



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

May 1, 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. 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. Business Survey Project
- d. Joyride's Request for Parking Lot

e. Election of Officers

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 1st day of May, 2025.

David Fleck, Acting Chair

ATTEST:

Lenore Pedroza, MMC
City Clerk and Clerk to the Authority

EDGEWATER REDEVELOPMENT AUTHORITY

RESOLUTION NO. 2025-02

A 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 1st day of May, 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



Business Outreach Project



Business Outreach Project

OBJECTIVES



SATISFACTION

Assess local business satisfaction with Edgewater's operations and support programs.



IMPROVEMENT

Identify opportunities for process improvement and to improve funding effectiveness and efficiency.



INSIGHT

Use data insights to inform spending and program planning.



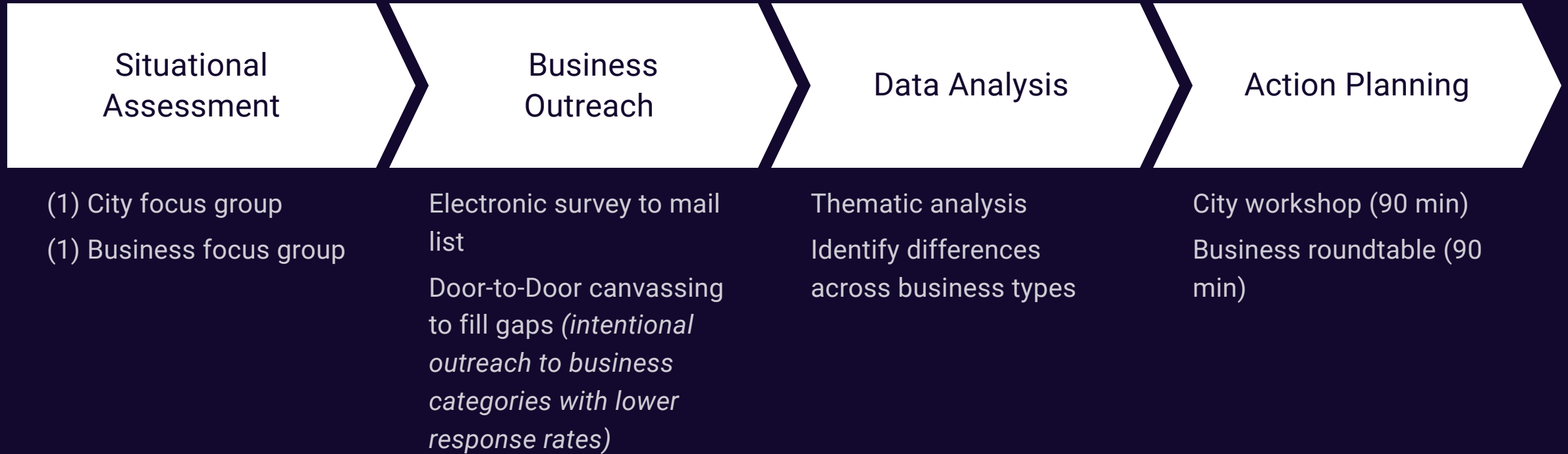
CONNECTION

Build stronger relationships with local businesses through engagement.

Project Approach

Time & Materials not to exceed \$19,000

117 hours total





City of Edgewater Business Community Outreach Project

The Faeder Collaborative

April 4, 2025

Project Objectives

1. Assess local business satisfaction with Edgewater's operations and support programs.
2. Identify opportunities for process improvement and to improve funding effectiveness and efficiency.
3. Use data insights to inform spending and program planning.
4. Build stronger relationships with local businesses through engagement.

Project Overview

The City of Edgewater, in partnership with The Faeder Collaborative, will launch the Business Community Outreach Project to assess business satisfaction and improve support programs through inclusive, authentic engagement. Using strategic outreach, surveys, and facilitated discussions, the project will identify business needs, inform resource allocation, and shape future programming. Findings will guide actionable recommendations at the August 2025 City Council retreat, strengthening ties with the business community.

Project Arrangement

This engagement operates under a time-and-materials structure, with a maximum budget of \$19,750 (\$19,000 for labor and \$750 for expenses). Senior Consultants are billed at \$170 per hour, while Business Analysts (survey canvassers) are billed at \$125 per hour. Total project hours are estimated at 117 and actual hours will be invoiced at the end of each month. The project is anticipated to run from May through July, ensuring deliverables are aligned with input needed for the August City Council meeting.



Scope of Work

1. Project Management

Project Kick-Off	The Consultants will prepare for and facilitate a 1-hour project kick-off meeting with relevant City leadership and staff.
Project Coordination	Consultants will participate in up to three (3) 30-minute monthly project team meetings. Summary notes from the project meetings with The City project sponsors will be provided.
Deliverables	<i>Project Kickoff Summary Notes; Project Meeting Summary Notes</i>

2. Situational Assessment

Review Background Materials	Review relevant documents including the City of Edgewater's 2040 Comprehensive Plan, data from the Jefferson County EDC, results from Community Engagement initiatives (past and present).
Conduct Focus Groups & Interviews	<p>Consultants will hear stakeholder perspectives on the state of the business environment within The City by facilitating one (1) focus group with key City leaders.</p> <p>Consultants will hear stakeholder perspectives on the state of the business environment within The City by conducting one (1) focus group with business leaders with breakout sessions according to business size.</p> <p>Focus group outputs will help to inform the design of the business partnership survey and the project's communications strategy and implementation. The size parameters for the business focus groups will be decided in partnership with the project sponsors.</p>
Deliverables	<i>Situational Assessment Findings Report</i>

3. Business Partnership Outreach Plan



Plan Creation	Consultants will develop a two-page data collection plan with key objectives, benchmarks, and data steps to support a business survey and breakfast roundtable.
Communications Strategy	A communications strategy will be developed based on the Situational Assessment to guide messaging for a business outreach campaign.
Deliverables	<i>Approved Business Partnership Outreach Plan</i>

4. Outreach

Business Partnership Survey	Consultants will design a brief, targeted survey using sales tax categories to identify the needs of similar business groups. Framed by a SWOT approach, the survey will assess satisfaction, evaluate City support, identify program barriers, and gather insights to improve funding and future initiatives. Key themes from the results will be summarized for review.
Business Contact List	The City will share project information with business owners and distribute a survey mailer featuring a QR code. Consultants will provide up to four email drafts to launch the project, send survey and roundtable reminders, and share final findings with thanks to participants.
Door-to-Door Business Outreach	Consultants will conduct door-to-door outreach to the City's businesses to increase survey participation. In-person engagement will focus on business categories with a low response rate for the electronic survey. If a business is willing, consultants will offer to complete their survey with them. Consultants will use this time to distribute flyers inviting business owners to the roundtable discussion and confirm their participation in the breakfast discussion.
Deliverables	<i>Approved survey; Approved email verbiages & flyers; Survey findings report</i>

5. Action Planning



City of Edgewater Workshop	Consultants will lead an action planning workshop with The City leadership and staff, presenting data collection results and facilitating an interactive process to interpret findings, align on opportunities, and plan a breakfast roundtable to share results and ideas with the business community. The scope includes designing, preparing, facilitating, and summarizing the session.
Business Breakfast Roundtable Discussion	Consultants will lead an engaging roundtable discussion to share Business Partnership Outreach outcomes with Edgewater business leaders. The purpose of the roundtable discussion will be to ask business owners to prioritize what they feel are the most important ways the City should support the business community. The results of Business Partnership Outreach as well as the roundtable discussion will be presented during the City Council's retreat in August and will be used to inform the development of business support funding for the 2026 budget.
Deliverables	<i>City of Edgewater workshop session design, facilitation & summary notes; Business Breakfast Roundtable workshop session design, facilitation & notes</i>

PROJECT ASSUMPTIONS

1. The City has a directory of businesses that the City will use to distribute project information. There are close to 110 businesses in total and the majority are locally-owned.
2. The survey will be analyzed to enable comparison across business types (maybe organized by tax brackets) and will not be designed or analyzed around significance testing.
3. The City business representatives are willing and able to participate in the survey and Roundtable.
4. The City will provide interpretation and translation support for all stakeholder engagement aspects of the project.
5. The City will provide timely feedback and approvals on deliverables such as surveys, emails, mailers, and action plans to maintain the project timeline.
6. The City will be responsible for printing costs (in-person survey collection and Roundtable flyers).
7. Project management meetings will be conducted virtually.
8. Facilitated workshops (City of Edgewater Workshop and Business Roundtable) will be conducted in person. The City will be responsible for the venue, material costs, and food and beverage for each session.



Joyride Brewing's 11th Anniversary 25th Ave Parking Lot Request


Joyride Brewing is respectfully applying to use the 25th Ave Parking Lot for our 11th Anniversary Festival. We would like to have a celebration to earmark the occasion on Friday and Saturday, July 18-19, 2025. It will be free of charge to the public and is a family friendly event. We would run continuous liquor license from our building that would cover the street (assuming street closure is approved) as well as the parking lot. We would like to have full access to the 25th Ave public parking lot across from Joyride (NOT including the Doll Hospital spaces) on Friday and Saturday for a stage to host live music. The festival area will be fenced and will take place in the parking lot and the street. Because the street will only be closed to the alley, we do not believe a traffic control plan is necessary since traffic disruption should be minimal.

Joyride would like to have live musicians on the accompanied stage to be set up starting at 8 am Friday, July 18, then left erected till 9 pm Saturday, after which tear down will begin. Joyride will serve beer within the enclosed event area via a festival permit. Food truck vendors already licensed with the City of Edgewater will also be in attendance. Other vendors may also be in attendance.

Joyride will provide portable toilets, portable hand washing stations, trash receptacles, first aid/medical assistance, security to monitor the general public as well as to monitor entrances and wristbands to make sure only those over 21 are drinking. Signs will be posted every 15' along the fence restricting alcohol possession of open alcohol beverage containers or consumption of alcohol beyond permitted points. Entrance for the event will be staged on the south side of 25th Ave at the alley the separates Joyride and Bottles & Bitters Liquor Store to control the flow of our ID and wristband station. Customers will also be able to access the festival area from our front door.

I apologize I am not able to be there in person or virtually, I am currently in Indianapolis for the World Beer Cup ceremony, which is the largest and most prestigious beer competition in the world. Hopefully we win something!

Thank you for your time and consideration, and please let me know if you have any questions.


David Bergen
Founder & President
Joyride Brewing Company