



Town of Castle Rock Festival Park Commons General Improvement District Meeting Minutes - Final

BOARD OF DIRECTORS:
Jason Gray, Chair
Desiree LaFleur, Vice Chair
Ryan Hollingshead
Laura Cavey
Kevin Bracken
Max Brooks
Tim Dietz

Tuesday, October 15, 2024

6:00 PM

Town Hall Council Chambers
100 N. Wilcox Street
Castle Rock, CO 80104

This meeting is open to the public. Three or more Council members may also attend this meeting, during which the items listed herein will be discussed. If you are unable to access any portion of these materials due to a disability as defined under Colorado House Bill 21-1110, please call us at 303-663-4440, email the Town's accessibility team at accessibility@CRgov.com or submit an accommodation request form at www.CRgov.com/A11yRequest.

CALL TO ORDER / ROLL CALL

- Present** 7 - Chair Jason Gray, Honorary Member Desiree LaFleur, Boardmember Laura Cavey, Boardmember Kevin Bracken, Boardmember Max Brooks, Boardmember Max Brooks, and Boardmember Tim Dietz
- Not Present** 1 - Boardmember Ryan Hollingshead

[FPC MIN 2024-001](#)

Minutes: Approval of the October 17, 2023 Minutes

Moved by Vice Chair LaFleur, seconded by Boardmember Cavey, to Approve FPC GID Minutes FPC MIN 2024-001 as presented. The motion passed by a vote of:

- Yes:** 6 - Chair Gray, Honorary Member LaFleur, Boardmember Cavey, Boardmember Bracken, Boardmember Brooks, and Boardmember Dietz
- Not Present:** 1 - Boardmember Hollingshead

ACTION ITEMS

[FPC RESO 2024-001](#)

Resolution Adopting the 2025 Fiscal Year Budget for the Town of Castle Rock Festival Park Commons General Improvement District

Pete Managers presented the item.

Boardmember Cavey asked Corliss to give a history of the district.

Corliss stated the Encore was originally going to be called Festival Park Commons so that is the name of the district. The Town felt the Town should receive dpublic parking as the building replaced surface parking for Town staff and public, and it should be paid for by the development. The land of the parking lot was dedicated to the development. The Town receives 45 mils of property taxes from the private development to pay for the public parking. The Town purchased the 308 parking spaces and has the easements to use them. This should be paid off by 2040. The 45 mils pays for our obligations, and the maintenance we pay the HOA comes from the DDA special fund.

Mayor Gray asked the consequences of voting no. Corliss stated if we do not pay the COP obligation, the Townhall is the collateral so the note holders could seize the collateral.

Citizens that addressed Council:

David Miles, resident, asked Council to vote yes on the items. However, there are issues that need to be addressed in the parking garage. After events, residents have to pay 49% of the cost for cleaning up the garage. He recommends they establish enforceable regulations in the garage. For instance, large trucks are hard to maneuver around; and there should be zero tolerance for bad actors. He requests more signage for rules of the garage, increase camera monitoring and patrols.

Ann Midgley, resident, looked at the budget over the last three years and wants to know why there is a big variance in the annual budget. The original term date was 2038 and asked why there is an extension to 2040. The districts is just that building, and the residents are bearing a huge burden. She asked if the district can be expanded to share that cost.

David Corliss, Town Manager, stated the Town has stepped up to do things we weren't required to but have. We paid \$800k for the public area in the plaza, purchased more trash cans, etc. He confirmed that we cannot disband the general improvement district, and that the entire downtown is paying for our share of the maintenance costs. He wadded that this is a separate issue to address.

Vice Chair LaFleur asked if some of the partners in events could share costs and responsibilities for cleaning up the garage. Corliss will talk with staff.

Boardmember Cavey feels it is unfair to the residents that live there and asks why we can't expand the GID or something else to satisfy the COPs or charge people to park there and add more security cameras. Cavey feels it should not be on the backs of the people that live there.

Moved by Vice Chair LaFleur, seconded by Boardmember Bracken, to Approve FPC GID Resolution FPC RESO 2024-001 as presented. The motion passed by a vote of:

Yes: 6 - Chair Gray, Honorary Member LaFleur, Boardmember Cavey, Boardmember Bracken, Boardmember Brooks, and Boardmember Dietz

Not Present: 1 - Boardmember Hollingshead

[FPC RESO
2024-002](#)

Resolution Levying General Property Taxes for the Town of Castle Rock Festival Park Commons General Improvement District for the Year 2024, to be Collected in 2025

Moved by Vice Chair LaFleur, seconded by Boardmember Bracken, to Approve FPC GID Resolution FPC RESO 2024-002 as presented. The motion passed by a vote of:

Yes: 6 - Chair Gray, Honorary Member LaFleur, Boardmember Cavey, Boardmember Bracken, Boardmember Brooks, and Boardmember Dietz

Not Present: 1 - Boardmember Hollingshead

ADJOURN

Motion to adjourn.

Yes: 6 - Chair Gray, Honorary Member LaFleur, Boardmember Cavey, Boardmember Bracken, Boardmember Brooks, and Boardmember Dietz

Not Present: 1 - Boardmember Hollingshead

Submitted by Lisa Anderson, Town Clerk.