# Bellevue Urban Renewal Agency

## 2025 Annual Report



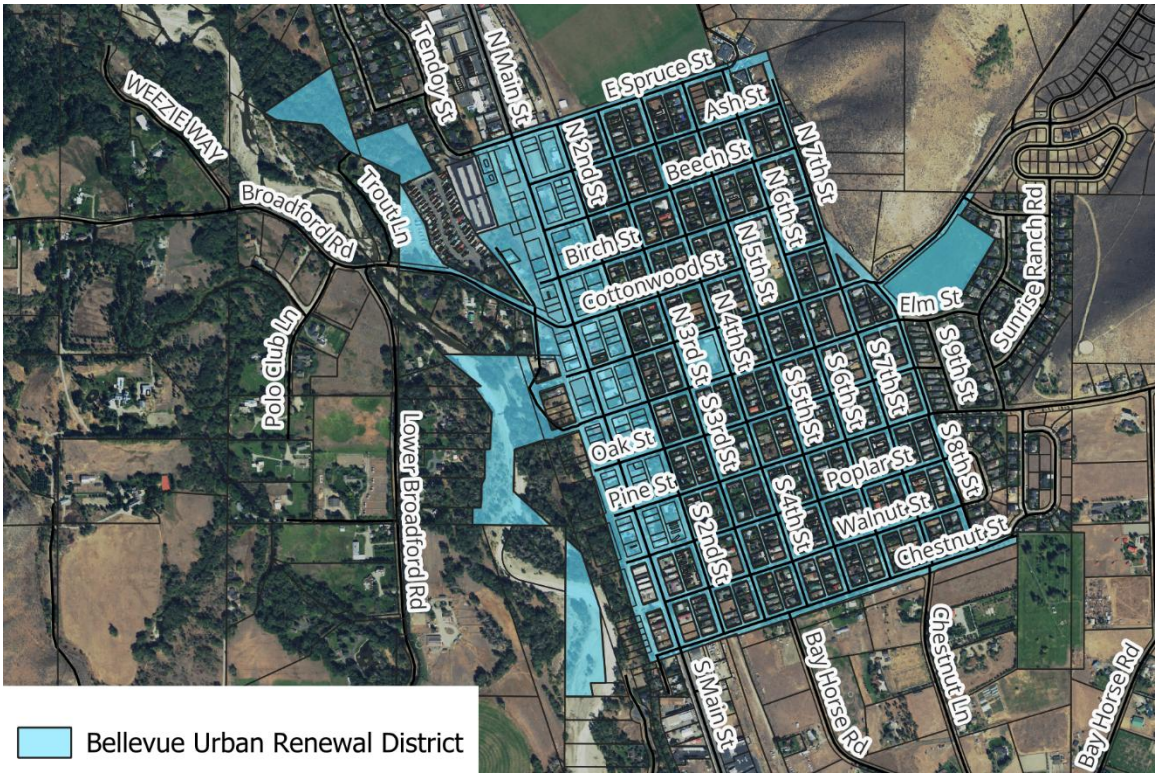
In accordance with Idaho Statute 50-2006(c), the Bellevue Urban Renewal Agency hereby submits the 2025 Annual Report.

# History

The Bellevue Urban Renewal Agency (BURA) was established by City of Bellevue Ordinance 2008-3 on December 3, 2007. The BURA Plan adopted at the time of the creation of the District identifies the following goals:

- The elimination of environmental deficiencies in the Revenue Allocation Area, including, among others, obsolete and aged building types, deteriorated infrastructure, substandard streets or rights-of-way, and inadequate and deteriorated public improvements and facilities.
- The assembly of land into parcels suitable for modern, integrated development with improved urban development standards, including setbacks, parking, pedestrian and vehicular circulation in the Revenue Allocation Area.
- The revitalization, redesign and development of undeveloped areas which are stagnant or improperly utilized may be accomplished by partnering with landowners through assembly of small lots, creation of public parking spaces, creating a pedestrian friendly commercial main street (sic), and provide incentives to encourage workforce housing.
- The strengthening of the economic base of the Revenue Allocation Area and the community by the installation of needed site improvements, public facilities, creation of affordable workforce housing, to encourage a work/live/recreate community, to stimulate new commercial expansion, employment and economic growth.
- To provide adequate land for parks and open spaces, pedestrian walkways, street rights-of-way, and parking facilities.
- To provide improvements to the streets, rights-of-way and other public infrastructures.
- Utilization of site design standards and environmental quality and other design elements that provide unity and integrity to the Projects. Establish and encourage applicable LEED design standards.
- The opportunity of providing affordable workforce housing within the Revenue Allocation Area.
- The strengthening of the tax base by encouraging private development, thus increasing the assessed value valuation of properties within the Revenue Allocation Area and benefitting the various taxing districts in which the Revenue Allocation Area is located.

# District Map




# Board Members and Staff

The BURA Board is as follows:

- John Carriero, Chair
- Diane Shay, Vice Chair
- John Kurtz, Commissioner
- Ian Blacker, Commissioner
- Tressa Pritchard, Commissioner

The Board is assisted by City of Bellevue Staff, specifically Brian Parker and Shelly Shoemaker, who serve as Secretary and Treasurer, respectively. Neither staff position has voting power.

# FY25 Financial Statements

1. Profit & Loss Statement
2. Balance Sheet

# Bellevue Urban Renewal Agency
## Profit & Loss Budget vs. Actual
### October 2024 through September 2025

| | Oct '24 - Sep... | Budget | $ Over Budget | % of Budget |
|---|---|---|---|---|
| **Income** | | | | |
| **41000 · City Property Tax** | 133,484.90 | 75,000.00 | 58,484.90 | 178.0% |
| **41200 · Personal Property Replacement** | 909.19 | 909.00 | 0.19 | 100.0% |
| **45100 · Interest Income** | 18,618.24 | 0.00 | 18,618.24 | 100.0% |
| **Total Income** | 153,012.33 | 75,909.00 | 77,103.33 | 201.6% |
| **Gross Profit** | 153,012.33 | 75,909.00 | 77,103.33 | 201.6% |
| **Expense** | | | | |
| **OPERATING EXPENSES** | | | | |
| **57600 · Travel Expense** | 0.00 | 200.00 | -200.00 | 0.0% |
| **57500 · Repair & Maintenance** | 1,501.97 | 5,000.00 | -3,498.03 | 30.0% |
| **57000 · URA Contracts** | 0.00 | 50,000.00 | -50,000.00 | 0.0% |
| **56600 · Professional Services** | 275.00 | 0.00 | 275.00 | 100.0% |
| **55000 · Legal & Accounting** | 561.00 | 15,000.00 | -14,439.00 | 3.7% |
| **56500 · Postage, Copies, Mailings** | 0.00 | 100.00 | -100.00 | 0.0% |
| **56700 · Advertising & Publishing** | 56.12 | 100.00 | -43.88 | 56.1% |
| **56800 · Supplies** | 44.96 | 2,500.00 | -2,455.04 | 1.8% |
| **Total OPERATING EXPENSES** | 2,439.05 | 72,900.00 | -70,460.95 | 3.3% |
| **CAPITAL OUTLAY EXPENSES** | | | | |
| **58200 · Auto or Equip. Capital Expense** | 0.00 | 50,000.00 | -50,000.00 | 0.0% |
| **58100 · Improvement & Construction** | 2,474.70 | 300,000.00 | -297,525.30 | 0.8% |
| **Total CAPITAL OUTLAY EXPENSES** | 2,474.70 | 350,000.00 | -347,525.30 | 0.7% |
| **Total Expense** | 4,913.75 | 422,900.00 | -417,986.25 | 1.2% |
| **Net Income** | **148,098.58** | **-346,991.00** | **495,089.58** | **-42.7%** |

# Bellevue Urban Renewal Agency
## Balance Sheet
### As of September 30, 2025

| | Sep 30, 25 |
|---|---|
| **ASSETS** | |
| **Current Assets** | |
| **Checking/Savings** | |
| **10003 · LGIP BURA Savings Fund 3594** | 416,425.72 |
| **10002 · DL EVANS X1714** | 187,710.86 |
| **Total Checking/Savings** | 604,136.58 |
| **Total Current Assets** | 604,136.58 |
| **TOTAL ASSETS** | **604,136.58** |
| **LIABILITIES & EQUITY** | |
| **Equity** | |
| **32000 · Unrestricted Net Assets** | 456,038.00 |
| **Net Income** | 148,098.58 |
| **Total Equity** | 604,136.58 |
| **TOTAL LIABILITIES & EQUITY** | **604,136.58** |

# 2025 Resolutions

Resolution 25-01 – Appointing Officers

Resolution 25-02 – 2024 Annual Report

Resolution 25-03 - Annual Budget

Resolution 25-04 – Appointing a Secretary

Resolution 25-05 – Authorizing Funds for City Hall Painting

**BELLEVUE URBAN RENEWAL AGENCY**
**RESOLUTION 25-01**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE BELLEVUE URBAN RENEWAL AGENCY, APPOINTING OFFICERS OF THE BELLEVUE URBAN RENEWAL AGENCY FOR MARCH 1, 2025 TO MARCH 1, 2026.

BE IT RESOLVED BY THE BELLEVUE URBAN RENEWAL AGENCY, AS FOLLOWS:

Pursuant to Bellevue Ordinance 2008-03, and AMENDED AND RESTATED BYLAWS OF THE BELLEVUE URBAN RENEWAL AGENCY, the BELLEVUE URBAN RENEWAL AGENCY BOARD OF COMMISSIONERS hereby appoints the following as officers of the Board of Commissioners for a term one year:

DIANE SHAY as CHAIR of the Board of Commissioners until March 1, 2026;
JOHN CARREIRO as VICE-CHAIR of the Board of Commissioners until March 1, 2026; and
SHELLY SHOEMAKER as SECRETARY/TREASURER of the Board of Commissioners until March 1, 2026.

PASSED AND ADOPTED by the Commissioners of the BELLEVUE URBAN RENEWAL AGENCY on this 11th day of March 2025.

Diane Shay, Chair

ATTEST:

Shelly Shoemaker, Secretary

**BELLEVUE URBAN RENEWAL AGENCY**
**RESOLUTION NO. 25-02**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE BELLEVUE URBAN RENEWAL AGENCY, TO BE TERMED THE "ANNUAL REPORT RESOLUTION," APPROVING THE ANNUAL REPORT OF THE URBAN RENEWAL AGENCY, FOR CALENDAR YEAR 2024; APPROVING THE NOTICE OF FILING THE ANNUAL REPORT TO THE CITY; DIRECTING THE CHAIR OR VICE-CHAIR TO SUBMIT SAID REPORT.

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 (the "Law"), a duly created and functioning urban renewal agency for Bellevue, Idaho, hereinafter referred to as the "Agency."

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

WHEREAS, following said public hearing the City Council adopted its Ordinance No. 2008-3 on December 3, 2007, approving the Plan and making certain findings;

WHEREAS, pursuant to Idaho Code Section 20-2006(5)(c), the Agency is required to prepare an annual report and submit the annual report to the City, on or before March 31 of each year;

WHEREAS, Agency representatives took steps to publish notice and to provide a copy of the report for public review and comment;

WHEREAS, on March 11, 2025, pursuant to Idaho Code Section 50-2006(5)(c), the Agency held a public meeting, properly noticed, to report these findings in the annual report and to take comments from the public at Bellevue City Hall, ZOOM meeting, 115 East Pine, Bellevue, Idaho, on the proposed annual report.

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 annual report attached hereto as Exhibit A and the notice of filing the annual report attached hereto as Exhibit B are hereby approved and adopted by the Agency Board.

Section 3: That the Chair or Vice Chair shall submit said annual report to the city of Bellevue, Idaho.

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 March 11, 2025.

By: _____
Diane Shay, Chair

ATTEST:

By: _____
Shelly Shoemaker, Secretary/Treasurer

BELLEVUE URBAN RENEWAL AGENCY (BURA)

RESOLUTION NO. 25-03

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, 2025, AND ENDING SEPTEMBER 30, 2026**, FOR ALL GENERAL, SPECIAL AND CORPORATE PURPOSES; DIRECTING THE CHAIRMAN TO SUBMIT THE RESOLUTION AND BUDGET TO THE CITY OF BELLEVUE AND ANY OTHER ENTITY ENTITLED TO A COPY OF THE RESOLUTION AND BUDGET; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, pursuant to Idaho Code §§ 50-2006, 50-2903(5) and 50-1002, the Agency prepared a budget and the Agency tentatively approved estimated revenues and expenditures for the fiscal year commencing October 1, 2025, and ending September 30, 2026, by virtue of its action at the Agency's Board meeting on July 22, 2025.

WHEREAS, the Agency has previously published notice of a public hearing to be conducted on July 22, 2025, at 4:30 p.m., at Bellevue City Hall, 115 East Pine, Bellevue, Idaho, pursuant to the Notice of Public Hearing published July 9, 2025 and July 16, 2025, a copy of which is attached hereto and incorporated herein as Exhibit A;

WHEREAS, pursuant to Idaho Code § 50-2006, the Agency is required to pass an annual appropriation resolution and submit the resolution to the city of Bellevue, Idaho, on or before 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 2026, which is annexed hereto and by reference made a part of this Resolution, and was published on July 9 and July 16, 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, 2025 and ending on September 30, 2026.

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 July 22, 2025, and signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on July 22, 2025.

APPROVED:

By: _____
Diane Shay, Chair

ATTEST:

By: _____
Brian Parker, Secretary

EXHIBIT A TO RESOLUTION 25-03

# NOTICE OF PUBLIC HEARING BEFORE THE BELLEVUE URBAN RENEWAL AGENCY (BURA) FOR PROPOSED BUDGET FOR FISCAL YEAR 2026

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, 2025, and ending September 30, 2026, will be held at Bellevue City Hall located at 115 Pine Street, Bellevue, Idaho, and via telecommunication on Tuesday, July 22, 2025, 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 5:00 p.m. Wednesday July 16, 2025. Copies of the proposed budget are available on the City website, www.bellevueidaho.us.

| **EXPENSES** | **ACTUAL 2024** | **BUDGET FY25** | **DRAFT FY26** |
|---|---|---|---|
| Professional Services | $ - | $ - | $ 100,000 |
| Capital Outlays | $ 23,696 | $ 300,000 | $ 100,000 |
| All Other Expenses | $ 127,832 | $ 122,400 | $ 2,350 |
| Total Expenses | $ 151,529 | $ 422,400 | $ 202,350 |
| **REVENUES** | **ACTUAL 2024** | **BUDGET FY25** | **DRAFT FY26** |
| City Property Tax | $ 105,938 | $ 75,000 | $ 100,000 |
| Personal Prop. Replacement | $ 909 | $ 909 | $ - |
| Interest Income | $ 23,093 | $ - | $ - |
| Total Revenues | $ 129,940 | $ 75,909 | $ 100,000 |

The proposed expenditures and revenues for fiscal year 2026 were tentatively approved by the BURA on Wednesday, June 25, 2025. 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 2 and 9, 2025

**BELLEVUE URBAN RENEWAL AGENCY**
**RESOLUTION 25-04**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE BELLEVUE URBAN RENEWAL AGENCY, APPOINTING A SECRETARY/TREASURER OF THE BELLEVUE URBAN RENEWAL AGENCY FOR AUGUST 5, 2025 TO MARCH 1, 2026.

BE IT RESOLVED BY THE BELLEVUE URBAN RENEWAL AGENCY, AS FOLLOWS:

Pursuant to Bellevue Ordinance 2008-03, and AMENDED AND RESTATED BYLAWS OF THE BELLEVUE URBAN RENEWAL AGENCY, the BELLEVUE URBAN RENEWAL AGENCY BOARD OF COMMISSIONERS hereby appoints the following as officers of the Board of Commissioners for a term one year:

BRIAN PARKER as SECRETARY/TREASURER of the Board of Commissioners until March 1, 2026.

PASSED AND ADOPTED by the Commissioners of the BELLEVUE URBAN RENEWAL AGENCY on this 5th day of AUGUST, 2025.

Diane Shay, Chair

ATTEST:

Brian Parker, Secretary

**BURA RESOLUTION NO. 25-05**

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

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE BELLEVUE URBAN RENEWAL AGENCY, AUTHORIZING THE CHAIR TO PROCURE SERVICES TO REPAINT BELLEVUE CITY HALL IN AN AMOUNT NOT TO EXCEED $30,000.

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, a duly created and functioning urban renewal agency for Bellevue, Idaho, hereinafter referred to as "BURA".

WHEREAS, the Bellevue Urban Renewal Area Plan, as adopted by the Bellevue Common Council by Resolution 798 on November 21, 2006 establishes goals of eliminating deteriorated public facilities; and,

WHEREAS, the Board finds that the paint on the Bellevue City Hall in a state of disrepair; and,

WHEREAS, BURA finds the expenditure of funds to repaint Bellevue City Hall to be an ordinary and necessary expense; and,

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

1) The Chair of the Board is approved to procure services to repaint Bellevue City Hall in an amount not to exceed $30,000

PASSED AND ADOPTED by the Bellevue Urban Renewal Agency and signed by the Chair of the Board of Commissioners on August 5, 2025.

APPROVED:

By: _____
Diane Shay, Chair

ATTEST:

By: _____
Brian Parker, Secretary

# 2025 Projects and Accomplishments

## City Hall Repainting

The BURA Board initiated an improvement to a public facility in poor condition by authorizing the expenditure of up to $30,000 for the repainting of Bellevue City Hall. To date, a bid has been awarded, and painting has started.

## Dead-End Right of Way Planning

In 2025, the BURA published a request for proposals (RFP) for landscape architecture, planning, and engineering services for conceptual master planning to repurpose City-owned rights-of-way on the West Side of Main Street between Chestnut and Cedar Streets. A consultant team was selected in early 2026 and has been working on public engagement and plan development.

# Contact Information

Brian Parker, BURA Secretary
115 East Pine Street
Bellevue, Idaho 83313
208-788-2128

**BELLEVUE URBAN RENEWAL AGENCY**
**RESOLUTION NO. 26-01**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE BELLEVUE URBAN RENEWAL AGENCY, TO BE TERMED THE "ANNUAL REPORT RESOLUTION," APPROVING THE ANNUAL REPORT OF THE URBAN RENEWAL AGENCY, FOR CALENDAR YEAR 2025; APPROVING THE NOTICE OF FILING THE ANNUAL REPORT TO THE CITY; DIRECTING THE CHAIR OR VICE-CHAIR TO SUBMIT SAID REPORT.

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 (the "Law"), a duly created and functioning urban renewal agency for Bellevue, Idaho, hereinafter referred to as the "Agency."

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

WHEREAS, following said public hearing the City Council adopted its Ordinance No. 2008-3 on December 3, 2007, approving the Plan and making certain findings;

WHEREAS, pursuant to Idaho Code Section 20-2006(5)(c), the Agency is required to prepare an annual report and submit the annual report to the City, on or before March 31 of each year;

WHEREAS, Agency representatives took steps to publish notice and to provide a copy of the report for public review and comment;

WHEREAS, on March 30, 2026, pursuant to Idaho Code Section 50-2006(5)(c), the Agency held a public meeting, properly noticed, to report these findings in the annual report and to take comments from the public at Bellevue City Hall at 115 East Pine, Bellevue, Idaho, and virtually on the proposed annual report.

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 annual report attached hereto as Exhibit A and the notice of filing the annual report attached hereto as Exhibit B are hereby approved and adopted by the Agency Board.

Section 3: That the Chair or Vice Chair shall submit said annual report to the city of Bellevue, Idaho.

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 March 30, 2026.

By: _____
John Carriero, Chair

ATTEST:

By: _____
Brian Parker, Secretary