

**CASTLE ROCK DOWNTOWN ALLIANCE**  
**Downtown Alliance Board of Director's Meeting**  
**MINUTES of June 8, 2023**

**ATTENDANCE FOR ALL MEETINGS**

**DMA**

KC Neel, Jennifer Luce, Aidan Gray, Desiree LaFleur, Bernie Greenberg,

**DDA**

Stu Butler, Kim Heideman, John Manka, Josie Adler, Kevin Bracken

**STAFF**

Karah Reygers, Birgit Braehler

**ALLIANCE PARTNERS**

Jason Gray – Castle Rock Mayor, David Corliss – Town Manager, Patty Van Eysden – Douglas County Libraries, Brad Boland – Town of Castle Rock, Kevin McHugh – Castle Rock Chamber; George Teal – Douglas County Commissioner

**PUBLIC ATTENDEES**

Hilleary Everist – Aloha Fund; Banks Floodman – Sunflower Development; Andy Herscher – Perry Street Social; Caryn Johnson

**CALL TO ORDER DMA**

KC Neel called the Downtown Merchants Association meeting to order at 12:07PM and took attendance.

**DMA ACTION ITEMS AND UPDATES**

**Spring Kickoff Concert Recap:** Spring Kickoff Concert took place on Saturday, May 20<sup>th</sup> in Festival Park from 1 – 7 PM. The concert featured music from Sarah P. and the Dirty Logger and the John Saunders Band. The beer selection consisted of our very own local Burly Brewing as well as Lone Tree Brewing. The evening also featured signature cocktails from Mystic Mountain Distillery. Four food trucks lined Perry Street and served an estimated 3,700 guests. Families enjoyed vendor booths, free face painting & balloon art and an afternoon full of fun kicking off the summer! Financially, the event was positive, a few items remain to be recorded. Beer and cocktail sales were up roughly \$1.9K from the 2022 Spring Kickoff Concert. Spring Kick off Concert P&L were presented.

**Movie in the Park Recap:** Unfortunately, due to persistent severe weather, rain and lightning, this event scheduled for Saturday, June 3<sup>rd</sup> in Festival Park was forced to be cancelled. Staff had anticipated approximately 1,500 people in the park to enjoy the featured movie; Puss in Boots: The Last Wish. Three food trucks, a variety of tasty treats, free face painting & balloon art, vendor booth activities and live music by Eric Lane was scheduled to begin at 5:00 with the movie scheduled for dusk. BURLY Brewing Company, Great Divide and Mystic Mountain Distillery were all contracted to be present at this event as well. DMA Staff is finalizing a few of the expenses and refunds, but a draft P&L was presented.

**Upcoming Events:**

- **June (7<sup>th</sup>), 14<sup>th</sup>, 21<sup>st</sup>, 28<sup>th</sup> – Jazz in the Park with Castle Rock Music**
- **June 16<sup>th</sup> & 17<sup>th</sup> – Car Show Weekend**

## **ADJOURN**

There being no further DMA business, the meeting was adjourned at 12:18PM.

## **CALL TO ORDER ALLIANCE**

Stu Butler called the Downtown Alliance meeting to order at 12:18PM and took attendance.

## **APPROVAL OF MINUTES**

**Minutes Approval:** Bernie Greenberg motioned to approve the May 11, 2023, Alliance Board Minutes as presented; Aidan Gray seconded the motion; the motion carried unanimously by the DMA. John Manka motioned to approve the May 11, 2023; Alliance Board Minutes as presented; Josie Adler seconded the motion; the motion carried unanimously by the DDA.

## **Staff Update**

Staff provided a brief update for the Board:

- No Alliance Board Meeting scheduled for July.
- Next Meeting is August 10<sup>th</sup>.

## **ADJOURN**

There being no further Alliance business, the meeting was adjourned at 12:21PM.

## **CALL TO ORDER DDA**

Stu Butler called the Downtown Development Authority meeting to order at 12:26PM and took attendance.

## **DOUGLAS COUNTY COMMISSIONER AND OTHER DISTRICT COMMENTS**

Commissioner Teal informed the Board that they received a full market review of the DC property on Wilcox Street and the resell value of \$8M is not enough to support a new building, valued around \$40M and therefore they will stay in the current building. He also mentioned that the parking structure on 3<sup>rd</sup> Street has free capacity on the 2<sup>nd</sup> and top floor (currently reserved for the County) and the County is willing to give some of those spots up to businesses or the DDA for a fee.

Dave Corliss clarified that the current agreement between the Town and the County gives the Town 80 public spaces on the ground floor and the 2<sup>nd</sup> and top floor will be open to the public on weekends. There might be a need to have better signage around the parking garage, so the public does realize there is free parking.

## **DDA ACTION ITEMS AND UPDATES**

**Sprung Structure Purchase and Sale Agreement:** In 2021 the DDA entered into an agreement to allow the new owners of 414 Perry Street to purchase the Sprung Structure (white canopy) which had operated as the Rink at the Rock since 2012. The terms of that agreement are noted below:

- Sale of the Sprung Structure for \$75,000 with \$25,000 due upon execution of the Purchase and Sale Agreement and \$5,000 paid each year for 10 years.
  - A credit of \$2,500 is applied each year that a rink is operated as a strong incentive to continue operation of a rink at this location.

Recently, the project, which includes a 3 Phase Redevelopment of the property, has identified challenges related to the Sprung Structure. These challenges are driving a need to change, modify or remove the Sprung Structure as part of their most recent Site Development Plan. In order to support this project, the DDA is proposing to complete the sale of the Sprung Structure to the project at a discount, so that the Perry Street Social District will own the structure outright and can make decisions to modify or remove the structure as needed. The proposed terms of this sale are listed below.

**Terms:**

- The DDA to sell the Sprung Structure at a discount.
- DDA to receive \$30,000 by July 1, 2023, in satisfaction of all remaining balances due for ownership of the Sprung Structure.
- Upon receipt of \$30,000, the DDA is to file a release lien with the Douglas County Clerk and Recorder to release the lien the DDA currently holds on the property.

**MOTION**

Kim Heideman made a motion to “direct the Chairman and staff to prepare and execute necessary documentation for the completion of the discounted Sale of the Sprung Structure, and upon receipt of \$30,000, to file necessary paperwork to release the lien on the 414 Perry Street property”; John Manka seconded the motion; the motion carried unanimously by the DDA.

**Second Amendment to the View Redevelopment Agreement:** The View at Castle Rock Project has requested an 8-month extension on their Redevelopment Agreement with the Town and Downtown Development Authority.

The Redevelopment Agreement required Castle Rock Development, LLC (The View Project) to obtain a structural building permit by June 30, 2021, and a certificate of occupancy for the first residential unit by August 1, 2023. On June 28, 2021, the View Project requested and was granted a 6-month extension (until December 30, 2021) to the structural building permit issuance benchmark. On December 21, 2021, the View Project requested and was granted a 4-month extension for the structural building permit and 9 months for the certificate of occupancy due to volatile construction pricing and conditions of the year.

This extension is needed due to several unforeseen headwinds leading to the delay of the overall project. Headwinds are described in more detail in the letter provided from the Developer, in summary, unforeseen site issues, groundwater impacting the pier installation, insurance related to the condo component for public parking, supply chain management and CORE Electric Coop offsite improvements that were necessary, have all led to the delay.

**MOTION**

John Manka motioned to approve the Second Amendment to the View Redevelopment Agreement as presented; Josie Adler seconded the motion; the motion carried unanimously by the DDA.

**ADJOURN**

There being no further DDA business, the meeting was adjourned at 12:45PM.

The Castle Rock Downtown Development Authority approved these minutes on

8.30.2023  
Date



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John Manka, DDA Secretary

8.30.2023  
Date



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Bernie Greenburg, DMA Secretary