

RESOLUTION  
OF THE CITY COUNCIL  
CITY OF SANDPOINT

**TITLE: ESTABLISHING ICDBG REDEVELOPMENT AREA FOR DOWNTOWN REVITALIZATION PROJECT, PHASE 3B**

WHEREAS: The City has assessed downtown conditions and has determined a geographic area in which slum and blight conditions exist according to 24 CFR 570.483 (c)(1);

WHEREAS: The approximate boundaries of this geographic area are the entirety of First Avenue, from Church Street to Lake Street, delineated on Attachment A, affixed hereto, which is a map of the subject area defining the limits, boundaries and location of the slum and blight conditions of said area;

WHEREAS: The following is a description of the slum and blight conditions which exist in the delineated area.

Infrastructure:

Approximately 41,371 square feet of the Redevelopment Area has pedestrian lighting that is substandard, as it does not meet the standards and requirements of City Council Resolution 12-71, Downtown Streets Plan and Design Guide.

Approximately 1,044 linear feet (of the total 1,249 linear feet) of sidewalk within the Redevelopment Area has been determined to be substandard, as it does not meet standards and requirements pertaining to sidewalk width as stated in the Downtown Streets Plan and Design Guide. Specifically, 84% of sidewalks within the Redevelopment Area are 12 feet in width or less.

Additionally, 18 of the 20 property lots assessed had sidewalk / walkway determined to be substandard, as they did not meet ADA accessibility requirements and sidewalks standards and requirements. Specifically, the sidewalks do not allow for unrestrictive pedestrian movement because of broken surfaces, and cross elevations and changes in elevations are over ¼ of inch, as per ADA regulations 28 CFR Part 35.

Properties:

Twenty (20) property lots located within the redevelopment area. Eight (8) properties have been determined to be substandard (40%). Of the eight (8) properties:

- Four (4) are as vacant or partially vacant as per ICDBG Application Handbook, Chapter 02, Section 04.
- Four (4) are commercial buildings that based on site and building exterior observation do not meet the CDBG Downtown Building – Physical conditions assessment standards.;

Detailed documentation is contained in the Redevelopment Area assessment dated November 7, 2025, prepared by the City's Building Official, Building Inspector, Public Works Director, and Public Works Project Manager and certified by the City's Building Official;

WHEREAS: These conditions are risks to public safety, impediments to sound community growth and are considered economic liabilities to the community;

WHEREAS: The City of Sandpoint desires to eliminate and prevent slum and blight conditions within the stated geographic area and wishes to take action, in conformance with the Comprehensive Plan, to eliminate these conditions; and

WHEREAS: Actions may include land acquisition, demolition, and/or clearance, with the Idaho Department of Commerce's "Anti-Residential Displacement and Relocation Plan" governing any such actions.

NOW, THEREFORE, BE IT RESOLVED THAT: The City of Sandpoint hereby designates the above-stated geographic area as a redevelopment area and shall take action as necessary to remove and prevent slum and blight conditions.

---

Jeremy Grimm, Mayor

ATTEST:

---

Melissa Ward, City Clerk

## Attachment A - Redevelopment Area Map

The redevelopment area for Phase 3b City of Sandpoint's Downtown Revitalization project encompasses the First Avenue corridor from Church St to Lake Street (Figure 1 - Redevelopment Area Site Map).



Figure 1- Redevelopment Area Site Map for Phase 3b of City of Sandpoint's Downtown Revitalization project encompasses the First Ave corridor from Church St to Lake St. (blue area in outlined in green).