

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

City Hall
City Council Chambers
Regular Meeting
June 10, 2024
3:00 p.m.

MINUTES

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	Absent
Randy McIntire	Present
Michael Thayer	Absent
Matt Roetter	Absent
Joy Richards	Present

STAFF PRESENT

Pete Bredeson, Board Attorney (via go to meeting)
Melissa Cleveland, Executive Director
Lindsay Spencer, Clerk

PLEDGE OF ALLEGIANCE

Ms. Richards led the pledge of allegiance.

ADDITIONS OR CORRECTIONS TO THE AGENDA

No additions or corrections to the agenda.

CALL FOR CONFLICTS OF INTEREST

No conflicts were reported.

VISITOR/PUBLIC COMMENT

No visitors or public comment.

CONSENT CALENDAR (Action Items)

1. Minutes
2. Bills
3. Financial Reports

Ms. Richards moved to approve the Consent Calendar. Mr. Meyer seconded the motion.

ROLL CALL OF BOARD MEMBERS

Ronda Mitchell	Yes
Steve Meyer	Yes
Randy McIntire	Yes
Joy Richards	Yes

The motion was approved by majority roll call vote.

CONTINUING BUSINESS

1. Owl Café Surplus Property/Auction Discussion (Action Item)

Ms. Cleveland discussed her findings from the Auction Depot. There are different options. Mr. Bredeson has reviewed the terms. HURA will need to take inventory. Mr. Bredeson stated a Resolution will need to be adopted to declare surplus personal property. Ms. Cleveland stated the Resolution will be ready for the next meeting. This will exclude the "Owl" sign.

No Action Taken.

NEW BUSINESS

1. Budget Workshop (Action Item)

Ms. Cleveland presented a preliminary budget. Property taxes have been estimated. Ms. Cleveland summarized the revenue and expense items. Ms. Mitchell suggested to increase the rental expenses up to \$10,000. Mr. Meyer is concerned with the income minus capital. Ms. Mitchell stated HURA will cautiously look towards projects brought forward for funding. Mr. Meyer suggested writing a memo to the City Council regarding spent money, and provide what HURA has to spend this year. Ms. Mitchell agreed.

Mr. Meyer moved to approve the preliminary budget for use at the Budget Workshop, with the rental expense increase from \$5,000 to \$10,000. Mr. McIntire seconded the motion.

ROLL CALL OF BOARD MEMBERS

Ronda Mitchell	Yes
Steve Meyer	Yes
Randy McIntire	Yes
Joy Richards	Yes

The motion was approved by majority roll call vote.

2. Criteria for Consultant Selection for Gov't Way/Orchard Property Planning (Action Item).

Ms. Cleveland reminded the Board of the workshop that was done for ideas on the Owl, Rental Property, and Parking Lot. It's hard to know what the Board wants it to be without knowing what it can be used for. Ms. Cleveland and Ms. Mitchell discussed hiring a firm to do a planning study to show what it can be used for. Ms. Cleveland spoke with Mr. Bredeson and he mentioned State Code 67-2320 Part 3 anticipated to be less than \$50,000, so HURA does not need a RFQ, but does need guidelines for selection. HURA doesn't not need to publish, but must prepare standards/guidelines within the RFQ form and send to three (3) firms.

Mr. Meyer moved to empower Ms. Cleveland to generate a RFQ for the Gov't Way & Orchard properties with the responses limited to two (2) pages, plus exhibits. Ms. Richards seconded the motion.

All members present voted to affirm. The motion passed.

REPORTS

1. Executive Director's Report

Ms. Cleveland presented a memo. Nothing new with the Hayden Pickle Ball OPA. Already discussed the Action Depot item. The City is moving forward with a consultant to facilitate the HURA boundary expansion. Ms. Ailport with the City of Hayden informed the Board that the City Council is moving forward with the expansion to include all intersections on Gov't Way,

removing portion that extended out to the Miles/Maple park property. City Council is moving forward with eligibility requirement and economic feasibility.

NEXT REGULAR MEETING
July 8, 2024

ADJOURNMENT (Action Item)

Ms. Richards motioned to adjourn the meeting. Mr. Meyer seconded the motion.

All members present voted to affirm. The motion passed.

The meeting adjourned at 3:51 p.m.