



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

March 11, 2026

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, 2025

6. General Business

- a. Resolution 2026-01

Discussion and Possible Action on Resolution 2026-01, A RESOLUTION DESIGNATING PUBLIC PLACES FOR THE POSTING OF NOTICE OF MEETINGS OF THE EDGEWATER REDEVELOPMENT AUTHORITY

- b. Joyride's Request to Use Parking Lot at 25th and Sheridan

- c. Business Outreach Project Update- Survey and Breakfast Event

7. Council Report
8. Director Comments
9. Public Comments
10. Commissioner Comments
11. Adjournment

**EDGEWATER REDEVELOPMENT AUTHORITY
BUSINESS MEETING MINUTES
December 10, 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 October 22, 2025

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

6. General Business

a. Interview and/or Reappointment of David Fleck, for Term 1, expiring December 16, 2030.

Authority Member Lahtinen made a motion to recommend to City Council, the reappointment of David Fleck to Term 1 of the Edgewater Redevelopment Authority, expiring December 16, 2030. Seconded by Authority Member Samson and passed unanimously.

Chair Riddle thanked David for his institutional knowledge over the years.

David Fleck responded with appreciation to the fellow board for their consideration to continue service on the board and looks forward to serving another term.

b. Resolution 2025-03 (Public Hearing)

Chair Riddle opened the public hearing at 4:10 pm.

Director, Dan Maples presented the 2026 Budget. Gave an overview of the proposed budget numbers and mentioned the revenues have seen significant revenues trickle in. Funds were not spent in 2025, due to not much going on.

Authority Member Samson asked a question about the proposed Director position and if administration charges would be reduced if someone steps in. Director Maples explained that those funds are based on a formula to include the City Manager, City Clerk and other staff, and it may need to be adjusted if someone were hired for that position.

Authority Member Fleck asked what the lifespan expectancy and current condition for the parking lot at 25th and Sheridan, in terms of anticipated capital improvements and asked if there is a timeline for those improvements.

Director Maples stated they did add funds for maintenance of the parking lot. Repairs or replacement of the electronic sign are necessary and will bring that back to the board to see what their interest is for that sign. Chair Riddle would like alternative options for the sign. Authority Member Fleck said it is a big expense.

Authority Member Fleck asked who does snow removal on 25th Ave. and asked if ERA pays for it, and if there is a cost share there.

Director Maples said it is done in-house by the City's Public Works Department. These services are included in the formula of shared fees.

Chair Riddle closed the public hearing at 4:34 pm

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

7. Council Report

None

8. Director Comments

None

9. Public Comments

None

10. Commissioner Comments

Authority Member Samson – No comment

Authority Member Fleck – Happy Holidays to all

Authority Member Lahtinen – Also wished everyone Happy Holidays

Chair Riddle – Happy Holidays to all

11. Adjournment

Chair Riddle adjourned the meeting at 4:37 pm

CITY OF EDGEWATER

RESOLUTION 2026-01

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 11th day of March, 2026.

Todd Riddle, Chair

ATTEST:

Lenore Pedroza, MMC
City Clerk and Clerk to the Authority



Joyride Brewing's 2026 Special Event 25th Ave Parking Lot Request

Joyride Brewing is respectfully applying to use the 25th Ave Parking Lot for three events this year, a Cinco de Mayo event on May 2nd or May 9th, our anniversary party on July 24th and 25th, and an Oktoberfest event on September 12th. All events will be free of charge to the public and is a family friendly event. We would run a 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) starting on Friday night for the May and September events and starting on Thursday night for the July event. This will allow us plentiful time to set up 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 on the first day of each event, then left erected till 9 pm Saturday for all events, after which tear down will begin. Joyride will serve beer within the enclosed event area via an extension of premise. 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, staff to monitor the public, 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.

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

David Bergen
Founder & President
Joyride Brewing Company