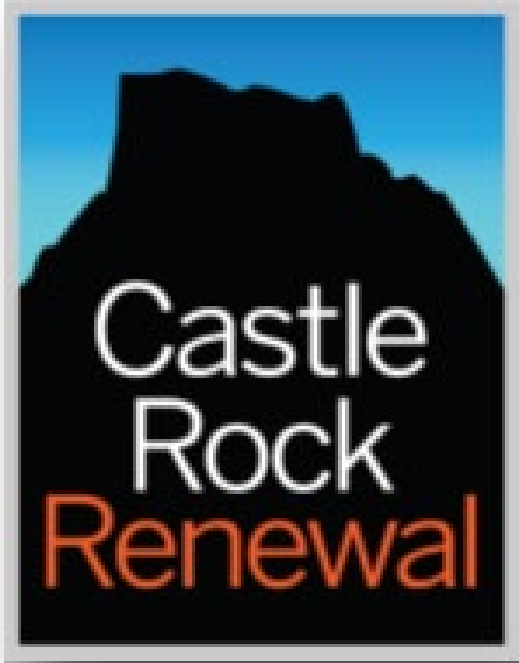


# 2025 ANNUAL REPORT

September 2025



## 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



## 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	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Total Revenue</b>	239,728	36,693	242,300	561,705
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Expenditures - Personnel</b>				
Salaries/Benefits	-	35,500	-	35,500
<b>Total Salaries/Benefits</b>	<hr/>	<hr/>	<hr/>	<hr/>
	-	35,500	-	35,500
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Operating Expenditures</b>				
Dues & Publications	-	-	-	-
Legal	-	-	-	-
Office Supplies	-	-	-	-
Postage	-	-	-	-
Bank Fees	58	58	58	70
Web Design and Maintenance	-	350	350	350
Professional Svs	-	785	785	785
Travel	-	-	-	-
Training	-	-	-	-
Outreach	-	-	-	-
Audit	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Total Operating Expenditures</b>	58	1,193	1,193	1,205
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Debt Service Payments</b>				
Principle	-	-	-	-
Interest	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Total Debt Service Payments</b>	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Other Epxenses</b>				
Transfer to Dist. Bond Agent	238,535	-	239,890	525,000
Contingency (15%)	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Total Other Expense</b>	238,535	-	239,890	525,000
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Total Expense</b>	238,593	36,693	241,083	561,705
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Revenue Over/(Under) Expenditures</b>	1,135	-	1,217	-
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Beginning Funds Available</b>	29,239	30,374	30,374	31,591
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Ending Funds Available</b>	\$ 30,374	\$ 30,374	\$ 31,591	\$ 31,591
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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.

