



Castle Rock Urban Renewal Authority Agenda - Final

Tuesday, May 20, 2025

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

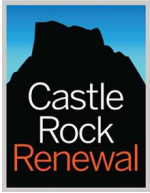
MINUTES

1. [URA MIN 2025-001](#) Minutes: Approval of the October 15, 2024 Minutes

ACTION ITEMS

2. [URA RESO 2025-001](#) Resolution Designating the Public Place for Posting Notices of Public Meetings of the Castle Rock Urban Renewal Authority Pursuant to the Colorado Open Meetings Law
3. [URA RESO 2025-002](#) Resolution Approving the Tax Increment Revenue Agreements by and Between the Castle Rock Urban Renewal Authority and Each Taxing Entity Whose Incremental Property Tax Revenues Will be Allocated Under the Proposed Brickyard Urban Renewal Plan

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Town of Castle Rock

Agenda Memorandum

Agenda Date: 5/20/2025

Item #: 1. **File #:** URA MIN 2025-001

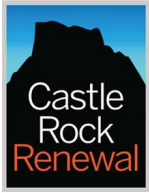
To: **Board of Directors**

From: **Trish Muller, CPA, Finance Director**

Minutes: Approval of the October 15, 2024 Minutes

Executive Summary

Attached are minutes from the October 15, 2024 CRURA meeting for your review and approval.



Town of Castle Rock

Agenda Memorandum

Agenda Date: 5/20/2025

Item #: 2. **File #:** URA RESO 2025-001

To: Honorable Chair and Members of the Castle Rock Urban Renewal Authority Board of Commissioners

Through: David L. Corliss, Town Manager

From: Michael J. Hyman, Authority Counsel
Pete Mangers, Executive Director

Resolution Designating the Public Place for Posting Notices of Public Meetings of the Castle Rock Urban Renewal Authority Pursuant to the Colorado Open Meetings Law

Executive Summary

The proposed resolution designates the Castle Rock Urban Renewal Authority ("CRURA") website at <https://castlerockrenewal.org/> as the public place where notices of public meetings conducted by the Castle Rock Urban Renewal Authority will be posted for calendar year 2025.

Discussion

CRURA is a formally constituted body organized by the Town of Castle Rock, to which the Town Council has delegated certain governmental decision-making functions regarding the prevention and elimination of blight. As such, CRURA is considered to be a "local public body" within the meaning of the Colorado Open Meetings Law, Section 24-6-401, et seq., C.R.S. ("COML").

The CRURA Board of Commissioners is required to designate the public place for posting notices of public meetings at this meeting - the first regular meeting of the calendar year. COML § 402(2)(c)(I). A local public body shall be deemed to have given full and timely notice of a public meeting if the local public body posts the notice, with specific agenda information if available, no less than twenty-four hours prior to the holding of the meeting on a public website of the local public body. COML § 402(2)(c)(III).

Budget Impact

None.

Staff Recommendation

Item #: 2. File #: URA RESO 2025-001

CRURA staff recommends that the CRURA Board adopt the resolution.

Proposed Motion

"I move to approve the resolution as introduced by title."

Attachments

Attachment A - Resolution

CRURA RESOLUTION NO. 2025-001

**A RESOLUTION DESIGNATING THE PUBLIC PLACE FOR POSTING
NOTICES OF PUBLIC MEETINGS OF THE CASTLE ROCK URBAN
RENEWAL AUTHORITY PURSUANT TO THE COLORADO OPEN
MEETINGS LAW**

WHEREAS, according to the provisions of the Colorado Open Meetings Law, Section 24-6-402(2)(c), C.R.S., the Board of Commissioners (the “Board”) of the Castle Rock Urban Renewal Authority (the “CRURA”) is required to designate the public place for posting notices of public meetings at its first regular meeting of the calendar year; and

WHEREAS, for calendar year 2025, the Board wishes to designate the CRURA website at <https://castlerockrenewal.org/> as the public place for posting notices; and

WHEREAS, in addition, the CRURA may post notices on the electronic board in the public entrance of the Town of Castle Rock (the “Town”) offices located at 100 North Wilcox Street, on the Town’s Facebook page, “Town of Castle Rock Government,” and on other Town social media accounts; and

WHEREAS, if there is a known emergency power outage or interruption in internet service, the CRURA may also post a physical notice in the public entrance of the Town offices.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CASTLE ROCK URBAN RENEWAL AUTHORITY, AS FOLLOWS:

Section 1. Designation. Pursuant to the requirements of the Colorado Open Meetings Law, the Board hereby designates the CRURA website at <https://castlerockrenewal.org/> as the public place for posting notices of public meetings for calendar year 2025. The Clerk of the Authority is hereby directed to provide the address of the CRURA website to the Department of Local Affairs for inclusion in the inventory maintained pursuant to Section 24-32-116, C.R.S.

Section 2. Ratification. The Board hereby ratifies the actions undertaken by the Clerk of the Authority is posting notice of tonight’s meeting on the CRURA website as provided by this resolution.

Section 3. Applicability of Bylaws. To the extent that any of the provisions of this Resolution are inconsistent with the provisions of the CRURA Amended Bylaws regarding notice of meetings, it is the intent of the Board that the provisions of this Resolution shall control.

PASSED, APPROVED AND ADOPTED this 20th day of May 2025, by the Board of Commissioners of the Castle Rock Urban Renewal Authority, on first and final reading, by a vote of ____ for and ____ against.

ATTEST:

**CASTLE ROCK URBAN RENEWAL
AUTHORITY**

Lisa Anderson, Authority Clerk

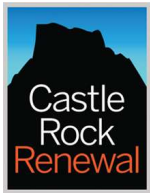
Jason Gray, Chair

Approved as to form:

Approved as to content:

Michael J. Hyman, Authority Counsel

Pete Mangers, Executive Director



Town of Castle Rock

Agenda Memorandum

Agenda Date: 5/20/2025

Item #: 3. **File #:** URA RESO 2025-002

To: Honorable Chair and Members of the Castle Rock Urban Renewal Authority Board of Commissioners

Through: David L. Corliss, Town Manager

From: Michael J. Hyman, Authority Counsel
Pete Mangers, Executive Director

Resolution Approving the Tax Increment Revenue Agreements by and Between the Castle Rock Urban Renewal Authority and Each Taxing Entity Whose Incremental Property Tax Revenues Will be Allocated Under the Proposed Brickyard Urban Renewal Plan

Executive Summary

The proposed resolution authorizes CRURA to execute Tax Increment Revenue Agreements with Town of Castle Rock, Douglas County, Douglas County School District RE-1, Douglas County Library District, and Cedar Hill Cemetery Association consenting to the utilization of 100% of their respective incremental property tax revenues in accordance with the Brickyard Urban Renewal Plan.

Notification and Outreach Efforts

Over the past several months, CRURA representatives have met with representatives of the Town of Castle Rock, Douglas County, Douglas County School District RE-1, Douglas County Library District, and Cedar Hill Cemetery Association to discuss the designation of the Brickyard Urban Renewal Area and the concurrent adoption of the Brickyard Urban Renewal Plan.

Discussion

The Town of Castle Rock (the "Town") has been in negotiations with CD-Acme, LLC (the "Developer"), regarding the redevelopment of the former site of the Acme Brick Company at 401 Prairie Hawk Drive (the "Property"). The Developer is proposing a mixed-use development, with a maximum of 583 multi-family dwelling units consisting of townhomes and apartments, 92,000 square feet of non-residential uses including office, retail, and restaurant, a 99,000-square foot, 125 room hotel with a conference center and an outdoor performance venue. In addition, a 145,000-square foot sports development center is planned to be constructed by the Developer for the Town on 10.36 acres of public land to be dedicated by the Owner within the boundaries of the Property.

To facilitate the redevelopment of the Property, the Town is considering the designation of the Brickyard Urban Renewal Area and the approval of the Brickyard Urban Renewal Plan (the “Plan”). The Plan authorizes the utilization of tax increment financing in accordance with the Colorado Urban Renewal Law, Section 31-25-101, et seq., C.R.S., to pay for public improvements undertaken in association with the redevelopment of the Property. In particular, the Plan provides for the allocation of incremental property tax revenues derived from the ad valorem property taxes levied by the Town of Castle Rock, Douglas County, Douglas County School District RE-1, Douglas County Library District, and Cedar Hill Cemetery Association (each, individually, a “Taxing Entity” and, collectively the “Taxing Entities”).

With the passage of House Bill 15-1348 by the Colorado General Assembly, all urban renewal plans adopted after January 1, 2016, require, as a prerequisite to approval, notification of the governing boards of each Taxing Entity. See § 31-25-107(9.5)(a), C.R.S. CRURA representatives are required to meet with each Taxing Entity for the purpose of negotiating an agreement addressing the impacts of the urban renewal plan on the services provided by such Taxing Entity and the sharing of incremental property tax revenue allocated pursuant to the urban renewal plan. After months of negotiation, all Taxing Entities have consented to the utilization of 100% of their respective incremental property tax revenues in accordance with the Brickyard Urban Renewal Plan.

The proposed resolution authorizes CRURA to execute Tax Increment Revenue Agreements with each of the Taxing Entities. This will allow the Castle Rock Town Council to move forward with the designation of the Brickyard Urban Renewal Area and the adoption of the Brickyard Urban Renewal Plan.

Budget Impact

None.

Staff Recommendation

CRURA staff recommends that the CRURA Board adopt the resolution.

Proposed Motion

“I move to approve the as introduced by title.”

Attachments

Attachment A - Resolution

CRURA RESOLUTION NO. 2025-002

A RESOLUTION APPROVING THE TAX INCREMENT REVENUE AGREEMENTS BY AND BETWEEN THE CASTLE ROCK URBAN RENEWAL AUTHORITY AND EACH TAXING ENTITY WHOSE INCREMENTAL PROPERTY TAX REVENUES WILL BE ALLOCATED UNDER THE PROPOSED BRICKYARD URBAN RENEWAL PLAN

WHEREAS, the Castle Rock Urban Renewal Authority (the “CRURA”) is an urban renewal authority duly organized pursuant to Section 31-25-101, et seq., C.R.S., and by Resolution No. 2013-29 adopted by the Town Council (the “Council”) of the Town of Castle Rock, Colorado (the “Town”) on May 7, 2013; and

WHEREAS, the members of the Council have been duly appointed and qualified to serve as the Board of Commissioners of the CRURA (the “Board”); and

WHEREAS, the Board understands that the real property described in *Exhibit A* (the “Property”) lies within an area the Town desires to designate as the Brickyard Urban Renewal Area (the “Area”); and

WHEREAS, the Board further understands that the Town desires to adopt the Brickyard Urban Renewal Plan (the “Plan”) to facilitate the redevelopment of the Property as a mixed-use development(s) that will eliminate existing blighted conditions in the Area which constitute threats to the health, safety and welfare of the community and barriers to development; and

WHEREAS, to accomplish the redevelopment of the Property and to provide certain required improvements, the Town desires to approve the Plan to authorize the utilization of tax increment financing in accordance with the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, C.R.S. (the “Act”), to pay eligible costs of such improvements; and

WHEREAS, approval of the Plan is subject to the Act, including requirements imposed by House Bill 15-1348, as amended to date (the “Amended 1348 Requirements”) for new urban renewal plans adopted after January 1, 2016; and

WHEREAS, the following entities levy ad valorem property taxes on the Property included within the Area:

- (i) Town of Castle Rock, Colorado
- (ii) Board of County Commissioners of Douglas County, Colorado
- (iii) Douglas County School District RE-1
- (iv) Douglas County Library District; and
- (v) Cedar Hill Cemetery Association

(collectively, the “Taxing Entities”); and

WHEREAS, CRURA and the Taxing Entities have undertaken to prepare an equitable deal structure including a significant contribution of incremental property tax revenues from each of the Taxing Entities; and

WHEREAS, in accordance with the Act, including the Amended 1348 Requirements, CRURA and the Taxing Entities desire to enter into Tax Increment Revenue Agreements to facilitate the adoption of the Plan and the redevelopment of the Area, and to address, among other things, the estimated impacts of the Plan on the services provided by the Taxing Entities associated solely with the Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CASTLE ROCK URBAN RENEWAL AUTHORITY AS FOLLOWS:

Section 1. Approval. The Tax Increment Revenue Agreements between the CRURA and the Taxing Entities are hereby approved in substantially the same form presented at tonight's meeting, with such technical amendments, changes, additions, modifications, or deletions as the CRURA Executive Director may approve upon consultation with the CRURA Counsel. The Chair and other proper CRURA officials are hereby authorized to execute the Agreement and any technical amendments thereto by and on behalf of the CRURA.

PASSED, APPROVED AND ADOPTED this 20th day of May, 2025, by the Board of Commissioners of the Castle Rock Urban Renewal Authority, on first and final reading, by a vote of ___ for and ___ against.

ATTEST:

**CASTLE ROCK URBAN RENEWAL
AUTHORITY**

Lisa Anderson, Authority Clerk

Jason Gray, Chair

Approved as to form:

Approved as to content:

Michael J. Hyman, Authority Counsel

Pete Mangers, Executive Director

EXHIBIT A
Brickyard Urban Renewal Area

PARCEL 1:

LOT 1, CITADEL STATION FILING NO. 2, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 2:

LOT 1, BLOCK 10, CITADEL STATION, FILING NO. 6, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 3:

A TRACT OF LAND SITUATED IN SECTIONS 10 AND 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 10;

THENCE WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10 A DISTANCE OF 329.60 FEET;

THENCE NORTH AT RIGHT ANGLES A DISTANCE OF 704.21 FEET;

THENCE ON AN ANGLE TO THE RIGHT OF 88 DEGREES 03 MINUTES 33 SECONDS A DISTANCE OF 597.47 FEET TO A POINT ON THE WEST LINE OF THE VACATED SANTA FE ADDITION;

THENCE SOUTHERLY ON AN ANGLE TO THE RIGHT OF 90 DEGREES 00 MINUTES 00 SECONDS ALONG SAID WEST LINE A DISTANCE OF 726.00 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11;

THENCE WESTERLY ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 4:

LOT 1, BLOCK 7, CITADEL STATION, FILING NO. 6, COUNTY OF DOUGLAS, STATE OF COLORADO