

HAYDEN URBAN RENEWAL AGENCY  
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**Regular Meeting**  
City Hall  
City Council Chambers

June 9, 2025  
3:00 p.m.

**MINUTES**

**CALL TO ORDER**

Ms. Mitchell called the meeting to order at 3:01 p.m.

**ROLL CALL OF BOARD MEMBERS**

Steve Meyer	Present
Joy Richards	Present
Colin Meehan	Present
Michael Thayer	Present
Ronda Mitchell	Present
Matt Roetter	Present
Randy McIntire	Not Present

**STAFF PRESENT**

Pete Bredeson, Board Attorney  
Melissa Cleveland, Executive Director  
Kaci Medlock, Clerk

**PLEDGE OF ALLEGIANCE**

Mr. Roetter led the pledge of allegiance.

**ADDITIONS OR CORRECTIONS TO THE AGENDA**

None.

**CALL FOR CONFLICTS OF INTEREST**

None.

**VISITOR/PUBLIC COMMENTS**

None.

**CONSENT CALENDAR (Action Item)**

1. Minutes from the regular meeting on May 12, 2025
2. Minutes from the special meeting on June 4, 2025
3. Bills
4. Financial packet

Mr. Meyer noted that interest from the LGIP account had not yet been posted for April. Ms. Cleveland explained this is typical, as LGIP statements are often received after reports are prepared. The statement was received the day of the meeting.

Mr. Thayer moved to approve the consent calendar. Ms. Richardson seconded the motion. Roll call vote: All members present voted to affirm and the motion passed.

## **NEW BUSINESS**

### **FY24 AUDIT PRESENTATION (Action Item)**

Tony Hackwood of Summit CPAs presented the FY24 audited financial statements. She reported an unmodified audit with no findings. Cash decreased due to redevelopment projects and land acquisition. Property tax revenue increased from the previous year. The agency had expenditures exceeding revenues by approximately \$1.49 million. Ms. Hackwood reviewed fund balance, capital assets, depreciation, and compliance, noting no significant deficiencies.

Mr. Thayer moved to approve the FY24 audit. Mr. Meyer seconded the motion. Roll call vote: All members present voted to affirm and the motion passed.

### **UPDATE ON THE FIRST AMENDMENT TO THE HURA CAPITAL DEVELOPMENT PLAN AND THE HURA EXPANSION AREA ECONOMIC FEASIBILITY**

Meghan Conrad of Elam Burke and Alivia Metts of the Metts Group presented an update on the proposed plan amendment and financial feasibility study. The amendment includes narrative revisions, updated maps, legal descriptions, and an economic feasibility study. The proposal adds approximately 18.01 acres in several node areas contiguous to the existing district. The proposed updates comply with Idaho Code §50-2905. The update included: review of capital improvements, updated zoning consistency, compliance with the 10% valuation and geographic limitations, and conservative revenue projections in light of House Bill 436. The presentation also addressed the impact of active OPAs and discussed including flexibility for future project prioritization. It was agreed that staff would refine the plan to include additional projects contingent on available funding, and incorporate a line item for OPAs in the cash flow. Final numbers on valuations are expected in July from Kootenai County. A revised draft is expected in August or September for formal consideration.

### **ADD KACI MEDLOCK (HURA CLERK) TO LGIP AND BANK CDA ACCOUNTS (Action Item)**

The board discussed adding Ms. Medlock to the LGIP and Bank CDA accounts while retaining Lindsay Spencer as a backup. Ms. Medlock's access would match existing permissions, including the ability to view balances and transfer funds between bankcda and LGIP accounts but not withdraw funds.

Mr. Meehan moved to approve the addition with the stated limitations. Mr. Roetter seconded the motion. Roll call vote: All members present voted to affirm and the motion passed.

## **CONTINUING BUSINESS**

### **CIVIC CENTER AND MCINTIRE PARK DISCUSSION (Action Item)**

Ms. Cleveland provided updated cost estimates and a revised project phasing table for the Civic Center and McIntire Park. The current estimate for HURA's available funds through 2030 is \$8.7 million. Phase 1 projects total approximately \$8 million and include the senior center, gym, community center room, parking lots, and intersection improvements at Honeysuckle and Government Way. Discussion covered potential grant funding (e.g., CDBG), design approaches (e.g., design-build, CMGC), prioritization of road projects, and inclusion of senior center contributions and private donations. The board also emphasized ensuring public benefit and transparency in expenditures. Board members expressed general support for the proposed phased approach, with emphasis on designing flexible, scalable elements and continuing to prioritize intersection improvements as part of the district expansion.

No action was taken.

**BUDGET WORKSHOP (Action Item)**

Executive Director Melissa Cleveland presented the proposed fiscal year 2026 budget, which include estimated revenues and expenditures. Notable expenditures include normal operating and administrative costs, professional services, design fees for the Civic Center and McIntire Park, design fees to finish the Gov't Way/Miles intersection plans, and design fees for Gov't Way/Honeysuckle intersection. Ms. Cleveland also presented updated financial projections, indicating that HURA could have approximately \$8.7 million available for capital projects through 2030. Ms. Cleveland also indicated that the notice for public hearing will be published in the CDA Press.

Mr. Thayer moved to tentatively approve the budget as presented. Ms. Richardson seconded the motion. Roll call vote: All members present voted to affirm and the motion passed.

**REPORTS AND OTHER NON-ACTION ITEMS**

Steve gave an update on the ULI Conference he attended. He emphasized the value of participating in the conference to stay informed about urban renewal trends and to build connections with professionals in the redevelopment field. Board members expressed general support for his attendance, recognizing the potential benefits of bringing new insights back to the agency. Melissa Cleveland confirmed that there is adequate room in the agency's budget to cover the associated costs for registration, travel, and lodging for Oct 2025 Conference.

Ms. Cleveland gave an executive director report stating that the 58 E Orchard rent is current and everything else in the report was already discussed during the meeting.

The next meeting will be on July 14, 2025 at 3 pm.

**ADJOURNMENT (Action Item)**

Mr. Thayer moved to adjourn the meeting. Mr. Meyer seconded the motion. All were in favor.

Meeting adjourned at 4:42 p.m.