

No: 26-
Date: January 7, 2026

RESOLUTION
OF THE CITY COUNCIL
CITY OF SANDPOINT

TITLE: BRIDGE STREET, LLC, LAND USE AGREEMENT

WHEREAS: On August 26, 2020, the City of Sandpoint and Bridge Street, LLC, entered into a Real Property Exchange Agreement, authorized under Resolution 20-037, and the exchange was finalized on March 2, 2022, under Resolution 22-011 (“Agreement for Exchange of Real Property”);

WHEREAS: Under this agreement, the City exchanged approximately 0.31 acres of City-owned property at Farmin’s Landing (Parcel No. RPS0215000001AA) for additional public right of way along Bridge Street, with the primary objective of improving pedestrian, bicycle, and vehicular mobility near the intersection of First Ave and Bridge St;

WHEREAS: Per the agreement, Bridge Street, LLC, was required to remove the existing access ramp to Bridge Street, construct a retaining wall along the new property boundary, share in the cost of constructing public stairs connecting Bridge Street to Farmin’s Landing, construct a widened public sidewalk along Bridge Street, and provide a public access easement from Bridge Street to Farmin’s Landing, with all design and construction work subject to City approval and inspection to be in alignment with the City’s 2021 Parks and Recreation Master Plan, which envisions enhanced access and connectivity to Farmin’s Landing;

WHEREAS: To guarantee performance, Bridge Street, LLC, provided \$385,102.50 in security (150% of the estimated improvement value) and agreed to provide the City with \$256,592 to support other improvements at Farmin’s Landing, including the access stairs and fulfillment of the concept identified in the Master Plan;

WHEREAS: In July 2022, City Council adopted Resolution 22-031, approving Amendment No. 1 to the Exchange Agreement to extend the developer’s construction deadlines;

WHEREAS: The City has since bid and awarded the Bridge Street Retaining Wall and Sidewalk Project and is proceeding with construction using the secured funds, with the project requiring temporary access onto adjacent property owned by Bridge Street, LLC;

WHEREAS: To this end, a Land Use Agreement has been prepared, which does not convey permanent property rights, nor does it expand the scope of the project beyond what was previously approved, while it is a standard and necessary tool to allow construction to proceed while clearly defining responsibilities and risk for both parties; and

WHEREAS: Staff recommend approval of this agreement to ensure construction costs will be paid using the developer security already held by the City, with any remaining balance returned to the property owner as required.

NOW, THEREFORE, BE IT RESOLVED THAT: The Land Use Agreement with Bridge Street, LLC, a copy of which is attached hereto and made a part hereof as if fully incorporated herein, is hereby approved.

BE IT FURTHER RESOLVED THAT: On behalf of the City, the Mayor or authorized designee, as provided by the City's Procurement Process and Signature Authority Policy for Goods, Services, and Construction, as further outlined in the City of Sandpoint Procurement Policy, is authorized to sign the Agreement referenced herein.

Jeremy Grimm, Mayor

ATTEST:

Hayley Keys, Deputy City Clerk