



EDGEWATER REDEVELOPMENT AUTHORITY

Business Meeting

April 10, 2024

4:30 pm

AGENDA

Held at Edgewater Civic Center

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

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. Agenda Approval
5. Consent Agenda
 - a. Minutes - December 13, 2023
6. General Business
 - a. Resolution 2024-01

Discussion and Possible Action on Resolution 2024-01, A RESOLUTION DESIGNATING PUBLIC PLACES FOR THE POSTING OF NOTICE OF MEETINGS OF THE EDGEWATER REDEVELOPMENT AUTHORITY
 - b. Vacancy Interview
 1. Nicole Lang

- c. Grant Request
 - d. 25th Ave. Streetscape Walk Through (immediately following meeting)
- 7. Council Report
- 8. Director Comments
- 9. Public Comments
- 10. Commissioner Comments
- 11. Adjournment

**EDGEWATER REDEVELOPMENT AUTHORITY
BUSINESS MEETING MINUTES
December 13, 2023**

1. Call to Order

Chair Riddle called the meeting to order at 5:32pm

2. Roll Call

Deputy City Clerk and Deputy City Clerk to the Authority Sofia Mitchell called the roll.

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

Also Present: Authority Attorney, Malcom McMurray and Board Director, Dan Maples.

3. Pledge of Allegiance

4. Approval of Agenda

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

5. Consent Agenda

a. November 1, 2023, Meeting Minutes

Authority Member Fleck Made a motion to approve the Consent Agenda as presented
Seconded by Lahtinen

6. General Business

a. Public Hearing – Resolution 2023-02

Chair Riddle opened the public hearing at 5:35pm

Director Dan Maples gave a brief overview of the proposed 2024 Budget.

Chair Riddle Asked the Director if they should reserve funds for the Director position. Authority Member Lang asked if it was part time or full time. Director Maples stated they are still looking into it. If adjustments need to be made to the budget it will be brought back at a later date.

Chair Riddle closed the public hearing at 5:39pm

Authority Member Fleck made a motion to approve Resolution 2023-02, A RESOLUTION ADOPTING THE ANNUAL BUDGET FOR THE EDGEWATER

REDEVELOPMENT AUTHORITY FOR THE FISCAL YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2024, AND ENDING ON DECEMBER 31, 2024, 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 Lang and passed unanimously.

7. Council Report

Council reports that Mayor Conklin will be looking at appointing Board Liaisons in 2024.

8. Director Comments

Director Maples gave an update on the 25th Ave. Streetscape contract. He asked the Authority Members for suggestions on 2024 meeting topics.

9. Public Comments

None

10. Commissioner Comments

Authority Member Lang – She is excited to break ground on the Streetscape project. She mentioned her term is expiring and she will be reapplying.

Authority Member Lahtinen – Is excited to break ground on the Streetscape Project.

Authority Member Fleck – Wished everyone Happy Holidays.

Authority Member Samson – Is excited to break ground on the Streetscape Project.

Chair Riddle – Wished everyone Happy Holidays. Thanked Deputy City Clerk Sofia Mitchell. Congratulated new Mayor and Council Members. He is excited to have a Board Liaison. Encourages Authority Member Lang to reapply.

11. Adjournment

Chair Riddle Adjourned the meeting at 5:49pm

CITY OF EDGEWATER

RESOLUTION 2024-01

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 10th day of April, 2023.

Todd Riddle, Chair

ATTEST:

Lenore Pedroza, MMC
City Clerk and Clerk to the Authority



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

Name: Nicole Lang

Home Address:

[Redacted]

Street _____ City _____ State _____ Zip Code _____

Home Phone Number: _____ Mobile: _____

Email: _____ Employer: _____

Work Address:

Denver

Address _____ City _____ State _____ Zip Code _____

Work Phone Number: _____ Work Email: _____

Please describe your type of work: Communications Manager, Energy & Resources, I manage a team supporting our energy and mining business. I am responsible for internal & external communicaitons supporting approx 3000 team members globally.

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? 2019

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): Please see attached document

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

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

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

1. Please state the reasons for your interest:

When looking to purchase my first home, I knew immediately Edgewater was where I wanted to be. Our town provides immediate access to Denver while creating a sense of community. The Redevelopment Authority represents an opportunity to support and strengthen what makes Edgewater special.

Since joining the Edgewater Redevelopment Authority I have learned the important impact this committee has on our community. I hope to continue to support the board as we look for additional opportunities to strengthen and enhance Edgewater.

2. What contributions do you think you can make:

I am a communications professional and believe my experience in branding, messaging and media relations will be a strong asset to both the board and the businesses and projects we support.

Additionally, I am currently serving as co-board chair at [Metro Caring](#), a non-profit focused on addressing the immediate food needs of the Denver metropolitan area while building a movement to address the root causes of hunger. As part of this organization I have learned the importance of listening to the community we serve. The Redevelopment Authority is committed to revitalizing our community, and in the process to do so, it is essential we listen to our fellow community members.

3. Previous Work Experience:

I have eight years of political campaign experience. I started my career in Chicago working at the local and national level eventually moving to Colorado to work for Hickenlooper's 2010 gubernatorial race.

I have since been working for Stantec, a global design and engineering firm supporting the Energy & Resources group. I tell the stories of our global power delivery, oil and gas, mining, dams and renewable teams. I have experience in content creation, social media engagement and media relations at the local and national level. Examples of my work include the NBC Denver segment, [Bridging Oceans: The Panama Canal](#), coverage of our award-winning [hydropower work in Ethiopia](#), and the management of our company publication [Stantec Era](#). Additionally, I lead of team of 6 and have strong leadership and team building skills.

Account Number	Account Title	2021-21	2022-22	2023-23	2023-23	2023-23	2024-24
		Prior year 2 Actual	Prior year Actual	Current year Budget	Current year Actual	Estimated budget EOY	Future year Estimated budget

Revenue

16-0000-43110	General Property Tax	341,545.72	400,927.84	380,000.00	403,832.09	410000	410000
16-0000-43200	Grants	0	0	841,000.00	0	0	841000
16-0000-43400	City Contributions	0	0	100,000.00	0	0	100000
16-0000-43610	Interest on Deposits	0	0	1,000.00	0	1000	100000
16-0000-43640	MISCELLANEOUS	0	0	0	0	0	0
16-0000-45010	Rental Income	0	0	0	0	0	0
		341,545.72	400,927.84	1,322,000.00	403,832.09	411,000.00	1,451,000.00

Expenses

16-1800-61420	Insurance--General Liability	0	0	0	0	-	-
16-1800-62130	Office Supplies	0	0	150	0	-	-
16-1800-62140	Other Supplies	0	0	0	0	-	-
16-1800-62430	Training	0	0	0	0	-	-
16-1800-62530	Special Events	0	0	0	0	-	-
16-1800-63160	Auditing	0	0	2,400.00	0	2,400.00	2,400.00
16-1800-63190	Meeting Expense	0	0	0	0	-	-
16-1800-63211	Legal -General Services	1,725.00	675	7,000.00	1,125.00	3,000.00	4,000.00
16-1800-63215	ERA Facility Maintenance	0	0	0	0	-	-
16-1800-63216	Professional Services	0	0	1,000.00	0	-	1,000.00
16-1800-63217	Engineering Services	0	0	0	0	-	-
16-1800-63220	BUILDING REPAIRS	0	0	0	0	-	-
16-1800-63330	Legal Publications	0	0	100	0	-	-
16-1800-63335	Electric Sign	0	0	0	0	-	-
16-1800-63450	Postage	0	0	0	0	-	-
16-1800-63531	Bank Charges	0	0	0	0	-	-
16-1800-63533	Treasurer Fees (Jeffco)	0	0	0	0	-	-
16-1800-63720	Electric	1,258.80	910.19	1,500.00	406.22	1,500.00	1,500.00
16-1800-63730	Water/Sewer	0	0	0	0	-	-
16-1800-63830	Ground Lease Expense	0	0	0	0	-	-
16-1800-64190	Contract Services	0	0	0	0	-	-
16-1800-65110	Principal Payments	0	0	0	0	-	-
16-1800-65120	Interest & Fiscal Charges	0	0	0	0	-	-
16-1800-65150	Contingency & Projects	89,603.38	340,501.25	1,441,000.00	14,966.25	50,000.00	1,530,690.00
16-1800-68100	Administrative Charges	0	0	26,000.00	0	25,000.00	26,000.00
		92,587.18	342,086.44	1,479,150.00	16,497.47	81,900.00	1,565,590.00



CITY MANAGER

MEMORANDUM

TO: EDGEWATER REDEVELOPMENT AUTHORITY

FROM: DAN MAPLES, CITY MANAGER

SUBJECT: 25TH AVE. PATIO FURNISHING GRANT

DATE: 4/8/24

CC: MALCOLM MURRAY, ERA LEGAL COUNCEL

Staff are interested in setting up a one-time grant program for 25th Ave. businesses to purchase patio furniture for the patio spaces being created by the 25th Ave. improvements. Staff feel that by providing this furniture it will allow businesses the opportunity to order together and provide quality and consistency through the corridor.

Staff have started to work with a few of the larger businesses as to what they may need in these new spaces. Staff have also worked on some expectations and criteria for the patio spaces.

Grant Specifics

- Grants available to all 25th Ave. Businesses that submit for use of a patio space adjacent to their business.
- Grant maximums are established based on the size of the patio space being utilized. Businesses can only request use of patio space directly adjacent to their property. Our estimate is to provide \$17 per square foot of patio space. (This would give patios of 300 square feet \$5,100.)
- We would have a two-week deadline to apply for funds. All grant funds would be utilized to make one order. We would work to get this order in to make sure furniture is in place prior to opening. Staff will work with each business to make sure orders are complete.

Grant Costs

- Staff requests ERA set up \$50,000 for this grant program. Looking at the rough layout of patio spaces we anticipate having around 290 linear feet of patio spaces. This is if everyone applies and maximizes their own frontage. With the common width of the spaces being just under 10 feet we estimate the maximum cost for furnishings would be \$49,300.
- Staff will also use funds not awarded through this grant to purchase additional street furniture for areas not being utilized by the businesses.

- Staff anticipates \$20,000 of this \$50,00 request is already in budget. So an additional budget amendment of \$30,00 would need to happen prior to the quarter in which funds need to be expended.

Board Action

Staff would ask the Edgewater Redevelopment Authority to approve the use of funds, not to exceed \$50,000, for a grant program for businesses to purchase new patio furniture to fill spaces created by the 25th Ave. Improvements. Staff will bring back an amendment of the budget at a later meeting date.

Future Grant Programs

Edgewater Redevelopment Authority may want to think about future business that moves into these patio spaces and may want to open a reoccurring grant program to assist with this.

Attachments:

1. DRAFT Patio Criteria
2. Patio Furniture Document
3. 2024 ERA Approved Budget

Appendix C

Patio Area Criteria

When applying for a patio permit, you must include photos of the types of furniture/ furnishings that will be used within the area. To accommodate different needs and branding, a range of different furniture/ furnishings are allowed in styles and colors. The business is responsible for the purchase and maintenance of the furniture in their space. Below are the criteria each Patio Area Permit holder must comply with.

Clearance and Access

1. A clear, continuous pedestrian path a minimum of 5-feet (60') in width shall be maintained for pedestrian circulation on sidewalk outside of the requested patio area, connecting elements in the right-of-way such as, but not limited to, curb ramps, benches, and store fronts.
2. The City may require additional clearance in areas for safety and pedestrian circulation.
3. Any features placed in the right-of-way, including elements of the outdoor dining area must be accessible. Including, but not limited to, benches, trash cans, gates, and tables. Features that must be accessible are elements with operable parts with proper reach ranges, clear and maneuverable spaces, knee/toe and other clearances, routes, paths, walking surfaces, ramps, and others that may be identified.
4. All furniture within patio spaces must be set up to provide 48' of walkways throughout area.
5. Items placed in the space must be accessible, consider ADA seating and requirements. More information can be found at: <https://www.access-board.gov/prowag/>

Barriers and Fences

1. Barriers between street and patio area will be provided by City.
2. Any internal barriers needed for individual space within a patio area must be provided by permittee.
3. Barriers must be a minimum of 32' and maximum of 42' in height.
4. No barrier should protrude into area outside of what has been permitted.
5. All barriers including any gates must comply with current Edgewater Building Code.
6. Individual barriers must be built and installed to withstand weather elements (especially wind) and incidental impacts by pedestrians so as not to present a hazard.
7. All barrier materials must fit with furniture/ Furnishing materials and finishes requirements below.

Furniture/ Furnishing Materials and Finishes

1. Materials should feel more permanent such as steel, aluminum or treated wood.
2. Materials should contribute to the safety and attractiveness of the area. Flimsy plastic chairs and tables are not permitted.
3. Raw wood is not allowed unless it is teak or another type that has a natural resistance to weathering.
4. Furniture must be clean and free of fading, corrosion, splinters, tears or chipped paint.
5. Furniture or other items must not be permanently fastened to pavers, concrete, fire hydrants, streetlights, trees or the street. During off business hours, furniture may be secured to the fence barrier.
6. No advertising may be shown on furniture or in the area except for the name of permittee's business.
7. Televisions, sofas, storage bins, loudspeakers, barbecues, and games with flying objects such as corn hole are not permitted.
8. Planters and pots are permitted but must be maintained by the permittee.
9. Elements of the area must not reduce the sidewalk width, object cannot overhang in to the pedestrian travel area more than 4-inches.

Sidewalk/Pavers

1. The concrete pedestrian sidewalk shall be free of furniture or items.
2. The permittee is responsible for sweeping and clearing snow from their areas.
3. No coverings shall be made over the pavers or sidewalk such as artificial turf, paint, or carpet.

Plants

1. Plants shall be properly maintained.
2. Stressed or dead plants shall be removed from area.
3. Water drainage from any plant not permitted within patio area.
4. Potted plants will have saucers or other suitable systems to retain seepage and be elevated to allow for air flow of at least one (1) inch between saucer and ground.
5. Patio area may incorporate potted trees in area provided all mandatory spacing is maintained.

Awnings, Canopies and Umbrellas

1. The use of awnings over the outdoor dining area and removable table umbrellas are permitted provided they do not interfere with street trees, pedestrian traffic or otherwise jeopardize public health, safety or welfare as determined by the City Engineer. A building permit must be obtained prior to installation of an awning or canopies.
2. Awnings and canopies that are less than 15 feet above the sidewalk shall not extend more than two-thirds the width of the sidewalk as measured from the building.

Lighting

1. Outdoor lighting fixtures should complement the style of the building.
2. Lighting fixtures shall not be glaring to motorists or pedestrians on the adjacent right-of-way
3. Fixtures shall illuminate only the outdoor patio area.
4. Outdoor lighting may be installed on the facade of the building.
5. All lighting shall be installed by a licensed electrician under an electrical permit from the State of Colorado.
6. Battery operated lamps or candles are permitted.

Menu Boards

1. Boards that display the a menu shall be allowed within the Patio Area or as an attachment to the barrier that delineates its boundary provided that said menu boards do not exceed one and one-half square feet.

Heating Units

1. The installation of radiant heating devices may be permitted within the patio areas, for the purpose of maintaining a comfortable temperature for café patrons during cooler seasons.
2. Heaters must be located away from canopies and landscaping.
3. Storage of the heating devices and propane tanks shall be in accordance with local rules and regulations.

Enclosures

1. Enclosures of patio areas are not permitted.

I _____ understand that I will comply with criteria set forth in this document while utilizing a permit to utilize public right of way by owned by the City of Edgewater.

Permittee

Date

Restaurant Furniture. Net

Patio Furniture: 25th Ave.



Chair- \$116

Table- \$374

Umbrella- \$196

Umbrella Stand- \$170

\$301/ person

30 People- \$9,030 (\$5,100)

50 People- \$15,050 (\$8,500)



Chair- \$117

Table- \$260

\$182/ person

30 People- \$5,460 (\$5,100)

50 People- \$9,100 (\$8,500)



Chair- \$119

Table- \$92

\$142/ person

30 People- \$4,260 (\$5,100)

50 People- \$7,100 (\$8,500)

Restaurant Furniture. Net



Chair- \$117
Table- \$260
\$182/ person

30 People- \$5,460 (\$5,100)

50 People- \$9,100 (\$8,500)



Chair- \$129
Table- \$374
\$192/ person

30 People- \$5,760 (\$5,100)

50 People- \$9,600 (\$8,500)



Chair- \$214
Table- \$ 215
\$268/ person

30 People- \$8,040 (\$5,100)

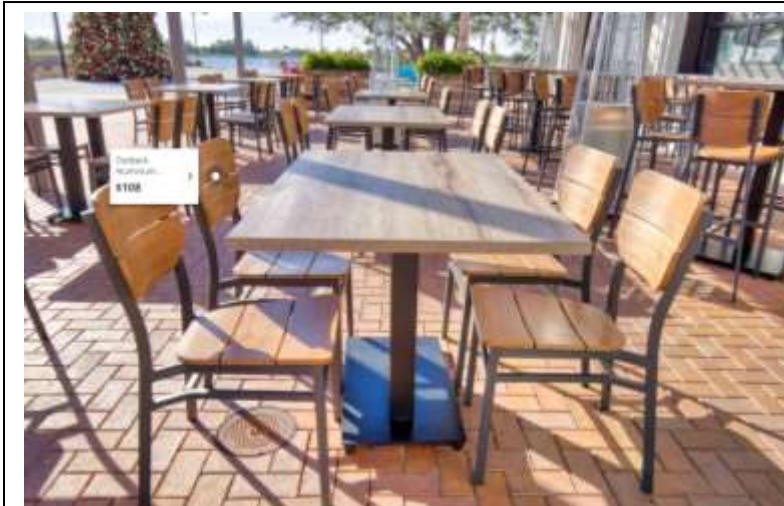
50 People- \$13,400 (\$8,500)

Restaurant Furniture. Net



Chair- \$116
Table- \$ 340
\$201/ person

30 People- \$6,030 (\$5,100)
50 People- \$10,050 (\$8,500)



Chair- \$108
Table- \$ 460
\$223/ person

30 People- \$6,690 (\$5,100)
50 People- \$11,150 (\$8,500)



Chair- \$145
Table- \$320
\$225/ person

30 People- \$6750 (\$5,100)
50 People- \$11,250 (\$8,500)

Restaurant Furniture. Net