

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

City Hall
City Council Chambers
Workshop & Regular Meeting
April 8, 2024
2:00 p.m.

WORKSHOP MINUTES

CALL TO ORDER

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

ROLL CALL OF BOARD MEMBERS

Ronda Mitchell	Present
Steve Meyer	Present (2:04 p.m.)
Colin Meehan	Present
Randy McIntire	Absent
Michael Thayer	Present
Matt Roetter	Present
Joy Richards	Present

1. 5-year plan discussion:

- a. Ms. Cleveland noted HURA has roughly \$5 million after the Owl Café purchase and roughly \$900,000 annually in increment.
- b. Mr. Thayer stated HURA's priorities should be parks and open spaces, community center, Government Way/Honeysuckle intersection. Ms. Richards agreed.
- c. Mr. Roetter stated the Citizens Survey is crucial to understanding the voice of the people. Mr. Meehan agreed, but stated that there are more needs than HURA could fund. The community survey the City conducted was reviewed.
- d. Mr. Meyer stated that the URA funds should not only be for public works projects.
- e. Ms. Mitchell stated if HURA helps the City with the \$3.9 million deficit on Ramsey Road there is \$1.5 million remaining. Mr. Meyer doesn't believe HURA should have to surplus the City any more on paving, curbing, and roundabout projects.

2. Owl Café and 58 E Orchard discussion:

- a. Mr. Meehan noted a significant cost to re-use the Owl Café with narrow options, if any. Property has been vacant for 2 years and may require special items.
- b. The incorrect information as to the future of the Owl Café stated by the CDA Press article is being redacted, per City of Hayden.
- c. Mr. Roetter stated the Public Safety Committee is looking at a police station.
- d. Mr. Meyer and Ms. Mitchell suggest hiring a consultant to help determine the use of the property, what could fit or what would be needed for a community center.

REGULAR MEETING MINUTES

CALL TO ORDER

Ms. Mitchell called the workshop to order at 3:05 p.m.

ROLL CALL OF BOARD MEMBERS

Ronda Mitchell	Present
Steve Meyer	Present
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. Roetter led the pledge of allegiance.

ADDITIONS OR CORRECTIONS TO THE AGENDA

CALL FOR CONFLICTS OF INTEREST

No conflicts were reported.

VISITOR/PUBLIC COMMENT

None

CONSENT CALENDAR (Action Items)

1. Minutes
2. Bills
3. Financial Reports

Projected expenditures table total for FY24 wasn't updated. Will correct for the May summary.

Mr. Thayer moved to approve the Consent Calendar. Ms. Richards 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.

NEW BUSINESS

1. 58 E. Orchard Lease (Action Item)

Mr. Meyer and Mr. Meehan visited the rental and believe the house has suffered wear and tear. Mostly minor fixes. Electrical should be fixed. Mr. Meyer believes a modest amount of money

can fix it. Ms. Mitchell suggested getting an estimate on repair costs. Ms. Richards suggested an annual lease.

Mr. Thayer moved to approve a 12-month lease and empower Ms. Cleveland to work directly with the Solid Rock on repairs not to exceed \$5,000. Ms. Richards 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.

2. City of Hayden Request for Ramsey Road Funding (Action Item)

Ms. Ailport and Mr. Soderling with the City of Hayden presented the request for funds for the Ramsey Road project. There are \$3.2 million in eligible costs for HURA funding, the City has \$1.3 million in ARPA funds. On April 23, 2024, the City will vote on the ARPA funding.

Mr. Thayer believes it is a good project and should be completed, but also urges City Council to re-evaluate how they view/use HURA. Mr. Meyer stated funding this project could be perceived as helping the developer. Commercial development is a really long process.

Mr. Thayer moved to approve the \$1.76 million, inclusive of the previously funded cost savings of \$471,138, City Council's approval of using ARPA funds, and the preparation of an agreement. Mr. Roetter 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. Agreement with City of Hayden for Come Together Bench Program (Action Item)

Ms. Cleveland presented the Come Together bench program agreement.

Ms. Richards moved to approve the Agreement for the expense of 9 benches. Mr. Meyer 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.

REPORTS

1. Executive Director's Report

Ms. Cleveland attended the Tax Commission conference. HURA has closed on the Owl Café and Mr. Meyer, Mr. Meehan, and Ms. Cleveland did a walk-through. Ms. Cleveland stated we need to decide on what to do with the items left. City Council will do an Eligible Study on the HURA Expansion (locations A, B, E, F, & K).

NEXT REGULAR MEETING

May 13, 2024

ADJOURNMENT

Ms. Mitchell adjourned the meeting at 4:43 p.m.