

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

CALL TO ORDER

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

ROLL CALL OF BOARD MEMBERS

Ronda Mitchell Present (via Go To Meeting)

Steve Meyer Present (arrived at 3:10 pm)

Colin Meehan Present

Michael Thayer Present

Randy McIntire 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. Roetter 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

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

ROLL CALL OF BOARD MEMBERS

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

All members present voted to affirm. Motion passed.

NEW BUSINESS

1. Amendment for Welch Comer's contract (Action Item)

Ms. Cleveland presented Amendment No. 3 to extend Welch Comer's Executive Director services for one additional year. No changes were made to the scope, other than updating the hourly rate schedule.

Mr. Meehan moved to approve Amendment No. 3 for Welch Comer to continue Executive Director services for an additional year. Mr. Thayer seconded the motion.

ROLL CALL OF BOARD MEMBERS

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

All members present voted to affirm. Motion passed.

2. Civic Center Update and Next Steps (Action Item)

Ms. Cleveland provided a detailed update on planning progress for the Civic Center. The senior center component is well-defined, with on-going capital campaign efforts. Discussion included possible condominium platting of the building to allow the Hayden Senior Center to own their portion.

Mr. Thayer moved to proceed with 15% design scope coordination with Bernardo Wills Architects. Mr. Meehan seconded the motion.

All members present voted to affirm. Motion passed.

REPORTS and OTHER NON-ACTION ITEM DISCUSSION

1. Executive Director's Report

- City Council passed the district expansion on November 18, 2025.
- FY2025 audit is underway and ahead of schedule.
- Financial transparency reports were submitted before the December 1 deadline.
- Ramsey Road project was under budget; reimbursement from the city is expected.
- City is engaging a consultant to further prioritize park-related capital improvements.
- Discussion of ongoing planning for future phases of the Civic Center and potential building expansion.

ADJOURNMENT

Next regular meeting scheduled for January 12, 2025

Mr. Thayer moved to adjourn. Ms. Richards seconded the motion.

Meeting adjourned at 3:46 p.m.