

# **ORDINANCE APPROVING THE PUBLIC FINANCE AGREEMENT FOR THE BRICKYARD PUBLIC INFRASTRUCTURE**

MAY 20, 2025



# BACKGROUND

- The Town has been in negotiations with the developer, CD-Acme, LLC, regarding redevelopment of the former Acme Brick Company site at 401 Prairie Hawk Drive and the funding of public infrastructure associated with the redevelopment.
- Brickyard is a mixed-use redevelopment, including multi-family housing; commercial office, retail, and restaurant uses; hotel and conference center; outdoor performance venue; and a Town-owned sports development center.
- The Public Finance Agreement addresses the obligations to be incurred by the Town, the Developer, Brickyard Metropolitan District No. 1, and the Castle Rock Urban Renewal Authority with regard to such funding.

# KEY COMMITMENTS OF THE DEVELOPER

- Developer will contribute 10+ acres of land to the Town and construct a 145,000-square foot sports development center, to be financed, owned and operated by the Town.
- Developer will construct Praxis Street from the Brickyard boundary across adjacent property to Plum Creek Parkway.
- Developer will construct and open for business a hotel with at least 100 rooms (but up to 125 rooms) and conference/banquet facilities capable of hosting at least 250 guests on or before December 31, 2032.

# KEY COMMITMENTS OF THE TOWN

- Town will consider the adoption of an Ordinance authorizing a sales tax credit of 2.4 % (i.e., 60 % of the Town's 4 % sales tax) on all sales of goods and services subject to Town sales taxes within the Brickyard. (This Ordinance will be considered at tonight's meeting.)
- The sales tax credit is conditioned upon the Developer imposing a corresponding public improvement fee on such sales.
- Town will waive the transportation impact fees and park dedication and park impact fee requirements that would otherwise be imposed with respect to the Brickyard until December 31, 2035.



# BUDGETARY IMPACTS TO THE TOWN

- The Town will be financing approximately \$75 million of costs for the construction of the sports development center and associated public infrastructure through the issuance of tax-exempt certificates of participation.
- The Town will be foregoing collection of 2.4 % of Town sales tax (i.e., 60 %) on every taxable sale of goods and services within Brickyard through December 31, 2050.
- The Town will be collecting its remaining 1.8 % sales tax (i.e., 40 %) on such sales, as well as its 6 % lodgers' tax on sales of lodging at the hotel, which will be used to pay the rentals associated with the certificates.



"I MOVE TO APPROVE ORDINANCE NO. 2025-018 AS INTRODUCED BY TITLE."

"I MOVE TO APPROVE ORDINANCE NO. 2025-018 AS INTRODUCED BY TITLE, WITH THE FOLLOWING CONDITIONS: \_\_\_\_\_."

"I MOVE TO CONTINUE ORDINANCE NO. 2025-018 TO THE TOWN COUNCIL MEETING ON \_\_\_\_\_."