

HAYDEN URBAN RENEWAL AGENCY  
8930 North Government Way  
Hayden, ID 83854  
[www.haydenurbanrenewalagency.com](http://www.haydenurbanrenewalagency.com)

City Hall  
City Council Chambers  
Regular Meeting  
February 13, 2023  
3:00 p.m.

MINUTES

CALL TO ORDER

Ms. Mitchell called the meeting to order at 3:00 p.m.

ROLL CALL OF BOARD MEMBERS

Ronda Mitchell	Present (via GoToMeeting)
Steve Meyer	Present
Colin Meehan	Present
Michael Thayer	Present
Randy McIntire	Present
Matt Roetter	Present

STAFF PRESENT

Pete Bredeson, Board Attorney  
Melissa Cleveland, Executive Director  
Lindsay Spencer, Clerk  
Cody Hodgson, Welch Comer Engineers (via GoToMeeting)

PLEDGE OF ALLEGIANCE

Ms. Mitchell led the pledge of allegiance.

ADDITIONS OR CORRECTIONS TO THE AGENDA

None were requested.

CALL FOR CONFLICTS OF INTEREST

No conflicts were reported.

VISITOR/PUBLIC COMMENT

No public comment.

CONSENT CALENDAR **ALL ITEMS ON THE CONSENT CALENDAR ARE ACTION ITEMS**

1. Minutes
2. Bills
3. Financial Reports

Mr. Thayer moved to approve the Consent Calendar. Mr. Roetter seconded the motion. Roll call vote:

Ronda Mitchell	Yes
Steve Meyer	Yes
Colin Meehan	Yes
Michael Thayer	Yes
Randy McIntire	Yes
Matt Roetter	Yes

The motion was approved by unanimous roll call vote.

## CONTINUING BUSINESS

### 1. Potential Expansion or New District (Action Item)

Ms. Cleveland presented the memo that was in the packet with options for expanding the District and/or creating a new district along Hayden Avenue. She explained that the controlling criteria appears to be size because the existing district cannot be expanded by more than ten-percent (10%) or roughly 70 acres. Seven (7) expansion areas were proposed, 1A through 1G, with areas and assessed values provided for each. She explained that the cumulative area of all seven (7) districts is too large and recommended removing area 1C (along Vicki Avenue north of Hayden Avenue) because the potential for redevelopment during the life of the district is low and 1D (along Hayden Avenue between Shaw and Ramsey) because of the large size of the area.

Ms. Cleveland also explained that creating a new district is something HURA and the City Council could consider because areas 1D and 2A (along Hayden Avenue between Ramsey Road and Huetter Road) fall below the criteria that requires the sum of the assessed value of all districts to be less than 10 percent of the total City assessed value. Mr. Thayer indicated that a new potential district along Hayden Avenue made sense.

Mr. Bredeson explained that to expand or create a new district the City Council would first need to fund an eligibility study, which qualifies the areas as deteriorated. Mr. Roetter expressed that knowing the criteria for determining that an area is deteriorated is important. Ms. Mitchell thought that HURA should look at areas that benefit HURA first and then determine eligibility. Mr. Meyer agreed with Ms. Cleveland's recommendation to remove 1C and also expressed that in area 1A, possibly exclude the east side (northeast corner or Gov't Way and Honeysuckle) and the dental office. Mr. Roetter expressed his interest in only expanding around the intersections that need improvement and also indicated that 1D needs to be included because of the Hayden Avenue/Ramsey Road intersection. Mr. Thayer pointed out that 1G is large because of a large parcel. Ms. Cleveland agreed to provide the HURA Board with maps for individually marking up. Ms. Cleveland will then update the memo based on board feedback for the next meeting.

### 2. Discuss Property Owned by HURA (Action Item)

No update was provided.

### 3. Discuss Community Center (Action Item)

Mr. Meyer indicated that a community center is important. Mr. Thayer suggested to focus on the community center and parks. Ms. Mitchell asked if the City has the ability and means to operate and maintain a community center. Mr. Meyer indicated that other community centers are self-sufficient, funded through user fees. Ms. Mitchell asked if the City received CARES or ARPA funds and what projects they are funding with those funds. Ms. Cleveland explained that the issue with determining the appropriate size of property or building is not knowing what the community wants in a community center. A first step may be to complete a public outreach effort. Mr. Bredeson stated HURA cannot fund the community center public outreach because the final location of the community center may not be in the District. The City of Hayden will need to take lead. Ms. Mitchell asked Ms. Cleveland to communicate with the City that the public outreach effort needs to be led by the City and that HURA is predisposed to assist with the community center if the location ends up being in the District.

## NEW BUSINESS

### 1. ICRMP Coverage and Electronic Communications Policy (Action Item)

The excavator listed in the coverage report needs to be clarified as HURA does not think they own an excavator. The art piece, Dusk to Dawn, is not listed and should be added. Ms. Cleveland will look into the two (2) insurance discrepancies.

Mr. Meyer moved to approve the Electronic Communications Policy and Mr. Thayer seconded the motion. Roll call vote:

Ronda Mitchell	Yes
Steve Meyer	Yes
Colin Meehan	Yes
Michael Thayer	Yes
Randy McIntire	Yes
Matt Roetter	Yes

The motion was approved by unanimous roll call vote.

2. Overview of City's Transportation & Parks Master Plan (Action Item)  
Ms. Cleveland gave an overview of the transportation and parks projects listed as short and near-term needs in the City's Transportation and Parks Master Plans within or near the existing HURA district. Mr. Roetter said the budget shown for the potential neighborhood park property at the Maple/Miles intersection is low based on an appraisal the City obtained. The board asked Ms. Cleveland to work with City staff to determine priorities.
3. HURA Board/Executive Director Priorities (Action Item)  
Ms. Cleveland researched other URA's FAQ's and other important information for website. The Board asked Ms. Cleveland to put the relevant FAQ's on the website. No other priorities, except for items already determined earlier in the meeting, were discussed.
4. ULI New Zero Practices and Sustainability Initiatives Program (Action Item)  
Ms. Cleveland mentioned a Urban Land Institute conference in Coeur d'Alene on March 7, 2023. HURA has budget to attend, if any of the members are interested.

## REPORTS

1. Executive Director's Report

Ms. Cleveland stated the following additional items had been completed during the month:

- The 2022 Annual Report is finished and will be published February 24, 2023 and will be presented to the HURA board at the next meeting.
  - Coordination on three (3) OPA's - Chubbs (went through the cost certification process and the promissory note is ready for signature), Marketplace at Miles (OPA ready for signature and the agreement was already approved), and Rock Properties (awaiting costs to go through the cost verification process).
  - Ms. Mitchell, Mr. Meyer, and Mr. McIntire worked through signer changes at BankCDA for the checking and savings accounts.
  - FAQs.
  - Website updates.
  - Communicated with City Administrator and City staff about the community center and transportation projects.
2. Long Range Planning  
Not discussed.
  3. Traffic Mitigation Discussion  
Not discussed.

Mr. Roetter moved to end the regular meeting and start Executive Session. Mr. Thayer seconded the motion. Roll call vote:

Ronda Mitchell	Yes
Steve Meyer	Yes
Colin Meehan	Yes
Michael Thayer	Yes
Randy McIntire	Yes
Matt Roetter	Yes

The motion was approved by unanimous roll call vote. The regular meeting ended at 4:52 p.m.

Executive Session was entered into via roll call vote and started at 4:53 p.m.

Executive Session ended at 5:06 p.m.

The regular meeting was called back to order at 5:06 p.m.

#### NEXT MEETING

HURA Regular Meeting

March 13, 2023

Mr. Roetter asked for an agenda item to discuss live streaming the HURA's meetings. Ms. Cleveland said she would reach out to the City staff to see who they are using and how much it costs.

#### ADJOURNMENT

Mr. Thayer moved to adjourn the meeting and Mr. Meyers seconded the motion. The motion passed unanimously. The meeting adjourned at 5:08 p.m.