



EDGEWATER REDEVELOPMENT AUTHORITY

Business Meeting Agenda

Held In the Putnum Conference Room

1800 Harlan St.

Edgewater, CO 80214

And Virtually through the GoToMeeting App.

<https://global.gotomeeting.com/join/549576013>

You can also dial in using your phone.

United States: +1 (571) 317-3122

Access Code: 549-576-013

February 12, 2025

4:00 pm

The public is invited to speak at all points noted on the agenda. Public comments will be limited to three minutes each unless prior arrangements have been made with the City Clerk or Chair. Additionally, public comment will be allowed on agenda items at the discretion of Chair. **The times noted are approximate and may be subject to change.**

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of Agenda
5. Consent Agenda
 - a. Minutes of December 10, 2024
6. General Business
 - a. Resolution 2025-01

Discussion and Possible Action on Resolution 2025-01, A RESOLUTION DESIGNATING PUBLIC PLACES FOR THE POSTING OF NOTICE OF MEETINGS OF THE EDGEWATER REDEVELOPMENT AUTHORITY

- b. Resolution 2025-02

Discussion and Possible Action on Resolution 2025-02, A RESOLUTION APPROPRIATING FUNDS FROM THE EDGEWATER REDEVELOPMENT AUTHORITY FUND FOR THE PURPOSES SET FORTH HEREIN, AND ADOPTING A REVISED BUDGET.

c. Interviews for Vacant Seat

i. Todd Riddle

7. Council Report

8. Director Comments

9. Public Comments

10. Commissioner Comments

11. Adjournment

**EDGEWATER REDEVELOPMENT AUTHORITY
BUSINESS MEETING MINUTES
December 10, 2024**

A regular business meeting of the Edgewater Redevelopment Authority was virtually through the GoToMeeting App.

1. Call to Order

Chair Riddle called the meeting to order at 4:00 pm

2. Roll Call

City Clerk and Clerk to the Authority Lenore Pedroza called the roll.

Present: Chair Todd Riddle, Authority Member David Fleck, Authority Member Devin Lahtinen, Authority Member Lang, and Authority Member Thea Samson

Also Present: Authority Attorney, Malcolm Murray and Authority Director, Dan Maples.

3. Pledge of Allegiance

4. Agenda Approval

Authority Member Lahtinen made a motion to approve the Agenda as presented. Seconded by Authority Member Lang and passed unanimously.

5. Consent Agenda

a. Minutes of June 12, 2024

Authority Member Lahtinen made a motion to approve the Consent Agenda as presented. Seconded by Authority Member Lang and passed unanimously.

6. General Business

a. Public Hearing – Resolution 2024-02

Chair Riddle opened the Public Hearing at 4:03 pm.

Board Director, Dan Maples, went through the proposed 2025 Budget, stating there were no additional leases, expenses for the electric sign, or expenses for the 25th Ave. parking lot.

First quarter, looking at doing an RFP for ERA audit. Once RFP's are received, they will come before the Authority for review. Will also be doing an RFP for an Executive Director.

Authority Member Fleck made a motion to approve Resolution 2024-02, A RESOLUTION ADOPTING THE ANNUAL BUDGET FOR THE EDGEWATER REDEVELOPMENT AUTHORITY FOR THE FISCAL YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2025, AND ENDING ON DECEMBER 31, 2025, ESTIMATING THE AMOUNT OF MONEY TO BE DERIVED FROM REVENUE SOURCES, AND SETTING FORTH THE APPROPRIATIONS FOR EACH FUND, as presented. Seconded by Authority Member Land and passed unanimously.

- b. Authority Member Fleck made a motion to suspend Resolution 2024-04, A RESOLUTION APPROPRIATING FUNDS FROM THE EDGEWATER REDEVELOPMENT AUTHORITY FUND FOR THE PURPOSES SET FORTH HEREIN, AND ADOPTING A REVISED BUDGET, to allow staff time to insert final numbers and include fund balance. Appropriations will come back to the Authority in January 2025. Seconded by Authority Member Lang and passed unanimously.

- c. Rules of Procedure Update

7. Council Report

None

8. Director Comments

Next meeting was scheduled for January 29, 2025, will be a hybrid meeting but prefer everyone attend in person. Chair Riddle's seat expired December 16, 2024, and he plans on reapplying.

9. Public Comments

None

10. Commissioner Comments

Authority Member Sampon had no further comments.

Authority Member Lahtinen commented on the cool improvements to Citizen's Park. Excited for the new year and new projects.

Authority Member Lang stated this was a great in person meeting.

Authority Member Fleck wished everyone Happy Holidays and said he was grateful for everyone's participation.

Chair Riddle stated reflecting back on 2024 and a lot of work that was done. Thanked everyone and is looking forward to 2025.

11. Adjournment

CITY OF EDGEWATER

RESOLUTION 2025-01

A RESOLUTION DESIGNATING PUBLIC PLACES FOR THE POSTING OF NOTICE OF MEETINGS OF THE EDGEWATER REDEVELOPMENT AUTHORITY

WHEREAS, C.R.S. § 24-6-402(2)(c) requires the City to annually designate a public place or places to post notice of meetings in compliance with the Colorado Sunshine Law, Article 6 of Title 24, C.R.S.; and

WHEREAS, Section 21.26 of the Edgewater Home Rule Charter further requires that notice of public meetings be posted in at least three (3) conspicuous public locations, one (1) of which may be the City's website, and at least one (1) of which shall be a location that is open to the public at hours different from the hours during which the City Hall is open to the public.

NOW, THEREFORE, BE IT RESOLVED BY THE EDGEWATER REDEVELOPMENT AUTHORITY THAT:

Section 1. The following locations are hereby designated as the official places for posting notice of public meetings of the Edgewater Redevelopment Authority:

1. The lobby area of the Edgewater Civic Center, 1800 Harlan St., Edgewater, Colorado.
2. The bulletin board located in the 25th and Sheridan parking lot.
3. The City's website at www.edgewaterco.com.

Section 2. This Resolution shall become effective immediately upon adoption and shall be repealed upon the adoption of any subsequent resolution designating public places for posting unless such subsequent resolution otherwise provides.

INTRODUCED, READ AND ADOPTED this 29th day of January, 2025.

David Fleck, Acting Chair

ATTEST:

Lenore Pedroza, MMC
City Clerk and Clerk to the Authority

EDGEWATER REDEVELOPMENT AUTHORITY

RESOLUTION NO. 2025-02

AN RESOLUTION APPROPRIATING FUNDS FROM THE EDGEWATER REDEVELOPMENT AUTHORITY FUND FOR THE PURPOSES SET FORTH HEREIN, AND ADOPTING A REVISED BUDGET.

WHEREAS, the Edgewater Redevelopment Authority held a Public Hearing and adopted the 2022 Edgewater Redevelopment Authority Budget on December 13, 2023 ; and

WHEREAS, after public hearing, the Edgewater Redevelopment Authority determined that there are available surpluses in the budget sufficient to make the appropriations set forth in this resolution; and

WHEREAS, the City Manager has prepared the attached budget amendment to reflect all additional appropriations made by the Authority by this resolution.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Edgewater Redevelopment Authority that:

Section 1. The amount of Three Hundred and One Thousand Four hundred Seventeen Dollars (\$301,417) is hereby appropriated from the Edgewater Redevelopment Fund for the purpose of funding expenditures related to construction of improvements along 25th Ave.

Section 2. The total expenditure for 25th Ave. Street Project originally adopted at One Million, Four Hundred and Forty-one Thousand Dollars (\$1,441,000) is amended to show the entire cost of the project proposed at One Million, Seven Hundred and Eighty-seven thousand Seven hundred Sixty-eight Dollars (\$1,753,768).

Section 3. The Amended Budget for the fiscal year beginning January 1, 2024 and ending December 31, 2024, for the Authority is hereby adopted and approved as the 2024 Revised Annual Budget of the Authority, attached hereto and made a part hereof as Exhibit "A".

Section 4. Severability. If any section, paragraph, sentence, clause, or phrase of this resolution is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this resolution. The Authority hereby declares that it would have adopted this resolution and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 5. Repeal. All other resolutions or portions thereof inconsistent or conflicting with this resolution or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

Section 6. Safety Clause. The Authority hereby finds, determines, and declares that this resolution is promulgated under the general power of the City, that it is promulgated

for the health, safety, and welfare of the public, that this resolution is necessary for the preservation of health and safety and for the protection of public convenience and welfare, and that this resolution bears a rational relation to the proper legislative object sought to be attained.

Adopted this 29th day of January, 2025.

David Fleck, Acting Chair

ATTEST:

Lenore Pedroza, MMC City Clerk

APPROVED AS TO FORM:

Malcolm Murray, Authority Attorney

		2021-21 Actual	2022-22 Actual	2023-23 Actual	2024-24 Current Year Budget	2024-24 Estimated EOY	2025-25 Proposed Budget
Revenue							
16-0000-43110	General Property Tax	\$ 341,546	\$ 400,928	\$ 422,756	\$ 410,000	\$ 618,537	\$ 620,000
16-0000-43200	Grants	\$ -	\$ -	\$ -	\$ 841,000	\$ 637,821	\$ -
16-0000-43400	City Contributions	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ -
16-0000-43610	Interest on Deposits	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000
16-0000-43640	MISCELLANEOUS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16-0000-45010	Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ 341,546	\$ 400,928	\$ 422,756	\$ 1,352,000	\$ 1,356,358	\$ 621,000

Expenses							
16-1800-61420	Insurance--General Liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16-1800-62130	Office Supplies	\$ -	\$ -	\$ 150	\$ 150	\$ -	\$ 5,000
16-1800-62140	Other Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16-1800-62430	Training	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16-1800-62530	Special Events	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16-1800-63160	Auditing	\$ -	\$ -	\$ -	\$ 2,400	\$ -	\$ -
16-1800-63190	Meeting Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16-1800-63211	Legal -General Services	\$ 1,725	\$ 675	\$ 4,550	\$ 7,000	\$ 275	\$ 4,500
16-1800-63215	ERA Facility Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16-1800-63216	Professional Services	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ 90,000
16-1800-63217	Engineering Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16-1800-63220	BUILDING REPAIRS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16-1800-63330	Legal Publications	\$ -	\$ -	\$ -	\$ 100	\$ -	\$ -
16-1800-63335	Electric Sign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16-1800-63450	Postage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16-1800-63531	Bank Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16-1800-63533	Treasurer Fees (Jeffco)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16-1800-63720	Electric	\$ 1,259	\$ 910	\$ 1,207	\$ 1,500	\$ 1,275	\$ 1,600
16-1800-63730	Water/Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16-1800-63830	Ground Lease Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16-1800-64190	Contract Services	\$ -	\$ -	\$ -	\$ 7,000	\$ 6,250	\$ 85,000
16-1800-65110	Principal Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16-1800-65120	Interest & Fiscal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16-1800-65150	Contingency & Projects	\$ 89,603	\$ 340,501	\$ 76,639	\$ 1,441,000	\$ 1,753,768	\$ -
16-1800-68100	Administrative Charges	\$ -	\$ -	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000

\$	92,587	\$	342,086	\$	108,546	\$	1,486,150	\$	1,787,567	\$	212,100
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NET REVENUE	\$	248,959	\$	58,841	\$	314,210	\$	(134,150)	\$	(431,209)	\$	408,900
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Fund Balance

Beginning Fund Balance	\$	1,485,681	\$	1,765,860	\$	1,791,193	\$	2,260,729	\$	2,281,905	\$	2,006,021
<i>Plus Net Revenue</i>		248,959		59,841		314,210		(134,150)		(431,209)		408,900
<i>Plus Capital Assets</i>		168,300		155,326		155,326		155,326		155,326		155,326
Ending Fund Balance	\$	1,765,860	\$	1,791,193	\$	2,260,729	\$	2,281,905	\$	2,006,021	\$	2,570,247

\$ 301,417



APPLICATION FOR APPOINTMENT TO THE CITY BOARDS AND COMMISSIONS/OTHER ENTITIES

Name: Todd Riddle

Home Address:

[Redacted]

Street _____ City _____ State _____ Zip Code _____

Home Phone Number: _____ Mobile: [Redacted]

Email: [Redacted] Employer: [Redacted]

Work Address:

Address _____ City _____ State _____ Zip Code _____

Work Phone Number: _____ Work Email: _____

Please describe your type of work: Digital Marketing Lead

Please indicate which board/commission/entity you are applying to:

- Board of Adjustments and Appeals
- City Council (for appointments only)
- Election Commission
- Parks, Recreation, Historic Preservation & Arts Advisory Board
- Volunteer Firefighter Pension Board
- Edgewater Redevelopment Authority
- Planning & Zoning Commission

When did you move to the City of Edgewater? 1997

Are you a registered elector? Yes No

Are you an elected official, officer or employee of the City of Edgewater? Yes No

Have you ever been convicted of embezzlement, bribery, solicitation of bribery? Yes No

perjury, subornation of perjury or any offense involving fraud? Yes No

Would you be able to devote the time necessary to fulfill your obligation as a member? Yes No

Please state the reasons for your interest (attach additional sheets if necessary): See attached

What contributions do you feel you can make to this entity; please be as specific as possible (attach additional sheets if necessary): See attached

What previous work experience, civic activity or other volunteer service would you bring to this position? (attach additional sheets if necessary): See attached

Oath of Application

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge and belief.

Authorized Signature	Printed Name	Date
<i>todd riddle</i>	Todd Riddle	1/9/2025

Please state the reasons for your interest:

- Passion for Community Development-I have an Interest in helping create vibrant neighborhoods through business development, infrastructure improvements, and job creation.
- Desire to Foster Economic Opportunities- A commitment to promoting equitable economic growth and ensuring all community members benefit from redevelopment efforts.
- Opportunity to give back-I have lived in Edgewater for nearly 30 years and feel that the ERA can be an instrument of change for this city.

What contributions do you feel you can make to this entity; please be as specific as possible:

- A track record of working on projects that support economic development or public-private partnerships.
- Relevant experience in public policy
- A willingness to work with diverse stakeholders, including government officials, community members, and private-sector partners.

What previous work experience, civic activity or other volunteer service would you bring to this position?

- Former 2 term Mayor Pro-Tem, DRCOG Board of Directors, Planning and Zoning Vice Chair, and ERA Chair
- Experience in budgeting, resource allocation, and risk management
- Identify innovative solutions to redevelopment challenges