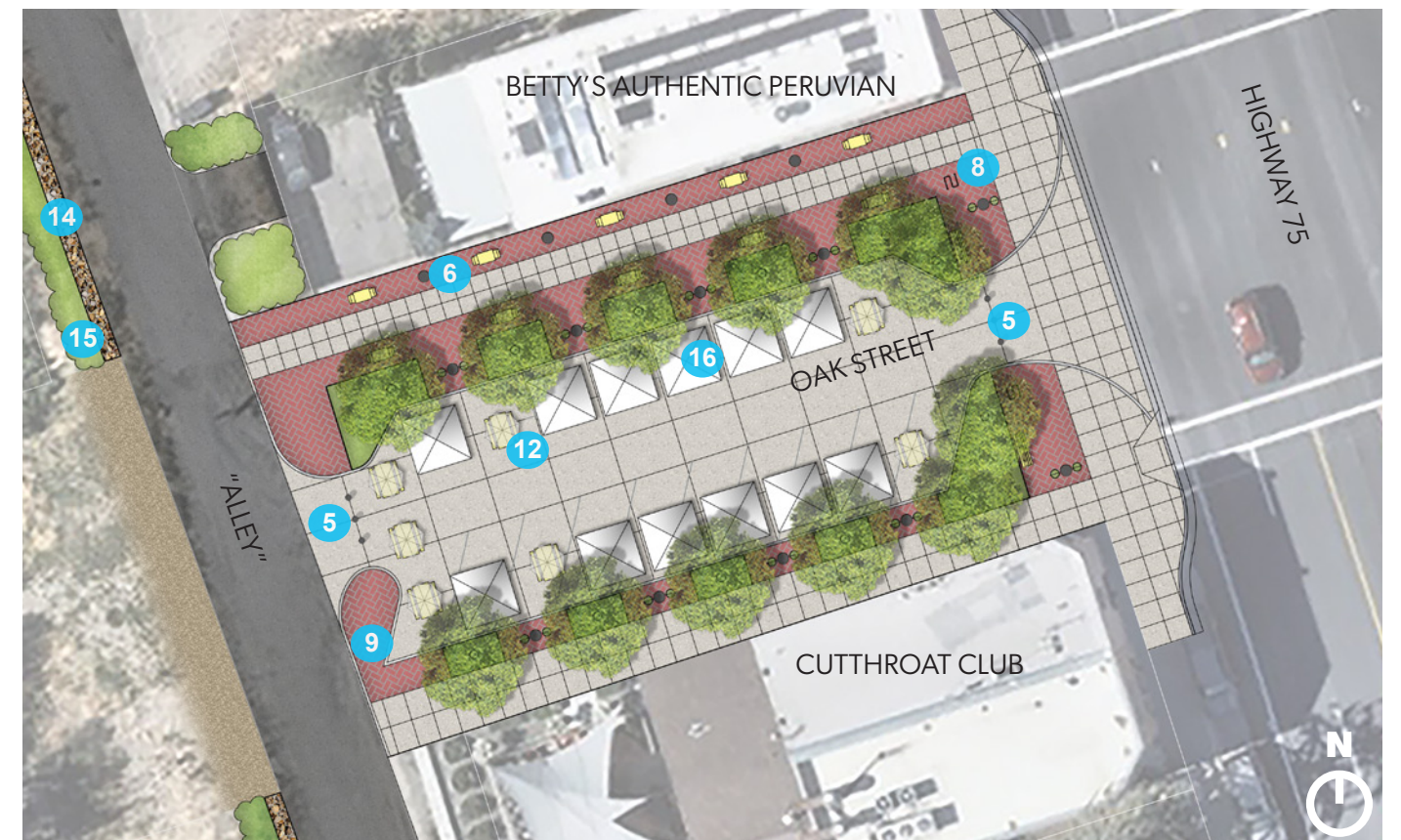


LEGEND

1. Rolled Curb
2. New Concrete Paving
3. Gravel Drive for Snow Storage
4. Parallel Parking, 8 Stalls
5. Removable Bollards
6. Seating, Bistro Tables and Chairs, Picnic Tables
7. Pedestrian Scale Lighting with Hanging Baskets
8. Bicycle Rack
9. Concrete Pavers
10. Small Flowering Trees in Planter Beds
11. New Driveway
12. Additional Seating
13. New Asphalt Paving
14. Gabion wall, 36" High
15. New Native Planting
16. Market Canopies



Everyday Configuration

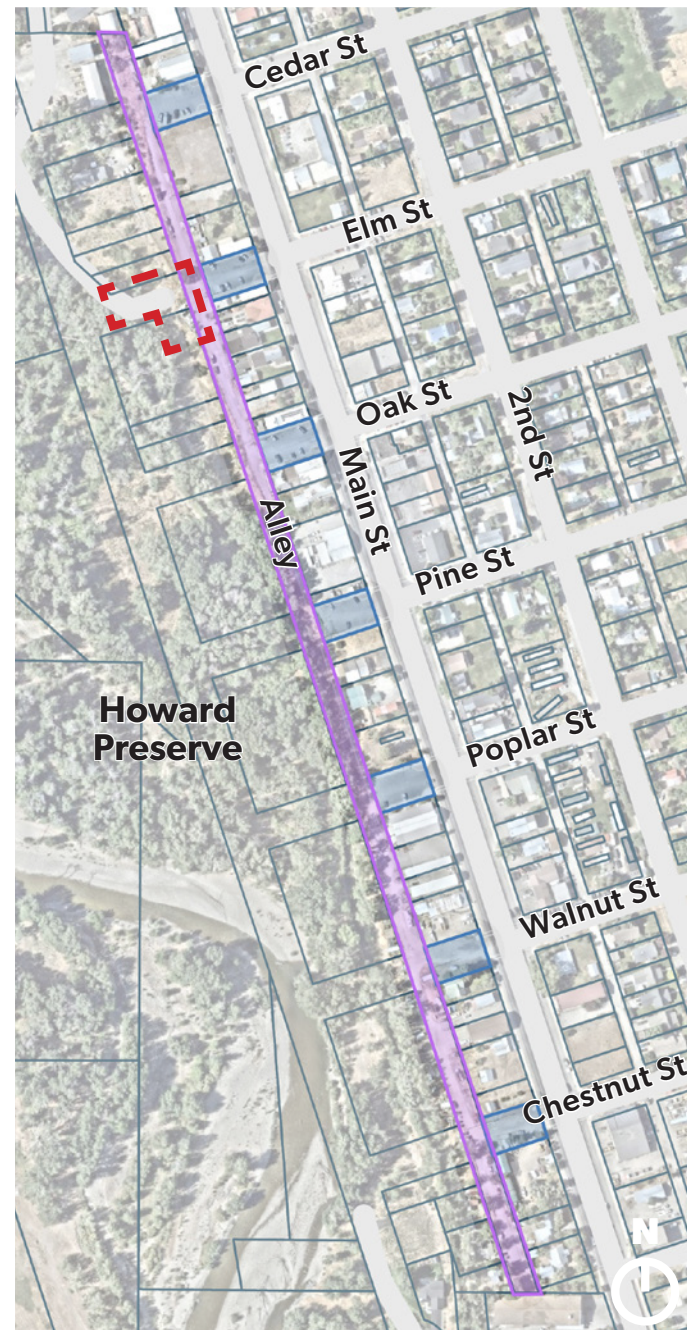


Festival Configuration

ELM STREET END IMPROVEMENTS

The Elm Street End is to be improved similarly to the Oak Street End. As this is one of two primary entries to the Howard Preserve, the plan addresses existing drainage issues, invasive weeds, lack of stable, safe pedestrian access, and undefined, inefficient parking.

Proposed improvements to the entry include concrete curb and storm drain inlets, a new overhead gateway, improved crushed rock switchback pathway, and restoration of native plants. Subtle dark sky lighting may be incorporated into the entry structure in the form of downlights.

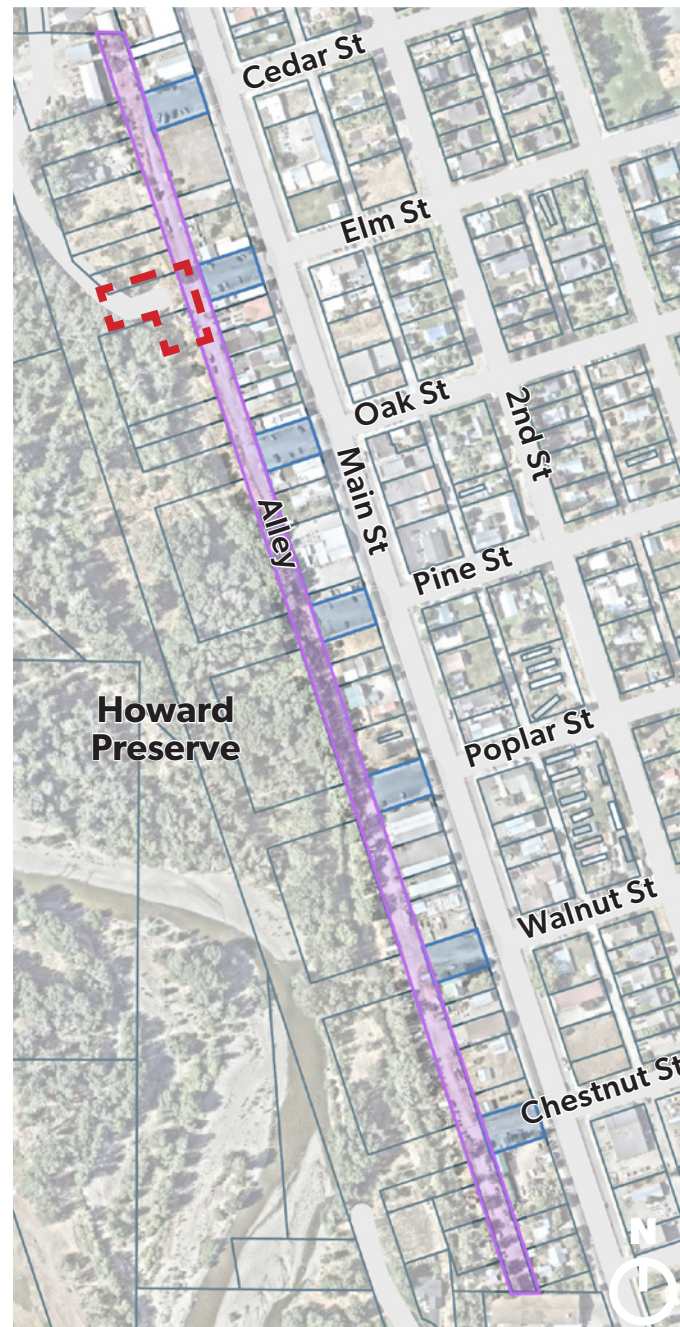


Typical Daytime Use



Winter Night Use

ELM STREET OPTIONS



LEGEND

1. 90° Parking, 6 Stalls
2. Seating, Picnic Tables
3. Concrete Pavers
4. Aspen Grove
5. New Asphalt Paving
6. Gabion wall, 36" High
7. New Native Planting
8. Crushed Rock Path
9. Crushed Rock Drive
10. Entry Gate
11. Garbage Enclosure
12. Existing Driveway
13. Specimen Tree
14. Circular Bench Around Tree



OPTION 1: Pedestrian Access with Parking



OPTION 2: Pedestrian Access with Access Road and Overlook

FUTURE PHASE STREET ENDS

With available funding and the Downtown Urban Renewal District Expiration date of 2030, Chestnut, Walnut, Poplar, Pine and Cedar Street Ends are envisioned as future conversions as adjacent parcels redevelop and City funds or grants become available. As funding comes available, each is to be improved per the most applicable of the (3) schemes, based on land use. Adjacent develop should be required or incentivised to include active ground floor uses, with first priority for restaurant, retail or civic uses, and second priority for residential amenities or stoops for ground related higher density housing.

A southern pedestrian entry to Howard Preserve at the Chestnut Street End would provide a non-vehicular entry for south Bellevue residents and visitors, and could be developed in partnership with the Wood River Land Trust and Friends of Howard Preserve, building off of the potential 2027 southward expansion of the Preserve.



Option 1: Everyday Configuration



Option 1: Festival Configuration

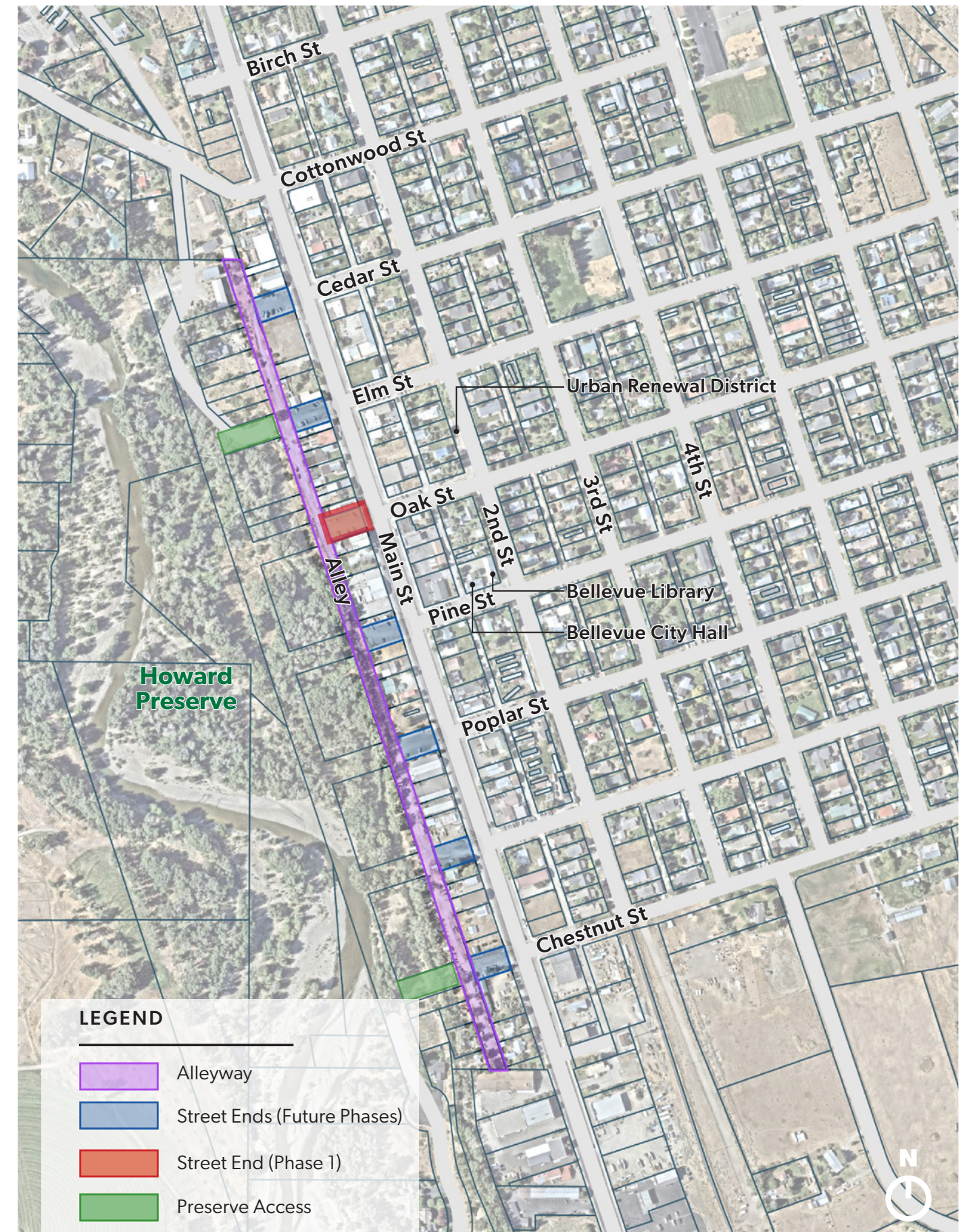


Option 2: Everyday Configuration



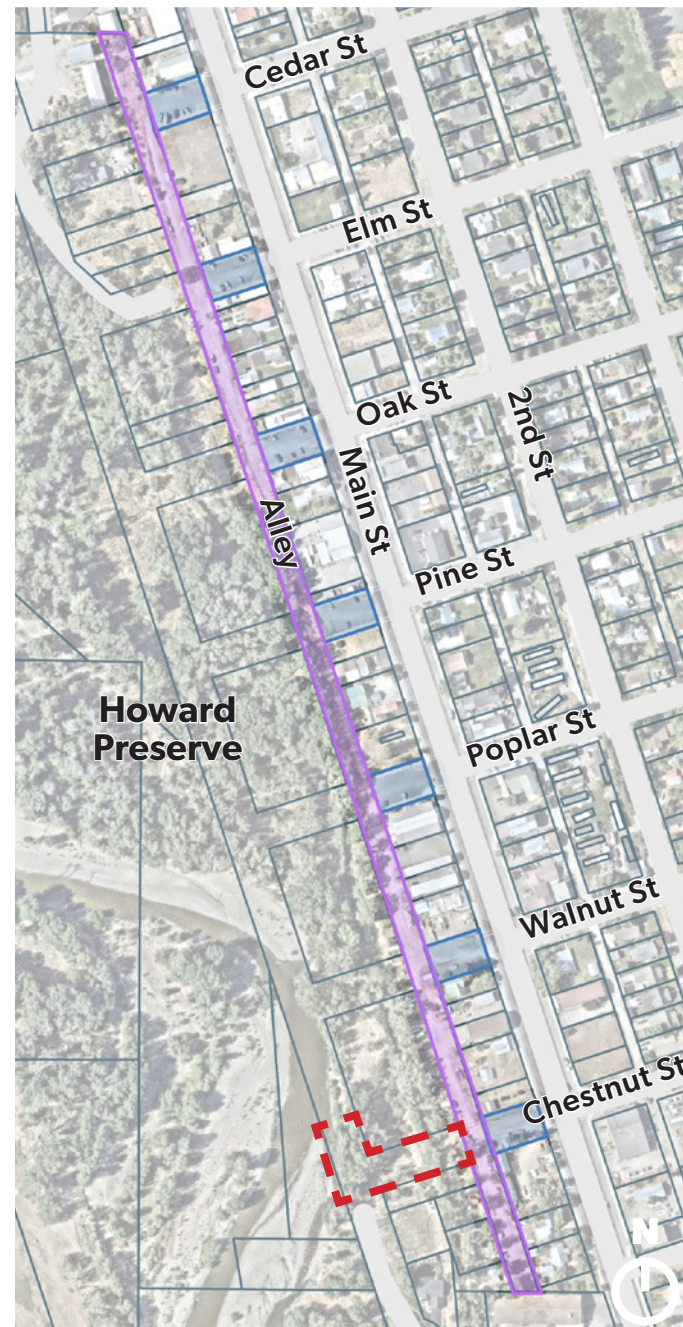
Option 2: Festival Configuration

PLAN AREA



SOUTHERN ENTRY TO HOWARD PRESERVE

From Main Street, there is currently no pedestrian access to the Howard Preserve for residents within walking and biking distance from the east side of town. In partnership with the Friends of Howard Preserve and the Wood River Land Trust, a new entry, similar to the Elm Street Entry, is proposed as a later phase of the plan. This will need to be in partnership with adjacent land owners, coordinated with snow storage operations, and in concert with native landscape restoration. Now is the time to consider future improvements, in coordination with current plans to extend the preserve south.



Similar to Pedestrian Access with Parking



Southern Access to Howard Preserve

PHASE 1 IMPLEMENTATION PLAN



Oak Street End Improvements



Elm Street End Improvements



Proposed Alley Improvements Oak to Elm

LEGEND

1. Concrete Paver Plaza
2. 90° Parking, 7 Stalls
3. Picnic Table
4. Gabion wall, 36" High
5. New Native Planting
6. Crushed Rock Path
7. Entry Gate
8. Existing Driveway
9. Aspen Grove
10. Garbage Enclosure
11. Rolled Curb
12. New Concrete Paving
13. Gravel Drive for Snow Storage
14. Parallel Parking 4 Stalls
15. Angled Parking, 10 Stalls
16. Removable Bollards
17. Seating, Bistro Tables and Chairs
18. Pedestrian Scale Lighting with Hanging Baskets
19. Bicycle Rack
20. Concrete Pavers
21. Small Flowering Trees in Planter Beds
22. New Driveway
23. Additional Seating
24. New Asphalt Paving



PHASE 1 IMPLEMENTATION PLAN

LOCATION	ROM	FUNDING SOURCE
Alley	\$200,000	BURA
Oak Street Improvements	\$650,000	State Grants
Elm Street / Howard Preserve Entry	\$200,000	State Grants + Wood River Land Trust (WRLT)
TOTAL	\$1,050,000	



GGLO

BOISE

113 S Fifth Street, Suite 200
Boise, ID 83702

208.953.7227

gglo.com





HISTORIC BELLEVUE CITY HALL
WEST NORTH WALL OPENING
2026-8-14

ORIGINAL FIRE STATION CONSTRUCTION
ca ~ 1885

ORIGINAL RS 2X6 CROSS BRACES



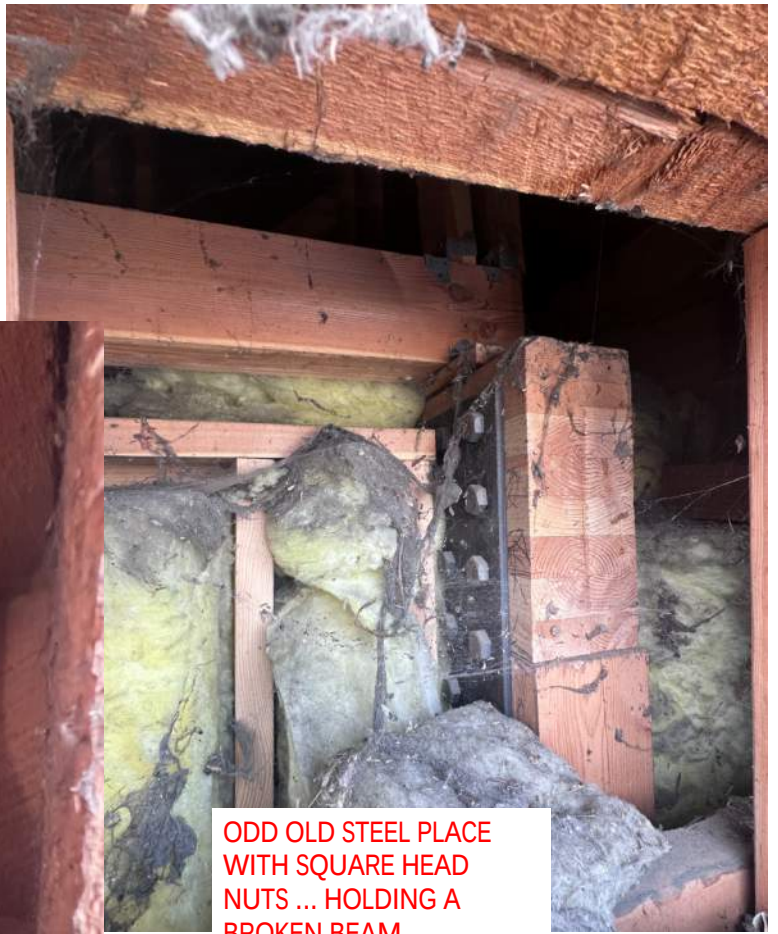
SEEMS TO BE ORIGINAL RS SHIMS

ORIGINAL TRIPLE TOP BEAM - THE
WOOD LOOKS LIKE NEW

40



WHY IS THERE A GAP IN THE MOST
RECENT CONSTRUCTION?

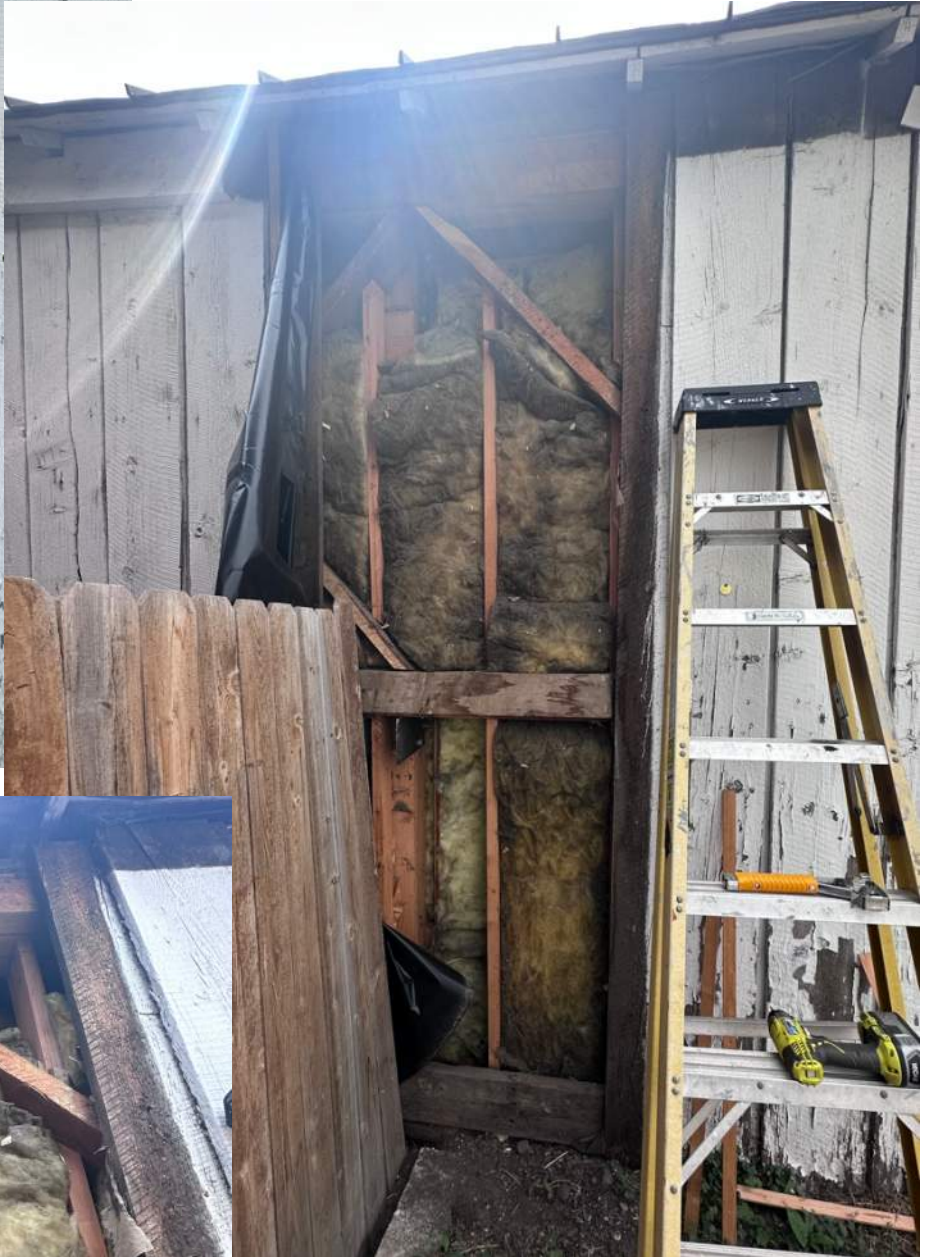




ORIGINAL RS BEAM AT MID WALL
HEIGHT - WOOD ALSO LOOKS NEW



NOTE THAT FROM
NEIGHBOR'S CONCRETE
PAVING TO FACE OF
BUILDING IS ~ 4 TO ~5
INCHES LOWER AT THE
WALL



HISTORIC BELLEVUE CITY HALL BUILDING
NORTH WALL - AT EXISTING FENCE
2026-8-14

THIS SECTION IS THE ORIGINAL FIRE STATION
CONSTRUCTION - BOX / PLANK
CONSTRUCTION ~ ca 1885

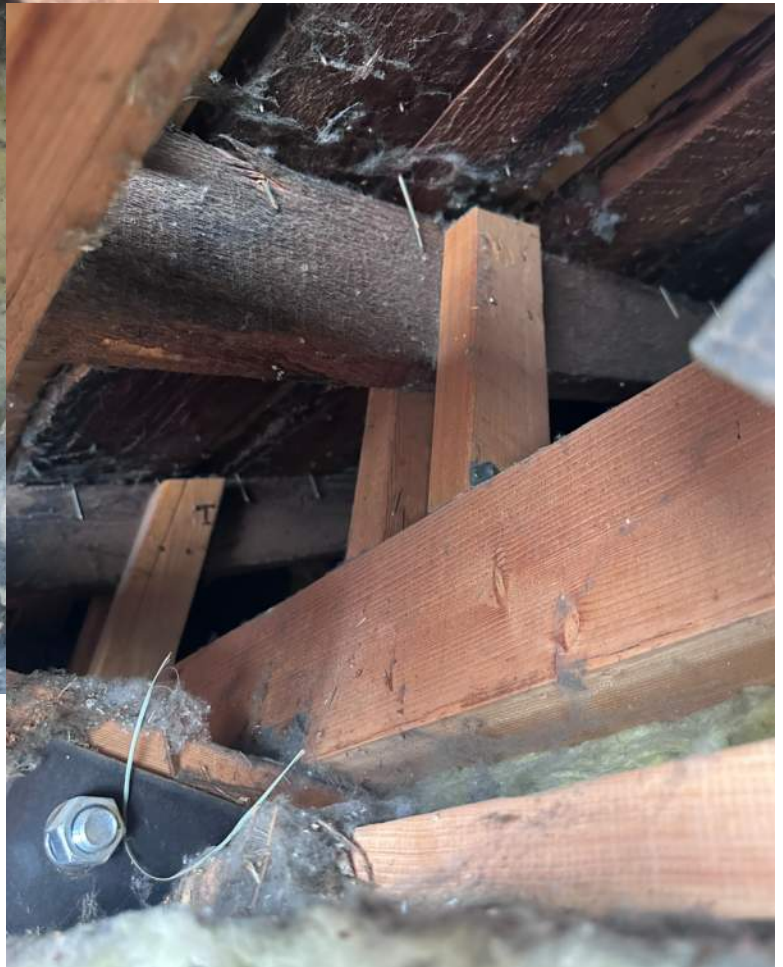




BOLT WITH
SQUARE
WASHER PLATES
(CUT OFF)

RS ORIGINAL 2X6 CROSS
BRACING

BOLT WITH
SQUARE
WASHER PLATES
(CUT OFF)





ORIGINAL TRIPPLE TOP RS BEAM





CONCRETE SLAB



HISTORIC BELLEVUE CITY HALL BUILDING
NORTH WALL - WEST OF FENCE OPENING
2026-8-14

THIS SECTION OF THE WALL IS AT THE
CITY HALL ADDITION TO THE ORIGINAL
FIRE STATION - PRIOR TO 1888

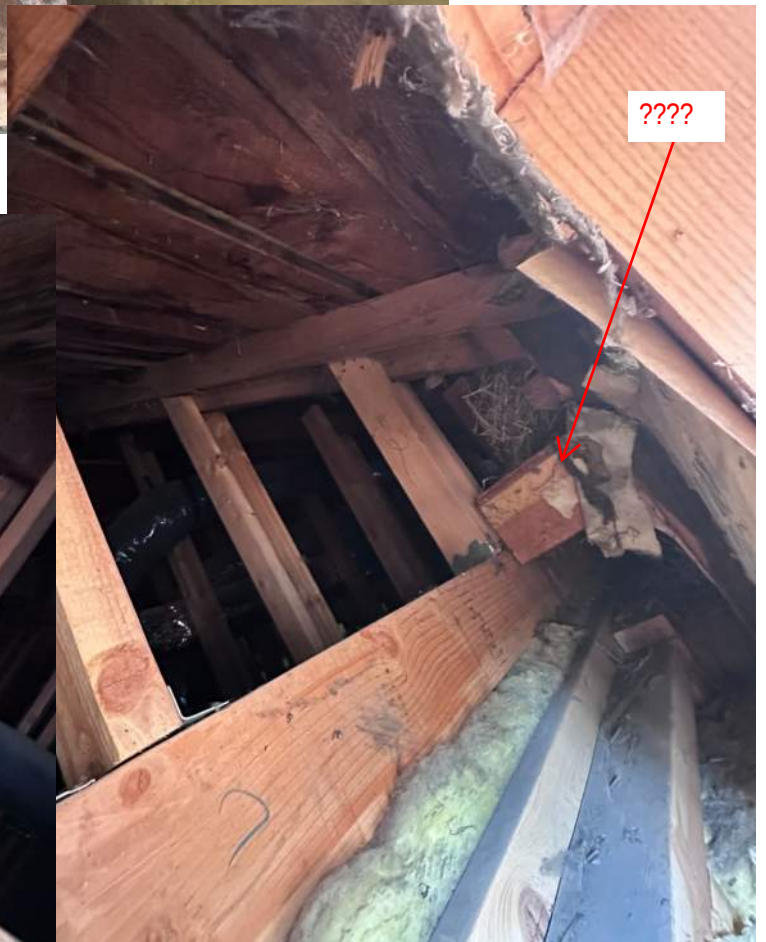


MUSLIN FOLDED
AND ATTACHED
UNDER ORIGINAL
TOP PLATE

ORIGINAL TOP PLATE
WITH DRY ROT



RECENT FRAMING AND
SHIMS UNDER ORIGINAL
CONSTRUCTION









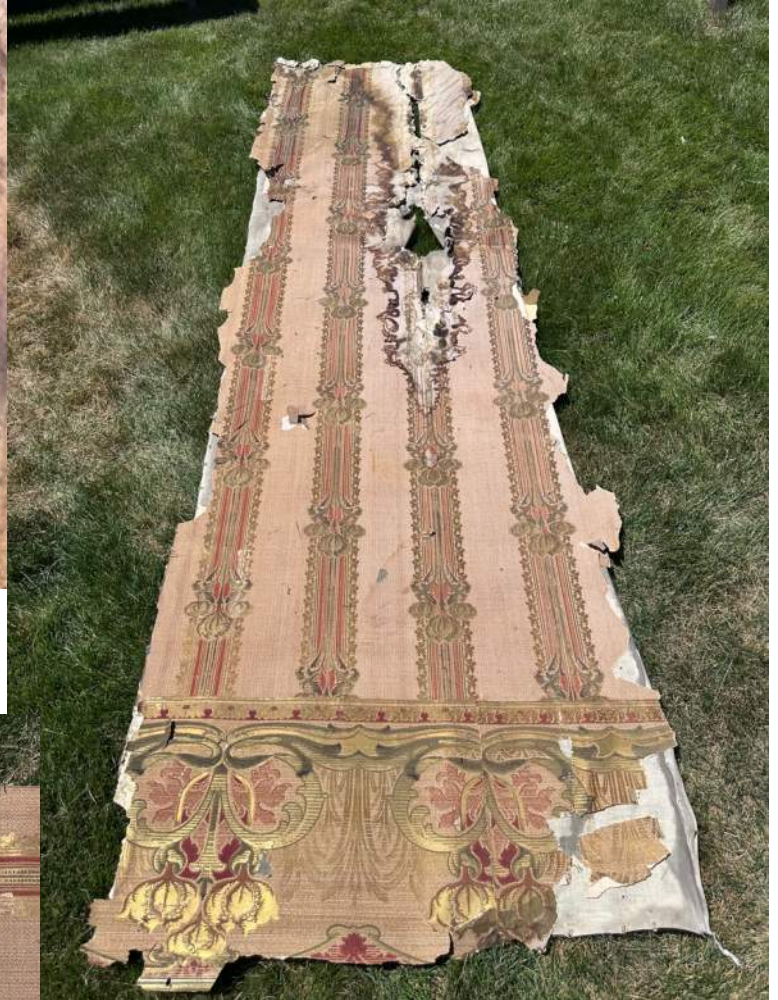
HISTORIC BELLEVUE CITY HALL
FOUND WALL PAPERS
2026-7-18



WALL PAPER
GLUED TO
MUSLIN CLOTH

MUSLIN CLOTH
NAILED WITH BRADS
TO BACK SIDE OF
WOOD PLANKS

NORTH EAST CORNER OF CITY
HALL ADDITION



CITY HALL ADDITION WALL PAPER





ORIGINAL FIRE STATION WALL PAPER



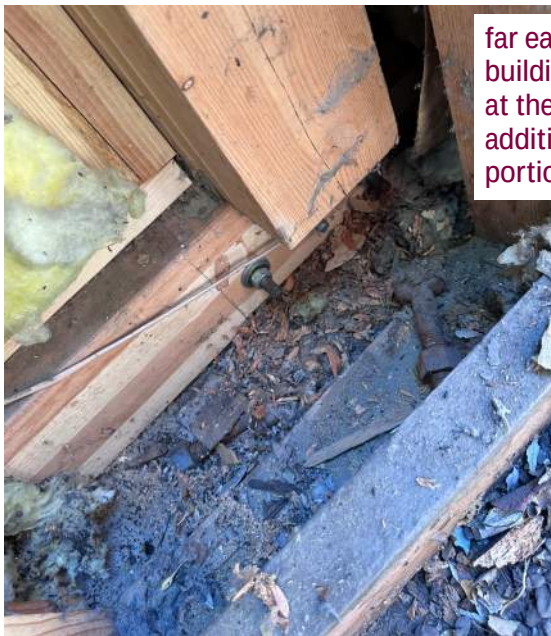
Bellevue Historic City Hall North wall exploration notes and reconstruction thoughts

7/30/2026

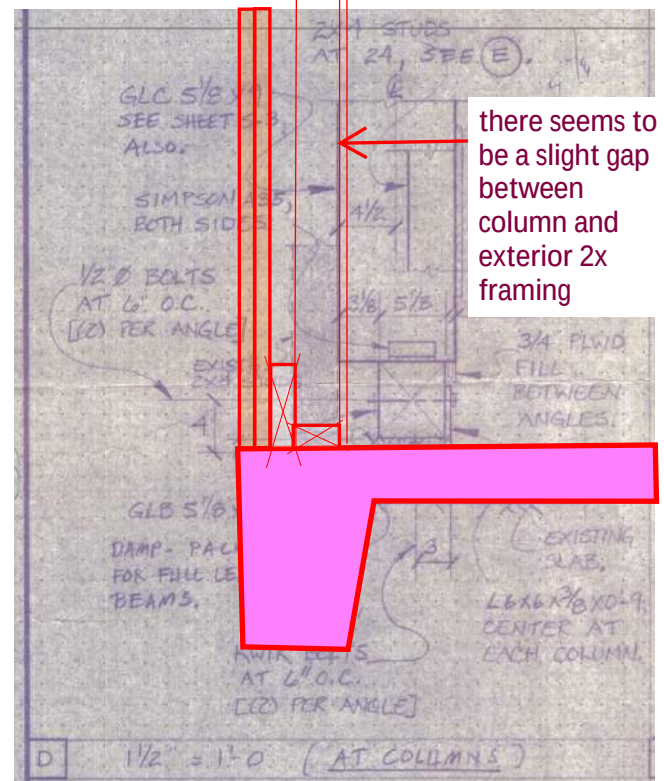
TROUT
ARCHITECTS
—
CHARTERED



survey pin - northwest
corner of lot. ~ 4" (+)
from face of building.



far east opening at
building corner - this is
at the more "recent"
addition of the city hall
portion of the structure.



there seems to
be a slight gap
between
column and
exterior 2x
framing



this drawing from the
previous engineer
incorrectly shows the
existing slab and
thickened edge condition



At northeast building corner



building northeast corner

apparently the blocked out randomly to bridge the gap between the 2x framing and backside of the exterior planks.



these steel plates are not shown on the structural drawings - nor are they connected to the exterior 2x framing - they also sometime extend beyond the face of the exterior 2x framing. this is typical at each new column.



very questionable framing expertise



60
this is just west of the corner -
maybe still within the "newer"
city hall addition.





2x2 outlooks are attached to the sides of the roof joists without very much interior attachment ~ 50% inside attachment and 50% outside unsupported.

broken 2x2 outlook



the top plate of the original (?) construction has rotted away - with new 2x framing directly below.



62 this location is just a little east of the above
exterior exploration west of the northeast corner

these photos are from an earlier exploration from the
interior of the building looking at the inside of the
exterior plank wall - the double 2x at the bottom is
original as is the wall paper.

why the interior slab does not extend to the
exterior face of the planks is not known.



view from the hole looking up at the rotted wood

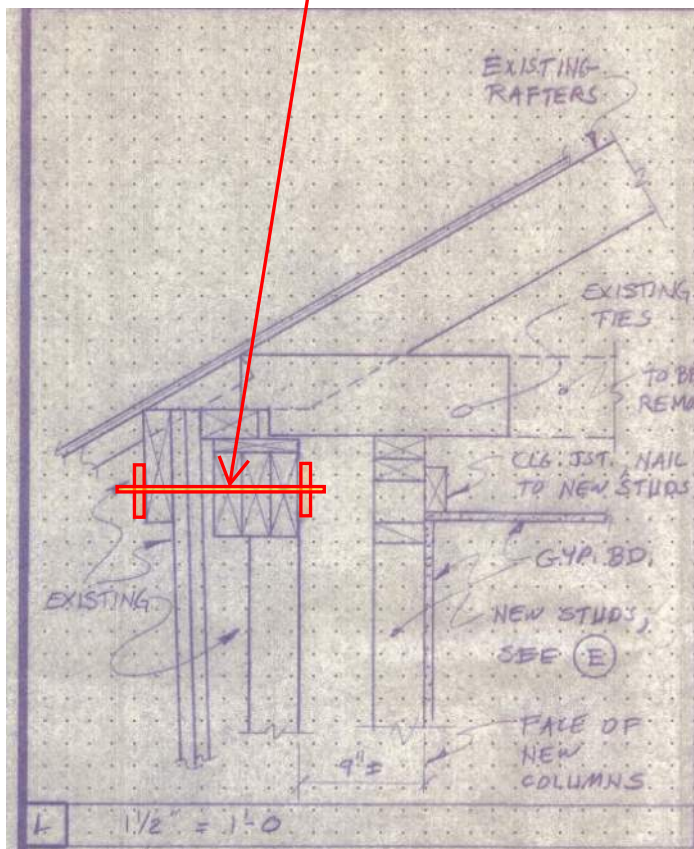
this is near the northwest corner of the building at the original fire station structure.



it appears that the interior concrete slab was poured after the exterior walls and planking was constructed. there are small depressions in the edge of the concrete where the vertical planks were. the planks in this area had to be pulled loose from the concrete.

note double 2x at the at the bottom - see earlier photos of exploration of the interior wall. this is the same in both locations but not at the City Hall addition.





to get the top board off we needed to cut the all thread. we found that this only held the top board to the wall and somehow connected the three interior 2x members together. this was not a collar tie as originally thought.

Questions / Thoughts:

1. There does not seem to be any lateral bracing any of the wall or column/beam construction - should we fix this ... if needed?

2. On the new 2x4 proposed framing - we could add sheathing if needed or perhaps let-in or lateral strapping?

3. Do we need to tie the interior column/beam structure to the exterior wall or framing?



this is what was constructed on the south wall ...

new 2x2 RS outlooks - extended into interior appropriately

new 2x RS fascia board - notched around 2x2 outlooks

filler to accept the notch of the original bottom cord - ceiling rafter

it appears that we can hold the planks down below the 2x2 and the roof joist will bear on the top of the wall as drawn

building wrap

2x blocking at 24" oc

replace original plank siding

slight slope for drainage

grade - slope to drainage system

new concrete stem wall

sawcut away excess existing slab

