

HAYDEN URBAN RENEWAL AGENCY

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Regular Meeting Minutes

City Hall
City Council Chambers
January 12, 2026 - 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 3:14 pm, via Go To Meeting)
Colin Meehan	Present
Michael Thayer	Present
Randy McIntire	Present
Matt Roetter	Present
Joy Richards	Present

STAFF PRESENT

Melissa Cleveland, Executive Director
Lindsay Spencer, Clerk

PLEDGE OF ALLEGIANCE

Ms. Richards led the Pledge of Allegiance.

ADDITIONS OR CORRECTIONS TO THE AGENDA

Remove New Business Item 2 – Contract for Bernardo Wils Architects for 15% Design of Civic Center. No other additions or corrections.

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. 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. 2026 Meeting Calendar (Action Item)

Ms. Cleveland presented the 2026 meeting calendar and noted the only change was moving October meeting to 3rd Monday due to holiday.

Ms. Richards moved to approve the 2026 Meeting Calendar. 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. Contract for Bernard Wills Architects for 15% Design of Civic Center (Action Item)

Removed from Agenda

3. Approval of Policy #1: Accounting and Financial Procedures (Action Item)

Ms. Cleveland presented the proposed policy, developed per the auditor, recommended to clarify financial roles and ensure checks and balances now that HURA is financially independent from the City. Brenda with Accuwize, the bookkeeper, maintains financials in QuickBooks; Ms. Spencer and Ms. Cleveland coordinate reconciliations and bank statements. Ms. Mitchell and Mr. Bredeson reviewed the draft. A board member will sign the monthly reconciliation report as an added internal control.

Mr. Thayer moved to approve Policy #1: Accounting and Financial Procedures. Ms. Richards 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

REPORTS and OTHER NON-ACTION ITEM DISCUSSION

1. Executive Director's Report

- Civic Center contract was postponed to February to allow time for coordination and clarification.
- The recent plan area expansion is officially recorded and published.
- City intends to reinstate work on Government Way/Miles intersection design using the existing agreement.
- No update on 58 E Orchard; the lease remains month-to-month.
- Auditor requests are ongoing.
- The annual report will be presented in February for submission by March 31.
- Come Together Bench Program: Benches are prepped for installation; call to artists is in progress.

2. Update on ULI Conference

Mr. Meyer reported subdued tone at the San Francisco conference with heavy focus on affordable housing challenges. Attendees expressed concern over shifting federal policies and grant funding unpredictability. Successful but unsustainable housing models were discussed. Steve found the event informative and offered to speak one-on-one with other board members interested in future attendance.

ADJOURNMENT

Next regular meeting scheduled for February 9, 2026

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

Meeting adjourned at 3:25 p.m.