



## 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**

December 10, 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 October 22, 2025
6. General Business
  - a. Interview and/or recommendation of reappointment of David Fleck, for Term 1, expiring December 16, 2030.
  - b. Resolution 2025-03 (Public Hearing)

Discussion and Possible Action on Resolution 2025-03, A RESOLUTION ADOPTING THE ANNUAL BUDGET FOR THE EDGEWATER REDEVELOPMENT AUTHORITY FOR THE FISCAL YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2026, AND ENDING ON DECEMBER 31, 2026, ESTIMATING THE AMOUNT OF MONEY TO BE DERIVED FROM REVENUE SOURCES, AND SETTING FORTH THE APPROPRIATIONS FOR EACH FUND
7. Council Report
8. Director Comments
9. Public Comments
10. Commissioner Comments
11. Adjournment

**EDGEWATER REDEVELOPMENT AUTHORITY  
BUSINESS MEETING MINUTES  
October 22, 2025**

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 4:04 pm

2. Roll Call

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

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

Absent: Authority Member Lang

Also Present: Authority Director, Dan Maples.

3. Pledge of Allegiance

4. Agenda Approval

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

5. Consent Agenda

a. Minutes of May 1, 2025

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

6. General Business

a. Business Survey Consultant

Allison with Faeder Collaborative gave a presentation of their Project Objectives to include the following:

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 and
4. Build stronger relationships with local businesses through engagement.

Authority Member Fleck asked if tracking business leases and sub-leases can be tracked by sales tax. Dan said it would be difficult but yes it probably can. Some of his desires out of the survey are how it will align with the comprehensive plan in terms of what ERA can do to make life easier for the businesses within town. Looking into examples of past investments the ERA has done and the what the needs are for businesses not on 25<sup>th</sup> Ave.

Authority Member Samson asked if STRs will be included in the survey. Dan said STRs are monitored separately from business licenses and will not be included in the survey.

Authority Member Lahtinen asked how the Edgewater numbers compare with other cities of similar size. Allison responded that the EDC may have the ability to pull those numbers. If there are cities that Edgewater wants to compare with, she is happy to look into those numbers. Suggestions of Sheridan, Mountain View, or Glendale could be a good comparison. Asked what the sample size they are aiming for with the survey. Allison responded they are aiming for 100% of the 150 businesses in Edgewater.

b. Budget Discussion

Authority Director, Dan Maples gave a brief update on the 2026 Budget and presented a slide of the proposed budget for 2026.

Chair Riddle asked where the consultant fees are coming from. Dan stated it is coming from the ERA budget. It was not in the 2025 budget so it will be added, but does not foresee ERA going over budget.

Authority Member Samson asked where they were with the board's executive director. Dan mentioned that position is currently on hold.

7. Council Report

None

8. Director Comments

Excited to see results of the Business Survey and whatever we find, it is going to be really important to show that we heard through this program.

9. Public Comments

None

10. Commissioner Comments

Authority Member Fleck – Good to see everyone tonight

Authority Member Lahtinen – Also stated it was good to see everyone tonight

Chair Riddle is also excited about the survey. They've had a few in the past. Would love to see one succeed. He would like to see what we can make of it going into the future, there is a lot of potential. Happy they are getting this done.

Authority Member Samson is also excited about the survey. It will provide guidance on what to prioritize.

#### 11. Adjournment

Chair Riddle adjourned the meeting at 4:45 pm

**EDGEWATER REDEVELOPMENT AUTHORITY**

**RESOLUTION NO. 2025-03**

**A RESOLUTION ADOPTING THE ANNUAL BUDGET FOR THE EDGEWATER REDEVELOPMENT AUTHORITY FOR THE FISCAL YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2026, AND ENDING ON DECEMBER 31, 2026, ESTIMATING THE AMOUNT OF MONEY TO BE DERIVED FROM REVENUE SOURCES, AND SETTING FORTH THE APPROPRIATIONS FOR EACH FUND**

WHEREAS, the Edgewater Redevelopment Authority (the "Authority") is required to prepare its annual budget for the fiscal year beginning January 1, 2026, and ending December 31, 2026; and

WHEREAS, the Authority, upon notice duly posted, held a Public Hearing on December 10, 2025, on said annual budget for the year 2026.

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

SECTION 1. The budget for the fiscal year beginning January 1, 2026 and ending December 31, 2026, for the Authority is hereby adopted and approved as the 2026 Annual Budget of the Authority, attached hereto and made a part hereof as Exhibit "A".

SECTION 2. The budget herein approved and adopted shall be signed by the Chair and Clerk of the Authority and made a part of the public records of the Edgewater Redevelopment Authority.

**ADOPTED** this 10th day of December, 2025.

\_\_\_\_\_  
Todd Riddle, Chair

ATTEST:

\_\_\_\_\_  
Lenore Pedroza  
City Clerk/Authority Clerk

Edgewater Redevelopment Authority		2021-21	2022-22	2023-23	2024-24	2025-25	2025-25	2025-25	2026-26	Change
Account Number	Account Title	Prior year 2	Prior year	Prior year	Prior year	Current year	Current Year	Estimated	Future year	in
		Actual	Actual	Actual	Actual	Budget	YTD	EOY	Budget	Budget
<b>Revenue</b>										
16-0000-43110	General Property Tax	\$ 341,665	\$ 400,928	\$ 422,756	\$ 618,537	\$ 620,000	\$ 642,665	\$ 642,665	\$ 640,000	3%
16-0000-43200	Grants	\$ -	\$ -	\$ -	\$ 637,821	\$ -	\$ 203,180	\$ 203,180	\$ -	0%
16-0000-43400	City Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
16-0000-43610	Interest on Deposits	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ 500	\$ 500	-50%
16-0000-43640	MISCELLANEOUS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
16-0000-45010	Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
		\$ 341,665	\$ 400,928	\$ 422,756	\$ 1,256,357	\$ 621,000	\$ 845,844	\$ 846,345	\$ 640,500	
<b>Expenses</b>										
16-1800-61420	Insurance--General Liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			0%
16-1800-62130	Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00	\$ -	\$ 1,000.00	\$ 1,000.00	-80%
16-1800-62140	Other Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			0%
16-1800-62430	Training	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			0%
16-1800-62530	Special Events	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			0%
16-1800-63160	Auditing	\$ -	\$ 1,500.00	\$ -	\$ -	\$ -	\$ -			0%
16-1800-63190	Meeting Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			0%
16-1800-63211	Legal -General Services	\$ 1,725.00	\$ 675.00	\$ 4,549.72	\$ 275.00	\$ 4,500.00	\$ -	\$ 1,500.00	\$ 1,500.00	-67% *
16-1800-63215	ERA Facility Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			0%
16-1800-63216	Professional Services	\$ -	\$ -	\$ -	\$ -	\$ 90,000.00	\$ -	\$ -	\$ 90,000.00	0% **
16-1800-63217	Engineering Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			0%
16-1800-63220	BUILDING REPAIRS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			0%
16-1800-63330	Legal Publications	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			0%
16-1800-63335	Electric Sign	\$ -	\$ -	\$ -	\$ 1,486.00	\$ -	\$ -			0%
16-1800-63450	Postage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			0%
16-1800-63531	Bank Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			0%
16-1800-63533	Treasurer Fees (Jeffco)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			0%
16-1800-63720	Electric	\$ 1,258.80	\$ 1,262.51	\$ 1,207.36	\$ 1,737.23	\$ 1,600.00	\$ 528.88	\$ 1,300.00	\$ 1,500.00	-6%
16-1800-63730	Water/Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			0%
16-1800-63830	Ground Lease Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			0%
16-1800-64190	Contract Services	\$ -	\$ -	\$ -	\$ 6,250.00	\$ 85,000.00	\$ 1,428.55	\$ 15,000.00	\$ 4,000.00	-95% ***
16-1800-65110	Principal Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			0%
16-1800-65120	Interest & Fiscal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			0%
16-1800-65150	Contingency & Projects	\$ 29,603.38	\$ 341,953.25	\$ 76,639.32	\$ 1,753,767.63	\$ -	\$ 4,233.53	\$ 5,000.00	\$ 6,500.00	0% ****
16-1800-68100	Administrative Charges	\$ 24,000.00	\$ 26,000.00	\$ 26,000.00	\$ 26,000.00	\$ 26,000.00	\$ -	\$ 26,000.00	\$ 26,000.00	0%
	<b>Total Expenses</b>	\$ 56,587.18	\$ 371,390.76	\$ 108,396.40	\$ 1,789,515.86	\$ 212,100.00	\$ 6,190.96	\$ 49,800.00	\$ 130,500.00	-38%

\* Reduced Legal Services due to minimized use of legal.

\*\* Executive Director costs.

\*\*\* Business Outreach Project 2025/26.

\*\*\*\* Parking lot maintenance.

## **PUBLIC NOTICE**

Notice is hereby given that the Edgewater Redevelopment Authority will hold a Public Hearing on the **2026 Proposed Budget on Wednesday, December 10, 2025, at 4 p.m.** or as soon thereafter as the matter may be heard, virtually or at the Edgewater Civic Center, 1800 Harlan St., Edgewater, CO, when and where all interested parties may appear and be heard..

Interested electors of the City of Edgewater may file any objections to the budget at any time prior to the final adoption of the budget by the Authority. Said objections should be directed to the City Clerk's Office, [lpedroza@edgewaterco.com](mailto:lpedroza@edgewaterco.com) .

A copy of the proposed 2026 Budget can be obtained by emailing the City Clerk at the email listed above.

### **ERA Meeting**

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

**United States: +1 (571) 317-3122**

**Access Code: 549-576-013**

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