

July 9, 2018

To: Castle Rock Town Council

From: Dorsey Pictures

Regarding: Request for Economic Incentive Benefits

By way of introduction, Dorsey Pictures is a full-service television production and marketing solutions company specializing in television programming suitable for cable, broadcast, broadband, and video. Dorsey Pictures is the largest independent producer of the highest rated proprietary shows and retains that leadership position through an industry best business model that combines a unique combination of best-in-class creative and production services.

Our Emmy winning production company staff has contributed to a variety of television networks including The History Channel, CNN, ESPN, ESPN2, Spike, TNN, HGTV, DIY, National Geographic, Nat Geo Wild, Outdoor Channel, Sportsman Channel, Travel, Discovery, Destination America, and Velocity as well as print properties ranging from Newsweek, The Wall Street Journal, National Geographic, Field & Stream, Outdoor Life, and American Hunter. We continually look to create innovative broadcast solutions that help bring brands to life. Dorsey Pictures is a Global 100, Top 100 Television production company in the world.

We are currently in the process of reviewing suitable commercial property in anticipation of a move late 2018 or early 2019. Dorsey Pictures, averages approximately 125 full time employees and 20 full time contract employees in Colorado, with another 50 employees who reside outside the state. We anticipate the addition of at least 20 additional new hires associated with an merger that is being contemplated for later this year. The average salary is approximately \$81,000. These employees would consider Castle Rock their new work home.

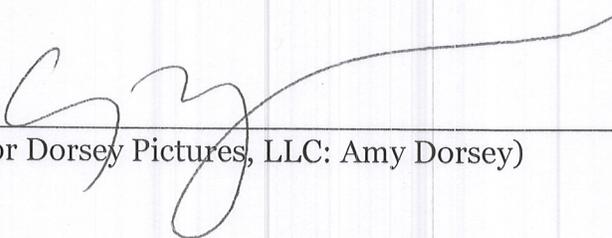
In our search for a suitable new corporate headquarters location we are considering and evaluating options in Sterling Ranch and the Denver Tech Center in addition to Castle Rock. The total pricing for similar space in the alternative locations is 10%+ lower than the Riverwalk project in Castle Rock. Contributing to this is the fact that we have to build out the 12,000 SF +/- we are considering in Castle Rock which will cost upwards of

\$500,000. With an opportunity for an Economic Development Incentive package we believe there is an opportunity to bridge this gap and likely get our board of directors approval to relocate Dorsey Pictures to Castle Rock. Should the Town of Castle Rock accept our request to participate in the Town's Business and Development Incentive Program to offset some of these costs we are prepared to sign a 5+ year lease at the Riverwalk project.

Our employees are professional, highly skilled individuals, most of which travel the world on behalf of Dorsey in search of memorable characters and interesting television storylines.

As a vested partner in the community, we would like to offer in kind services to the community, in the form of 2, 3-5 minute professional videos on topics to be identified by the Town, including a celebration of why a business would want to move to Castle Rock. In addition, Dorsey will activate it's PR firm to announce our move to Castle Rock, explaining why the town is the perfect exciting home for media businesses.

We look forward to moving forward with our plans.



(For Dorsey Pictures, LLC: Amy Dorsey)