



## Legislation Text

---

**File #:** ID-85-18, **Version:** 1

---

### *Department of Community of Development*

**Reference:** Resolution Authorizing the Submittal of a Grant Application to the Colorado Department of Local Affairs for an Amount Not to Exceed \$700,000.00 for the “Brighton Historic Depot Rehabilitation and Adaptive Reuse”; and to Authorize the City Manager to sign the Grant Application

**To:** Mayor Kenneth J. Kreutzer and Members of City Council

**Through:** Philip Rodriguez, City Manager

**Prepared By:** Ryan Johnson, Executive Director of Urban Renewal

**Date Prepared:** March 7, 2018

### **PURPOSE**

Resolution Authorizing the Submittal of a Grant Application to the Colorado Department of Local Affairs (DOLA) for an amount not to exceed \$700,000.00 for the “Brighton Historic Depot Rehabilitation and Adaptive Reuse” under the Energy and Mineral Impact Assistance Program; and to Authorize the City Manager to sign the grant application.

### **BACKGROUND**

Dating back to the early 1980’s the City has recognized the significance of the historic train depot building and sought to preserve it from eventual disrepair and demolition. Initially, this entailed relocating the train depot from its original location (on the west side of the railroad tracks) to its current location. This also involved placing certain covenants on the use of the property such that it may always be an active site for families in the community. For decades, the site housed several restaurants until a change in use was granted by the City Council in 2012.

The City Council in 2012 added certain conditions upon the granting of the change of use and approval of Resolution No. 2012-106. One such condition was that the seller would enter into an agreement with the City for a First Right of Refusal in the event the owner desired to sell the property. As such, the current property owner is desirous to sell the abovementioned property and has approached the City regarding an opportunity to acquire this building along with the existing improvements.

City Staff have been working with an interested user who has indicated an intent to occupy the space for the possible purposes of creating a community innovation and welcome center. The property is located at 269 East Bridge Street in Brighton. The site is bounded by the Union Pacific Railroad on the west, the Armory Performing Arts Center to the north and Anythink Library to the east. The subject site is shown on the attached vicinity map. The City already leases the parking lot from the Union Pacific Railroad that borders this site on the west side of the property. The lot itself is just over 10,000 square feet or .23 acres. The size of the building is approximately 4,900 square feet, with 1,920 square comprising the basement and 2,980 square feet

comprising the main level.

Since 2009, substantial public investment has been made in making this campus (excluding the Depot) an anchor in the community. This public investment includes the adaptive reuse of the Armory Performing Arts Center, the redevelopment leading up to and the construction of the new Anythink Library; both of which are users immediately adjacent to the Depot. Acquisition of the Depot is one of the last remaining components necessary to achieving a true interconnected campus that serves all aspects and populations in the City.

#### **HISTORY OF BUILDING**

The Union Depot was originally constructed in 1907 after Brighton was chosen as the permanent county seat for Adams County. The location of the passenger depot in Brighton was significant in the subsequent development of Brighton as a regional transportation hub for people as well as goods and services.

In 1979, the Depot was donated to the City by Union Pacific, with specific orders to remove the Depot from the Railroad Right of Way. In 1980, the City reached an agreement with a private buyer, the Jachettas, who owned and ran the Stop-N-Eat Restaurant in Brighton at the time to move the Depot and reuse the building. The Jachettas moved the building from the previous location in the Union Pacific Railroad Right of Way to a lot where the former Adams Hotel had been located up until the 1970s when it was demolished. The Depot was the site of multiple restaurants until 2012 when the use was changed to a bicycle shop.

#### **GRANT REQUEST**

The "Brighton Historic Depot Rehabilitation and Adaptive Reuse" project is prioritized by Staff in light of the recent discussions by the City Council to consider acquiring the historic Depot building. Being awarded the DOLA grant would help to defray significant costs for interior and exterior improvements that the City would ordinarily have to bear. Additionally, the acquisition costs may be used as a large portion of the cash match required for this grant program, thus reducing other out-of-pocket expenses that the City would incur.

In order to receive the DOLA grant, the City needs to submit a grant application and would be required to participate in a Grant Hearing in July 2018.

The attached Grant Resolution authorizes staff to apply for this grant and authorizes the City Manager to negotiate and execute the subsequent grant agreement if an award is made to the City from the Colorado Department of Local Affairs. The City Attorney has reviewed and approved the submittal of this Resolution to City Council.

#### **CRITERIA BY WHICH COUNCIL MUST CONSIDER THE ITEM**

##### **FINANCIAL IMPACT**

If the City is awarded this grant from DOLA, 41% (\$700,000) of the estimated project costs would be supported, leaving an estimated balance of 59%, or \$1,025,000 that the City would need to fund through a combination of Lodging Tax contributions, Brighton Urban Renewal Authority contributions, and General Capital Improvement Funds. The City is exploring funding sources for the currently unsupported components of the project which may include funding over the next five years through the General Capital Improvement Program.

##### **STAFF RECOMMENDATION**

It is recommended that the City Council approve the Resolution authorizing Staff to submit the a Colorado Department of Local Affairs (DOLA) grant application for an amount not to exceed \$700,000 for the "Brighton Historic Depot Rehabilitation and Adaptive Reuse" project; and authorize the City Manager to sign the grant application.

##### **OPTIONS FOR COUNCIL CONSIDERATION**

- Approve the Resolution, or
- Deny the Resolution.

##### **ATTACHMENTS**

Resolution  
Grant Application

Vicinity Map