

HAYDEN URBAN RENEWAL AGENCY  
8930 North Government Way  
Hayden, ID 83854  
208-664-6942  
[www.haydenurbanrenewalagency.com](http://www.haydenurbanrenewalagency.com)

**Regular Meeting Minutes**  
City Hall  
City Council Chambers  
August 11, 2025 - 3:00 p.m.

**CALL TO ORDER**

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

**ROLL CALL OF BOARD MEMBERS**

Ronda Mitchell	Present
Steve Meyer	Present
Colin Meehan	Present
Randy McIntire	Absent
Michael Thayer	Absent
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. Meyer 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 June 9, 2025
2. Bills
3. Financial packet

Ms. Mitchell's name is misspelled. Change from Rhonda to Ronda. Transfer of funds completed: \$250,000 retained at Bank CDA; remainder moved to LGIP.

Mr. Meehan moved to approve the consent calendar with the noted corrections. Ms. Richards seconded the motion.

#### ROLL CALL OF BOARD MEMBERS

Ronda Mitchell	Yes
Steve Meyer	Yes
Colin Meehan	Yes
Matt Roetter	Yes
Joy Richards	Yes

All members present voted to affirm. Motion passed.

#### CONTINUING BUSINESS

1. HURA project list for expansion feasibility (Action Item)
  - Discussion on updated HURA project list for plan amendment.
  - Updated revenue forecast raised to \$9.1M for capital projects through FY2030.
  - Reviewed and clarified project priorities and inclusion based on updated city assessment values.
  - Emphasis placed on ensuring all potential projects are included for future flexibility

No action taken

#### NEW BUSINESS

1. Letter of Engagement for audit services (Action Item)

Letter of engagement from Alpine Summit for audit services in the amount of \$11,850.

Mr. Meyer moved to approve the letter of engagement. Ms. Richards seconded the motion.

#### ROLL CALL OF BOARD MEMBERS

Ronda Mitchell	Yes
Steve Meyer	Yes
Colin Meehan	Yes
Matt Roetter	Yes
Joy Richards	Yes

All members present voted to affirm. Motion passed.

#### REPORTS and OTHER NON-ACTION ITEM DISCUSSION

1. Civic Center Update
  - Building committee (Ronda, Steve, Randy) held meetings with the City and Senior Center.
  - Focus returned to original senior center and community space concept (approx. 13,000 sq. ft.).
  - Discussion on potential naming, design, and kitchen/shared space logistics.
  - Agreement on pursuing a shared-use model, pending more discussions and planning.
  - Further architectural refinement to be sought from Bernardo Wills.
  - Potential fundraising support and coaching discussed for the senior group.
  - Parking and event coordination logistics still under discussion.

2. Executive Director's Report

- No new updates on OPAs.
- Reimbursements expected later in the month.
- Civic Center planning and expansion process continuing; final documents anticipated in September.
- Orchard rental property: AC failed during heat wave. Repairs authorized but pending coordination. Tenants continue to maintain property well.

NEXT MEETING

The next regular meeting is scheduled for September 8, 2025, at 3:00 p.m.

ADJOURNMENT (Action Item)

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

Meeting adjourned at 3:42 p.m.