



## Castle Rock Urban Renewal Authority Agenda - Final

### BOARD OF COMMISSIONERS:

Chair Jason Gray  
Vice Chair Laura Cavey  
Ryan Hollingshead  
Kevin Bracken  
Max Brooks  
Mark Davis  
Tim Dietz  
George Teal  
Becky Myers

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Tuesday, October 7, 2025

6:00 PM

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

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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](mailto:accessibility@CRgov.com) or submit an accommodation request form at [CRgov.com/A11yRequest](https://CRgov.com/A11yRequest).

### CALL TO ORDER / ROLL CALL

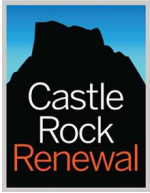
### MINUTES

1. [URA MIN 2025-003](#) Minutes: Approval of the June 3, 2025, CRURA Meeting Minutes

### ACTION ITEMS

2. [URA RESO 2025-004](#) Resolution Adopting the 2026 Fiscal Year Budget for the Castle Rock Urban Renewal Authority

### ADJOURN



# Town of Castle Rock

## Agenda Memorandum

**Agenda Date:** 10/7/2025

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**Item #:** 1. **File #:** URA MIN 2025-003

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**To:** Castle Rock Urban Renewal Authority Board of Commissioners

**From:** Pete Mangers, Executive Director, Castle Rock Urban Renewal Authority

Minutes: Approval of the June 3, 2025, CRURA Meeting Minutes

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### **Executive Summary**

Attached are minutes from the June 3, 2025 CRURA meeting for your review and approval.



## Castle Rock Urban Renewal Authority Meeting Minutes - Draft

### BOARD OF COMMISSIONERS:

Chair Jason Gray  
Vice Chair Laura Cavey  
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Tuesday, June 3, 2025

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### CALL TO ORDER / ROLL CALL

**Present** 8 - Chair Jason Gray, Honorary Member Laura Cavey, Commissioner Ryan Hollingshead, Commissioner Kevin Bracken, Commissioner Max Brooks, Commissioner Mark Davis, Commissioner Tim Dietz, and Commissioner George Teal

**Not Present** 1 - Commissioner Becky Myers

### MINUTES

[URA MIN  
2025-002](#)

Minutes: Approval of the May 20, 2025, Minutes

#### Approved

**Yes:** 7 - Chair Gray, Honorary Member Cavey, Commissioner Hollingshead, Commissioner Bracken, Commissioner Brooks, Commissioner Davis, and Commissioner Dietz

**Not Present:** 1 - Commissioner Myers

**Abstain:** 1 - Commissioner Teal

### ACTION ITEMS

[URA RESO  
2025-003](#)

Resolution Approving the Public Finance Agreement between the Castle Rock Urban Renewal Authority, the Town of Castle Rock, CD-Acme LLC, and Brickyard Metropolitan District No. 1

#### Approved

**Yes:** 8 - Chair Gray, Honorary Member Cavey, Commissioner Hollingshead, Commissioner Bracken, Commissioner Brooks, Commissioner Davis, Commissioner Dietz, and Commissioner Teal

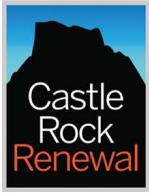
**Not Present:** 1 - Commissioner Myers

### ADJOURN

#### Approved

**Yes:** 8 - Chair Gray, Honorary Member Cavey, Commissioner Hollingshead, Commissioner Bracken, Commissioner Brooks, Commissioner Davis, Commissioner Dietz, and Commissioner Teal

**Not Present:** 1 - Commissioner Myers



# Town of Castle Rock

## Agenda Memorandum

**Agenda Date:** 10/7/2025

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**Item #:** 2. **File #:** URA RESO 2025-004

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**To:** Castle Rock Urban Renewal Authority Board of Commissioners

**From:** Pete Mangers, Executive Director, Castle Rock Urban Renewal Authority  
Michael Hyman, Legal Counsel, Castle Rock Urban Renewal Authority  
Trish Muller, CPA, Treasurer, Castle Rock Urban Renewal Authority

Resolution Adopting the 2026 Fiscal Year Budget for the Castle Rock Urban Renewal Authority

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### **Executive Summary**

Staff is requesting Urban Renewal Authority Board of Commissioners (BOC) action on the 2026 Castle Rock Urban Renewal Authority (CRURA) Budget. In addition, staff has included the 2025 Annual Report.

The proposed 2026 CRURA Budget resolution is included for BOC review and approval. The budget document provides a funding source for 2026 and includes conservative amounts for revenue and expenditures. Future annual appropriations for CRURA will be acted upon by the BOC in association with Town Council budget calendar.

The proposed 2026 Budget of the Castle Rock Urban Renewal Authority (CRURA) is attached. In conformance with requirements of the State of Colorado, the budget must include anticipated revenues, proposed expenditures, beginning and ending fund balance, and three years of budget data. The basis of accounting used in the CRURA Budget is accrual

### **Staff Recommendation**

Staff recommends approval of CRURA Resolution No. 2025-001, A Resolution of the Castle Rock Urban Renewal Authority Adopting the 2026 Castle Rock Urban Renewal Authority Budget.

### **Proposed Motion**

*"I move to approve the Resolution as introduced by title."*

### **Alternative Motions**

*"I move to approve the resolution as introduced by title with the following conditions: (list conditions)."*

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**Item #: 2. File #: URA RESO 2025-004**

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*"I move to continue this item to the Town Council meeting on \_\_\_\_\_ date to allow additional time to (list information needed)."*

**Attachments**

Attachment A: Resolution

Exhibit 1: 2026 Castle Rock Urban Renewal Authority Budget

Attachment B: CRURA 2025 Annual Report

**CRURA RESOLUTION NO. 2025-004**

**A RESOLUTION ADOPTING THE 2026 FISCAL YEAR BUDGET FOR  
THE CASTLE ROCK URBAN RENEWAL AUTHORITY**

**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. 2013-029 adopted by Town Council on May 7, 2013; and

**WHEREAS**, pursuant to Resolution No. 2013-029, the members of Town Council were duly appointed and qualified to serve as the Board of Commissioners of the CRURA (the “CRURA Board”); and

**WHEREAS**, pursuant to Resolution No. 2025-019, adopted by Town Council on May 20, 2025, membership on the CRURA Board was expanded to include up to four additional members, two of which have been duly appointed and qualified to serve, respectively, by the Board of County Commissioners of Douglas County and the Douglas County School District RE-1 Board of Education; and

**WHEREAS**, a proper notice of the public hearing on the CRURA’s proposed 2026 fiscal year budget was published in accordance with Section 29-1-106, C.R.S., for the October 7, 2025, meeting of the CRURA Board; and

**WHEREAS**, upon completion and review of the proposed budget, the CRURA Board is prepared to adopt a final budget for fiscal year 2026 (the “2025 Budget”).

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

**Section 1. Approval.** The 2026 Budget is hereby approved and adopted in the form presented at tonight’s meeting. The following amount is hereby appropriated by fund for the 2025 fiscal year:

Urban Renewal Authority Fund	\$561,705
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**Section 2. Compliance.** The 2025 Budget, as approved and adopted, complies with Section 29-1-108, C.R.S., as the amounts appropriated do not exceed the expenditures specified therein.

**PASSED, APPROVED AND ADOPTED** this 7th day of October, 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**

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Lisa Anderson, Secretary

**Approved as to form:**

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Michael J. Hyman, Authority Counsel

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Jason Gray, Chair

**Approved as to content:**

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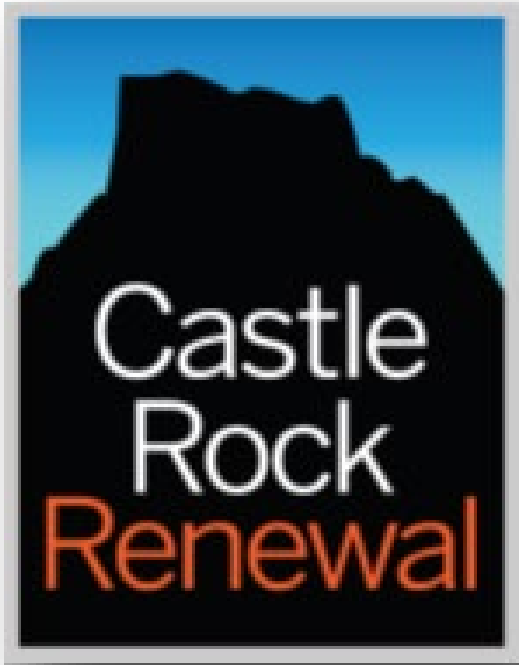
Trish Muller, CPA, Finance Director



## 2026 CRURA Budget

### Line Item Description

				<u>Proposed</u>
	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>2025 Estimate</u>	<u>2026 Budget</u>
<b>Revenues</b>				
Property Tax Increment	\$ 238,535	\$ -	\$ 241,095	\$ 525,000
Town Fee of .5%	1,193	1,193	1,205	1,205
Sales Tax Increment	-	-	-	-
Interest	-	-	-	-
Developer Fees	-	-	-	-
Misc. Revenue	-	-	-	-
Loan Proceeds from Town	-	-	-	-
Contributed Services	-	35,500	-	35,500
Proceeds from Debt Issuance	-	-	-	-
<b>Total Revenue</b>	<u>239,728</u>	<u>36,693</u>	<u>242,300</u>	<u>561,705</u>
<b>Expenditures - Personnel</b>				
Salaries/Benefits	-	35,500	-	35,500
<b>Total Salaries/Benefits</b>	<u>-</u>	<u>35,500</u>	<u>-</u>	<u>35,500</u>
<b>Operating Expenditures</b>				
Dues & Publications	-	-	-	-
Legal	-	-	-	-
Office Supplies	-	-	-	-
Postage	-	-	-	-
Bank Fees	58	58	58	70
Web Design and Maintenance	-	350	350	350
Professional Svcs	-	785	785	785
Travel	-	-	-	-
Training	-	-	-	-
Outreach	-	-	-	-
Audit	-	-	-	-
<b>Total Operating Expenditures</b>	<u>58</u>	<u>1,193</u>	<u>1,193</u>	<u>1,205</u>
<b>Debt Service Payments</b>				
Principle	-	-	-	-
Interest	-	-	-	-
<b>Total Debt Service Payments</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Other Expenses</b>				
Transfer to Dist. Bond Agent	238,535	-	239,890	525,000
Contingency (15%)	-	-	-	-
<b>Total Other Expense</b>	<u>238,535</u>	<u>-</u>	<u>239,890</u>	<u>525,000</u>
<b>Total Expense</b>	<u>238,593</u>	<u>36,693</u>	<u>241,083</u>	<u>561,705</u>
<b>Revenue Over/(Under) Expenditures</b>	<u>1,135</u>	<u>-</u>	<u>1,217</u>	<u>-</u>
<b>Beginning Funds Available</b>	29,239	30,374	30,374	31,591
<b>Ending Funds Available</b>	<u>\$ 30,374</u>	<u>\$ 30,374</u>	<u>\$ 31,591</u>	<u>\$ 31,591</u>



## Contact us:

100 N. Wilcox Street  
Castle Rock, CO 80104  
720-733-3519

[www.castlerockrenewal.org](http://www.castlerockrenewal.org)

## CRURA Commissioners

Jason Gray, Chair  
Kevin Bracken  
Mark Davis  
Laura Cavey, Vice Chair  
Max Brooks  
Ryan Hollingshead  
Tim Dietz  
George Teal  
Becky Meyers

Castle Rock Renewal facilitates investment and redevelopment of blighted areas within the **Town of Castle Rock**. We work in partnership with the **Castle Rock Economic Development Council** to help make projects financially feasible and buildable. Sustainable development in underutilized areas of our community enhances our tax base and creates new jobs and amenities.

## CRURA Staff

Pete Mangers, Executive Director  
Michael J. Hyman, Legal Counsel  
Trish Muller, Treasurer  
Lisa Anderson, Clerk



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# Citadel Station (Millers Landing) Urban Renewal Plan

## Plan Highlights -

- Located at the NW intersection of Interstate 25 and Plum Creek Pkwy, bounded by Plum Creek Pkwy on the south, I-25 on the east, and the Castle Highlands Industrial Park on the north.
- Comprised of 3 privately owned legal parcels totaling approx. 65.9 acres within the Town boundary.
- To reduce, eliminate and prevent the spread of blight, the goal of the Plan is to remediate the abandoned municipal dump site and abandoned clay mines located on the site and stimulate growth and investment in the area.



# Brickyard Urban Renewal Plan

## Plan Highlights –

On February 18, 2025, Castle Rock Town Council approved the Brickyard Planned Development (PD) Plan. This PD Plan allows for a mixed-use redevelopment of the property, with a maximum of 583 multi-family dwelling units consisting of townhomes and apartments, 92,000 square feet (sf) of non-residential uses such as office, retail, restaurant, up to 145,000 sf of sports development/recreational uses, and a 99,000 sf, 125 room hotel with a conference center and an outdoor performance venue.

