

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  
October 17, 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
Steve Meyer	Present
Colin Meehan	Present
Randy McIntire	Present
Michael Thayer	Present
Matt Roetter	Present
Joy Richards	Present

STAFF PRESENT

Pete Bredeson, Board Attorney  
Melissa Cleveland, Executive Director  
Lindsay Spencer, Clerk

PLEDGE OF ALLEGIANCE

Mr. Meehan led the pledge of allegiance.

ADDITIONS OR CORRECTIONS TO THE AGENDA

There is an amended agenda that will be addressed during the consent calendar.

CALL FOR CONFLICTS OF INTEREST

No conflicts were reported.

VISITOR/PUBLIC COMMENT

No visitors or public comment

CONSENT CALENDAR

1. Amended agenda which adds the Solid Rock Property Management Agreement.
2. Minutes
3. Bills
4. Financial Reports

Mr. Thayer moved to approve the Consent Calendar. Mr. Meyer seconded the motion.

ROLL CALL OF BOARD MEMBERS

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

Matt Roetter Yes  
Joy Richards Yes

The motion was approved by unanimous roll call vote.

**CONTINUING BUSINESS**

1. FY 23 Audit Anderson Bros. CPA engagement letter.

Ms. Cleveland contacted other companies that specialize in Urban Renewal Agency audits, Magnuson McHugh and Scott Hoover, for quotes. Magnuson is more expensive than Anderson and Hoover does not have the capacity.

Mr. Thayer moved to approve the FY 23 Audit Anderson Bros. CPA engagement letter. Mr. Roetter seconded the motion.

**ROLL CALL OF BOARD MEMBERS**

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

The motion was approved by unanimous roll call vote.

**NEW BUSINESS**

1. Election of Officers (chair, vice chair, secretary, treasurer)

Ronda Mitchell – Chair; Randy McIntire – Vice Chair; Colin Meehan – Secretary; Steve Meyer - Treasurer

Mr. Meyer moved to approve the election of officers. Ms. Richards seconded the motion.

**ROLL CALL OF BOARD MEMBERS**

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

The motion was approved by unanimous roll call vote.

**EXECUTIVE SESSION**

The Commission entered into Executive Session at 3:10 p.m. Executive Session ended at 3:41 p.m. and entered back into Regular Meeting.

Mr. Thayer moved to enter Executive Session. Mr. Meyer seconded the motion.

**ROLL CALL OF BOARD MEMBERS**

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

Joy Richards                      Yes

The motion was approved by unanimous roll call vote.

#### NEW BUSINESS, Continued

2. Solid Rock Property management contract.

Ms. Cleveland presented Solid Rock Property Management contract for the 58 E. Orchard property. Mr. Meyer, Mr. Thayer, and Mr. Roetter have questions/recommendations for the contract. Ms. Cleveland will work with Solid Rock and Mr. Bredeson to revise the contract for the next meeting.

3. Potential sale or redevelopment of URA property.

Ms. Cleveland reminded the Board that the District will closer in 2029 and recommends planning what to do with property they own. The Commission agreed to discuss at a future meeting.

#### REPORTS

1. Executive Director's Report

Ms. Cleveland stated they Hayden Pickleball OPA is still in process and in the developer's court. Marketplace at Miles has not submitted their costs for validation.

2. The URA Summitt Overview

Mr. Meyer, Mr. Meehan, and Ms. Cleveland attended a meeting at Post Falls URA and members from Post Falls URA, ignite cda, and Spirit Lake URA were present. The purpose of the meeting was about coordinating efforts and sharing knowledge about URAs in general and the benefits of URAs.

3. ULI Conference Overview – Mr. Meyer is planning on attending the conference and will give an update upon his return.

#### NEXT REGULAR MEETING

November 13, 2023

Mr. Thayer motioned to adjourn meeting. Mr. Meyer seconded the motion.

#### ADJOURNMENT

The meeting adjourned at 4:11 p.m.