

Castle Rock Downtown Alliance

A partnership between the Downtown Development Authority and Downtown Merchants Association

Downtown Development Authority
18 S. Wilcox Street #202
Castle Rock, CO 80104

October 17, 2023

Honorable Mayor Gray and Castle Rock Town Council
Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104

Dear Mayor Gray and Town Council,

Across the State and in Douglas County, property owners have seen an unprecedented increase in property values and property taxes. Douglas County has stated that 2023 reappraisal was the most significant and impactful in recent history. The residential real estate market, driven by high demand, low supply, low interest rates, migration, and other factors, experienced the largest increase in any reassessment period in memory.

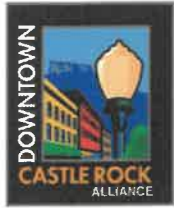
Several governing bodies have taken action to temporarily reduce the tax burden to property owners during this unique time of dramatic residential value increases. Douglas County took action to reduce all residential values by 4%, and the State took action to pass Senate Bill 23-108 allowing a temporary reduction in property tax due – effectively allowing tax districts to temporarily reduce their mills. On September 25, 2023, DDA Staff attended the Douglas County Taxing Summit meeting, where taxing districts were encouraged to temporarily reduce their mills for 2024, as allowed by State Statute and Senate Bill 23-108.

On October 16, 2023, the DDA Board held a public board meeting to discuss property taxes and the 2024 DDA mill levy. At this meeting the DDA Board passed Resolution 2023-05 recommending that the Castle Rock Town Council temporarily reduce the DDA's mills to 2.905.

Please accept this letter recommending that Castle Rock Town Council certify the Castle Rock DDA Mills at 2.905 for 2024, as a temporary reduction in mills to ease the tax burden to taxpayers.

Sincerely,

Kevin Tilson
Director
Castle Rock Downtown Development Authority



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Resolution No. 2023-05

Date: 10/16/2023

**A RESOLUTION RECOMMENDING TO THE TOWN COUNCIL OF THE TOWN OF
CASTLE ROCK A TEMPORARY MILL LEVY REDUCTION**

WHEREAS, C.R.S. § 31-25-817, allows governing bodies to impose and levy ad valorem tax on all real and personal property in the downtown development district not exceeding 5 mills;

WHEREAS, upon formation of the Castle Rock DDA, the Town of Castle Rock received voter approval for a 3 mill tax on real and personal property within the boundaries of the Castle Rock Downtown Development Authority;

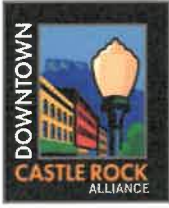
WHEREAS, the Town annually matches the tax revenue generated by the voter approved 3 mills to support the Castle Rock DDA's operating budget.

WHEREAS, the General Assembly adopted SB 23-108, amending C.R.S. § 39-1-111.5(1), to allow local governments to provide temporary property tax relief through temporary mill levy reductions, which can only last one year and must be renewed annually; and

WHEREAS, in recognition of a general effort to reduce citizens' property tax burden, the Castle Rock DDA is in support of a temporary mill levy reduction.

**NOW, THEREFORE, BE IT RESOLVED BY THE CASTLE ROCK DOWNTOWN
DEVELOPMENT AUTHORITY, AS FOLLOWS:**

Section 1. The Castle Rock DDA is in support of a temporary reduction of its mill levy for budget year 2024 and recommends the Town Council of the Town of Castle Rock certify to the Douglas County a DDA mill levy of 2.905 mills instead of the voter-approved 3 mills. The Castle Rock DDA also supports the Town's reduction of its matching contribution to the Castle Rock DDA's 2024 budget.



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PASSED, APPROVED AND ADOPTED this 16 day of October, 2023, by the Castle Rock Downtown Development Authority, on first and final reading, by a vote of 4 for and 0 against.

**BOARD OF DIRECTORS,
CASTLE ROCK DOWNTOWN DEVELOPMENT AUTHORITY**

A handwritten signature in blue ink, appearing to read "Steve Smith", written over a horizontal line.

Chairman

ATTEST

A handwritten signature in black ink, appearing to read "Treasurer", written over a horizontal line.

Treasurer