

HAYDEN URBAN RENEWAL AGENCY
8930 North Government Way
Hayden, ID. 83854
208-209-1079 www.haydenurbanrenewalagency.com

City Hall
City Council Chambers
Regular Meeting
December 12, 2022
3:00 p.m.

MINUTES

CALL TO ORDER

Mr. Young called the meeting to order at 3:00 p.m.

ROLL CALL OF BOARD MEMBERS

K. John Young	Present
Steve Meyer	Present
Colin Meehan	Present
Ronda Mitchell	Present
Michael Thayer	Present
Randy McIntire	Present
Matt Roetter	Present

STAFF PRESENT

Rob Wright, Director
Pete Bredeson, Board Attorney
Santee Rudy, Clerk

ADDITIONS OR CORRECTIONS TO THE AGENDA

None were requested.

PLEDGE OF ALLEGIANCE

Mr. Young led the pledge of allegiance.

CALL FOR CONFLICTS OF INTEREST

No conflicts were reported.

VISITOR/PUBLIC COMMENT

No visitor or public comment.

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

1. Minutes
2. Bills
3. Financial Reports

Ms. Mitchell moved to approve the Consent Calendar. Mr. Meyer seconded the motion. All members present voted to affirm. The motion passed.

CONTINUING BUSINESS

1. Executive Director Professional Services Agreement (Action Item)

Mr. Young summarized the changes in the document. There was some discussion about the changes and the fees. Mr. Roetter asked if City Council would be asked to weigh in on the agreement. Mr. Young directed Mr. Roetter to the email from Brett Boyer, City Administrator, which was included in the packet. Ms. Mitchell moved to approve the agreement as written. Mr. Thayer seconded the motion. Mr. Young called for a roll call vote:

K. John Young	Yes
Steve Meyer	Yes
Colin Meehan	Yes
Ronda Mitchell	Yes
Michael Thayer	Yes
Randy McIntire	Yes
Matt Roetter	No

The motion passed.

2. Urban Renewal Area Expansion (Action Item)

Mr. Young explained that any expansion could only be up to 10% of the existing district acreage. Mr. Wright presented a map showing the current district acreage and all proposed expansion acreage. Mr. Bredeson explained that to form a new district, all assessed value in any/all districts must be 10% or less of the entire City assessed value. Ms. Mitchell suggested a joint meeting with the City Council in the new year to discuss. Mr. Meyer suggested the Board go to the City with a proposal to expand the District. Mr. Meyer also said that Welch Comer should help with identifying the best areas to include in a new district. He asked for the timeframe to expand the existing district or create a new district. Mr. Bredeson said expansion could be accomplished in 3-4 months; creation of a new district could take 6 months to a year or more. Mr. McIntire asked Councilman DePriest, who was in the audience, to speak to the issue of education needed so the public understands the role of urban renewal. Mr. Young reopened Public Comment so Mr. DePriest could respond. Mr. DePriest said in his opinion, regardless of the education provided, some groups will not believe anything they are given and they will spread misinformation on social media. He said the people who are open minded to learn also seem to be apathetic. Public Comment was again closed. Mr. Young reiterated there are two items - what areas can we expand the current district and what areas may qualify for a new district - and the Board needs to keep them separate. Ms. Mitchell asked if we should engage Welch Comer. Mr. Meyer said we should engage Welch Comer for input on expanding the district with some ranking given for growth potential and to look into considering a new district on West Hayden Avenue, if that is feasible. Mr. Young agreed that the Board should ask Welch Comer to research expansion of the district and to identify the best infill. He believes W. Hayden Avenue would be better for a new district. Ms. Mitchell asked when Welch Comer would take over as Executive Director. Mr. Wright stated he hoped Melissa Cleveland from Welch Comer would be at the January meeting. He said he would continue to help her through the transition for a month or two. Mr. Roetter cited three specific properties where HURA gets most of the taxes and the City of Hayden gets very little. As a result, he is not in favor of creating a new district. Mr. Young clarified that 87% of the tax increment coming to HURA is from other taxing districts, not the City of Hayden. City of Hayden residents in the district contribute 13% of HURA receipts, but see 100% of the benefit of HURA sponsored projects. Mr. Roetter also noted that if a West Hayden Avenue district were created, it is possible that would bring more money to HURA than the entire City of Hayden receives in taxes in a year. He does not believe that would be well received, given that the HURA Board is appointed not elected. Mr. Thayer noted that for expansion or creation of a new district, the city has to approve. Mr. Young noted that HURA has benefited the City with all the projects they have done (Government Way,

Hayden Avenue, etc.). Mr. Young will let Melissa Cleveland from Welch Comer know that the Board wants to discuss expansion and the possible creation of a new district at their next meeting.

NEW BUSINESS

1. Property Acquisition Discussion (**Action Item**)

This item was tabled and moved to the January meeting in executive session, as some members wanted to discuss specific properties.

2. Communication with Legal Counsel (**Action Item**)

The Board reviewed their policy of Board communication with legal counsel in that the Chariman and Executive Director were permitted to contact legal counsel outside of meetings to discuss HURA business. Mr. Roetter stated the agenda item was due to him. He contacted Mr. Bredeson to find out if it was an issue if a HURA Board member voluntarily acquired interest in real property that is included in the district. Mr. Bredeson stated that he was unable to answer Mr. Roetter's question because the disclosure notices were not filled out completely. Mr. Roetter asked Senator Mary Souza to contact the state attorney general. Mr. Roetter handed out an opinion from the Attorneys General office. According to the information the attorney general provided to Ms. Souza, it potentially violates Idaho Code 50-2017. Mr. Bredeson needs to know what property each Board member owns in the district and when it was acquired. Mr. Young asked Mr. Bredeson to send an email to all Board members with the disclosure notice. He asked each Board member to fill out the form completely and return to Mr. Bredeson.

3. Set 2023 Regular Meeting Date and Time (**Action Item**)

Mr. Wright asked if the Board would consider setting their regular meeting date and time as the second Monday of each month at 3:00 p.m. in City Hall Council Chambers. Mr. Roetter moved to set the regular meeting date and time as the second Monday of each month at 3:00 p.m. in City Hall Council Chambers. Mr. Meyer seconded the motion. All members present voted to affirm. The motion passed.

REPORTS

1. Executive Director's Report

n/a

2. Long Range Planning

n/a

3. Traffic Mitigation Discussion

n/a

4. General Property Acquisition Opportunities

n/a

NEXT MEETING

HURA Regular Meeting

January 9, 2023

ADJOURNMENT

The meeting adjourned at 4:20 p.m.