

HAYDEN URBAN RENEWAL AGENCY
8930 North Government Way
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Regular Meeting Minutes
City Hall
City Council Chambers
September 8, 2025 - 3:00 p.m.

CALL TO ORDER

Mr. McIntire called the meeting to order at 3:08 PM.

ROLL CALL OF BOARD MEMBERS

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

STAFF PRESENT

Pete Bredeson, Board Attorney (via Go To Meeting)
Melissa Cleveland, Executive Director
Lindsay Spencer, Clerk

PLEDGE OF ALLEGIANCE

Mr. Thayer led the Pledge of Allegiance.

ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

CALL FOR CONFLICTS OF INTEREST

None.

VISITOR/PUBLIC COMMENT

None.

CONSENT CALENDAR (Action Item)

1. Minutes
2. Bills
3. Financial Packet

Mr. Thayer moved to approve the consent calendar. Ms. Richards seconded the motion.

All members present voted to affirm. The motion passed.

CONTINUING BUSINESS

1. HURA Plan Amendment and Feasibility Study

Presentation by Alivia Metts (The Metts Group) and Meghan Conrad (Elam & Burke) regarding updated financial feasibility the plan amendment for the HURA district expansion. Ms. Mett's explained that the county assessment on the base was revised. She also worked with Ms. Cleveland on anticipated HURA carryover and revenue estimates that revised the feasible project list. The forecasted balance and expenditures were closely aligned (\$9.16M available). The expansion area remains well below 10% statutory threshold and cash flow remains entirely in the black over the period.

No questions from the commissioners and they expressed appreciation for the accuracy and thoroughness of the report.

NEW BUSINESS

1. Resolution 25-03 Recommendation of First Amendment to HURA Plan (Action Item)

Presentation by Megan Conrad (Elam & Burke) covered the legal framework and process of amending the existing 2005 plan. The amendment includes 19.225 acres added across project nodes. The amendment ensures compliance with state law, 10% valuation/geographic caps, and new EMS/fire consent provisions. Clarifications were made regarding redline edits on pages 10 and 13 (corrections were shown). Next steps will be processes with City Planning and Zoning and City Council.

Mr. Thayer moved to approve the Resolution 25-03 Recommendation of First Amendment to HURA Plan. Mr. Roetter seconded the motion.

ROLL CALL OF BOARD MEMBERS

Randy McIntire	Yes
Michael Thayer	Yes
Matt Roetter	Yes
Joy Richards	Yes

REPORTS and OTHER NON-ACTION ITEM DISCUSSION

1. Civic Center Update

Update on recent tour of Lake City Senior Center by Steve Meyer, Melissa Cleveland, and Rhonda Newton, Hayden Senior Center board member. Lake City Center operates successfully with extensive programming and rentals. The goal is to refine programming needs and the concept plan to secure buy-in from Hayden Senior Center before re-engaging the architect.

There was discussion of long-term building ownership, lease models, financial responsibility, and maintenance. The Hayden Senior Center has formed a capital campaign committee. HURA will explore phased construction and funding options. Kitchen and plumbing logistics will need early planning input from users.

2. Executive Director's Report

58 E Orchard AC unit is still pending repair due to access scheduling issues.

Discussion about putting signing on the old Owl Café lot that people are accessing and parking at their own risk. HURA is not planning on maintaining the lot through the winter. Ms. Cleveland will contact the attorney for wording.

Provided a City Council update in memo form and attended the meeting in person but did not present due to full agenda.

Ms. Cleveland and Ms. Spencer are gathering records for the year-end audit.

ICRMP insurance policy documents were received, and HURA commissioners can contact Ms. Cleveland if they would like to review.

ADJOURNMENT

Next regular meeting scheduled for October 20, 2025 (third Monday), due to holiday conflict with second Monday.

Motion by Mr. Thayer to adjourn. Ms. Richards seconded the motion.

Meeting adjourned at 3:53 p.m.