

Castle Rock Downtown Alliance

A partnership between the Downtown Development Authority and Downtown Merchants Association

Downtown Development Authority

18 S. Wilcox Ste. 202
Castle Rock, CO 80104

September 2, 2021

Honorable Mayor Gray and Castle Rock Town Council
CC: Town Manager, Dave Corliss
Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104

Dear Mayor Gray and Town Council,

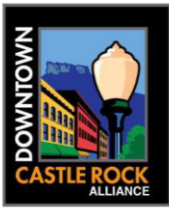
I am pleased to present the Downtown Development Authority's Budget Message for 2022:

In 2021, the Downtown Development Authority (DDA) is excited about the increased level of energy and foot traffic in Downtown during the spring and summer of 2021. As capacity restrictions were lifted in early spring of 2021, Downtown began to see more people in Downtown during both the work week and weekend hours. With the goal of the DDA being to create and maintain an active and vibrant downtown, there are many positive signs to indicate that some of this goal is being accomplished.

In the spring of 2021, the DDA and Town Council approved a redevelopment agreement with the private sector for the construction of The View mixed-use redevelopment project. This project is a public private partnership that, in addition to new residences, office space and retail space, will add 100 public parking spaces to the Downtown on the north end of Downtown, just outside of the Downtown Core. This project in combination with other recent development projects such as the Riverwalk and Encore projects, contribute to a daytime, evening and weekend population of people in Downtown, and increase public parking in Downtown. The impact of these projects is encouraging smaller adaptive reuse projects like Ecclesia and now the proposed Perry Street Social District which incorporates the ice rink concept that was started by the DDA and now has been sold to the private sector ownership.

The 2022 DDA Budget includes just 1 fund, the DDA Operating Fund. This is a change from the DDA Budget of prior years which had 2 funds and included the now closed, Ice Rink Fund. As has been discussed in prior year's budget messages, the lease at 414 Perry Street expired after the 2020-2021 rink season. The ice rink equipment and shade structure owned by the DDA were sold to the current landlord in 2021 and the landlord intends to operate an ice rink at the same location in future winter seasons, as well as investment in an adaptive reuse of surrounding property. All remaining funds in the Ice Rink Fund will be transferred to the Operating Fund in 2021, closing out this fund. This transfer of residual equity from the Ice Rink Fund to the Operating Fund closes out this fund and is shown in the 2021 Year End Estimate.

The DDA will continue to maintain full transparency in its use of public tax dollars and maintain disclosure in a public friendly accounting system in accordance with accounting and auditing standards.



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The Castle Rock DDA financial statements are reported using the accrual basis of accounting. Revenues are recorded when earned and expenditures are recorded when a liability is incurred, regardless of the timing of the related cash flows. Grants and similar items are recognized as revenue as soon as all eligible requirements, if any, imposed by the provider have been met. Property taxes are recognized as revenues in the year for which the property taxes are collected.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin Tilson".

Kevin Tilson
Director, Castle Rock Downtown Development Authority

Castle Rock DDA Budget for 2022						
Operating Fund						
		<u>2019 Actuals</u>	<u>2020 Actuals</u>	<u>2021 Budget</u>	<u>2021 Estimate</u>	<u>2022 Budget</u>
Income						
	Mill Levy	164,917	192,634	190,000	175,858	195,000
	Specific Ownership Tax	25,670	16,941	8,000	10,000	10,000
	Town Mill Levy Match	164,917	178,226	190,000	175,858	195,000
	Flower Box and Patio	8,576	9,582	8,000	10,000	10,000
	Misc. Other	1,390	513	-	-	-
	Sale of Sprung Structure	-	-	-	25,000	2,500
	Total Income	365,470	397,896	396,000	396,716	412,500
Expenses						
	Personnel	174,996	190,317	230,000	185,000	235,000
	Office Admin.	24,004	31,376	35,000	38,000	40,000
	Professional Services - Acct., Audit, Legal	9,594	13,481	22,000	15,612	20,000
	Programs - Trolley	63	-	1,000	1,000	-
	Programs - Façade/Downtown Impr. Program	9,846	13,639	38,000	21,000	40,000
	Programs - Flower Box and Patio	16,905	30,705	28,000	25,000	30,000
	Marketing and Websites	7,297	11,931	5,000	3,000	15,000
	Rent Expense	9,117	9,363	9,200	9,000	10,000
	Capital	-	-	10,000	10,000	10,000
	Contingency Expenses	-	-	10,000	20,400	20,000
	Total Expenses	251,822	300,812	388,200	328,012	420,000
	Beginning Fund Balance	330,835	444,483	541,567	541,567	735,271
	Transfer In/Out	-	-	-	125,000	-
	Net Activity	113,648	97,084	7,800	68,704	(7,500)
	Estimated Ending Fund Balance	\$ 444,483	\$ 541,567	\$ 549,367	\$ 735,271	\$ 727,771
This is a draft budget that has not yet been reviewed and approved by Town Council, the Downtown Development Authority Board or the public. Upon their review changes may occur.						

Castle Rock DDA Budget for 2022						
Ice Rink Fund						
		<u>2019 Actuals</u>	<u>2020 Actuals</u>	<u>2021 Budget</u>	<u>2021 Estimate</u>	<u>2022 Budget</u>
Income						
	Sponsorships	29,250	18,970	30,000	11,000	0
	Skating Admissions	77,011	77,006	85,000	62,000	0
	Skating Rentals	35,984	36,748	38,000	15,000	0
	Capital Contribution - DDA TIF	15,000	15,000	15,000	-	0
	Sale of Rink Equipment	-	-	-	25,000	0
	Total Income	157,245	147,724	168,000	113,000	0
Expenses						
	Administration	530	5,736	500	500	0
	Programs / Operations / Personnel	130,724	116,573	175,000	56,000	0
	Marketing	2,907	4,253	5,000	300	0
	Equipment	2,953	2,301	5,000	2,374	0
	Total Expenses	137,114	128,863	185,500	59,174	0
	Beginning Fund Balance	32,182	52,313	71,174	71,174	0
	Transfer In/Out	-	-	-	(125,000)	0
	Net Activity	20,131	18,861	(17,500)	53,826	0
	Estimated Ending Fund Balance	\$ 52,313	\$ 71,174	\$ -	\$ -	\$ -
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