

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

City Hall  
City Council Chambers  
Regular Meeting & Workshop  
February 18, 2025  
2:00 p.m.

MINUTES

CALL TO ORDER

Ms. Mitchell called the meeting to order at 2:00 p.m.

ROLL CALL OF BOARD MEMBERS

Ronda Mitchell	Present (via Go To Meeting)
Steve Meyer	Present (arrived 2:07 pm)
Colin Meehan	Present
Randy McIntire	Absent
Michael Thayer	Present
Matt Roetter	Present
Joy Richards	Present

STAFF PRESENT

Pete Bredeson, Board Attorney  
Melissa Cleveland, Executive Director  
Lindsay Spencer, Clerk

PLEDGE OF ALLEGIANCE

Mr. Mitchell led the pledge of allegiance.

ADDITIONS OR CORRECTIONS TO THE AGENDA

No additions or corrections to the agenda.

CALL FOR CONFLICTS OF INTEREST

None

VISITOR/PUBLIC COMMENT

No public comment.

CONSENT CALENDAR (Action Items)

1. Minutes
2. Bills
3. Financial Reports

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
Matt Roetter	Yes
Joy Richards	Yes

The motion was approved by a majority roll call vote.

## NEW BUSINESS

### 1. Approve Bernard Wills contract for Civic Campus Planning (Action Item)

Ms. Cleveland presented the Bernard Wills Architects agreement for the Civic Campus Planning. The budget has been agreed upon and is ready to go. There will be a series of workshops to get a feel for what HURA can do with the property and the ballpark costs. Mr. Meehan recused himself from voting, he is currently working with Bernardo Wills on a separate project.

Mr. Thayer moved to approve the Bernardo Wills contract for Civic Campus Planning. Ms. Richards seconded the motion.

#### ROLL CALL OF BOARD MEMBERS

Ronda Mitchell	Yes
Colin Meehan	Recused
Michael Thayer	Yes
Matt Roetter	Yes
Joy Richards	Yes

The motion was approved by a majority roll call vote.

### 2. Approve Accuwise Consulting, LLC agreement for bookkeeping services (Action Item)

Ms. Cleveland presented the Accuwise agreement. Ms. Cleveland stated it will take some extra time to get everything started and organized, once organized there should be a limited/basic need for services.

Mr. Meyer moved to approve the Accuwise Consulting agreement for bookkeeper services. Mr. Meehan seconded the motion.

#### ROLL CALL OF BOARD MEMBERS

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

The motion was approved by a majority roll call vote.

### 3. 2024 Annual Report (Action Item)

Ms. Cleveland presented the 2024 Annual Report. The report was delayed due to website issues and not being able to post accordingly. The Annual Report was re-noticed in the newspaper, required by City Code for transparency and provides a summary of the HURA activities for 2024. The Annual Report must be filed with the City and State by March 31.

No Public Comment was received.

Mr. Roetter moved to approve the 2024 Annual Report. Mr. Thayer seconded the motion.

#### ROLL CALL OF BOARD MEMBERS

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

The motion was approved by majority roll call vote.

### 4. Update on HURA District Expansion Plan Amendment Draft

Meghan Conrad and Alivia Metts updated HURA on the plan amendment and financial feasibility. They are consultants who were hired by the City to prepare the documents and they

are amending sections of the existing plan to add areas. The numbers in the draft feasibility study are not finalized and the updated project list and cost assumptions within the document are very conservative. They plan to come back to the April or May meetings to further update the Hayden URA.

## REPORTS

### 1. Executive Director's Report

Owl Café – Contractor is getting the permits for demolition and getting organized. Demolition may begin around the end of February, weather dependent. We have received the signed contract, bonding and insurance information.

HURA & City Property Planning – Planning services contract is on the agenda. Workshop 1 is to follow today's regular meeting.

HURA Boundary Expansion – An update from Meghan Conrad and Alivia Metts is on the agenda.

Annual Report – 2024 Annual Report is on the agenda.

Audit – Ms. Cleveland and the City are working on providing the materials to the auditor for FY24 audit.

## WORKSHOP MINUTES

Workshop No. 1 for the Civic Center Campus began at 3:08 pm with City of Hayden Staff, Bernard Wills Architects (BWA), and the HURA Board.

BWA presented an overview of the property and discussed opportunities and challenges. They also presented a few preliminary ideas for re-development of the property. Ideas such as consolidating access on Government Way, providing access to Orchard for the multifamily development through HURA property, removing the baseball field for better utilized space and additional parking opportunities, general improvements to the park and relocation of the area for concerts, expanding parking at City Hall, and opportunities for a community center and commercial developments were both presented.

The City showed a park plan concept video from 2020 that gives BWA some ideas. City Staff indicated that the park is packed in the summer for concerts, Hayden Days, etc. More parking is needed. The City has concerns with overall construction and maintenance costs. BWA will take what was discussed and develop three (3) plans and will present for more discussion at Workshop 2 on March 10.

## NEXT REGULAR MEETING

March 10, 2025 – Regular Meeting

## ADJOURNMENT (Action Item)

Mr. Meehan moved to adjourn the meeting. Mr. Roetter seconded the motion.

All in favor

Meeting adjourned at 4:57 p.m.