

## **RESOLUTION NO. 2025-068**

### **A RESOLUTION APPROVING THE REC CENTER AGREEMENT BY AND BETWEEN CD-ACME, LLC, AND THE TOWN OF CASTLE ROCK REGARDING THE DEVELOPMENT AND CONSTRUCTION OF THE CASTLE ROCK SPORTS CENTER PROJECT**

**WHEREAS**, CD-Acme, LLC (the “Developer”), is the owner of approximately 31.2 acres property located in the Town of Castle Rock (the “Town”) at 401 Prairie Hawk Drive, which property is the former site of the Acme Brick Company (the “Property”); and

**WHEREAS**, the Developer is proposing a master planned community for the Property, to be known as “The Brickyard,” 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, and a 99,000-square foot, 125 room hotel with a conference center and an outdoor performance venue; and

**WHEREAS**, in connection with the development of the Brickyard, the Developer has agreed to dedicate 10.36 acres of land to the Town, upon which will be constructed the Castle Rock Sports Center, a 145,177-square foot recreation facility, with associated on-site utilities, infrastructure, landscaping and parking (the “Rec Center Project” or “Project”); and

**WHEREAS**, the Developer has further agreed to coordinate and oversee the construction of the Rec Center Project, the costs of which Project will be funded by the Town through the issuance of Certificates of Participation and other available money of the Town; and

**WHEREAS**, for this purpose, the Town and the Developer have negotiated the terms and conditions of a Rec Center Agreement (the “Agreement”); and

**WHEREAS**, the Town Council finds and determines that approval of the Agreement is in the best interests of the Town and its residents.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK AS FOLLOWS:**

**Section 1.     Approval.** The Rec Center Agreement is hereby approved in substantially the same the form as presented at tonight’s meeting with such technical changes, additions, modifications, deletions, or amendments as the Town Manager may approve upon consultation with the Town Attorney. The Mayor and other proper Town officials are hereby authorized to execute the Agreement by and on behalf of the Town.

**Section 2.     Encumbrance and Authorization for Payment.** In order to meet the Town's obligation under the Agreement to advance funds to the Developer for the construction of certain parking and infrastructure improvements, the Town Council authorizes the expenditure and payment of an amount not to exceed \$7,900,000.00, subject to repayment by the Developer under the terms provided by the Agreement, unless otherwise authorized in writing by the Town.

**PASSED, APPROVED AND ADOPTED** this 3rd day of June, 2025, by the Town Council of the Town of Castle Rock, Colorado, on first and final reading by a vote of \_\_\_ for and \_\_\_ against.

**ATTEST:**

**TOWN OF CASTLE ROCK**

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Lisa Anderson, Town Clerk

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Jason Gray, Mayor

**Approved as to form:**

**Approved as to content:**

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Michael J. Hyman, Town Attorney

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Jeff Brauer, Director of Parks and Recreation