

**Castle Rock Downtown Development Authority
Board of Directors Meeting
August 1, 2013
18 S. Wilcox Street, Castle Rock
Castle Rock Economic Development Council Offices**

Call to Order: 4:03 p.m.

Roll Call:

DDA Board Members Present:

Rick Stucy, chairman
K.C. Neel, secretary
Tim Leonard, treasurer
Jason Bower
Greg Bowman
Mike Trede
Chip Wilson, Town Council liaison
Bill Detweiler, town staff
Frank Gray, DDA executive director

Unscheduled Public Comments

- None

Staff Report

- DDA Executive Director Update
 - Kevin Tilson has been hired as the new Downtown Alliance director.
 - Tilson had been enterprise zoning project manager for the Colorado Office of Economic Development and International Trade
 - First Day: Aug. 19, 2013

DDA Discussion/Action Items *with* Public Comment

- Castle Rock Hotel/Arts Center
 - Representatives Patty Moser, Dave Truhler and Tim White presented a proposal for a Castle Rock Arts Complex that would incorporate the historical City Hotel at 417 Perry St.
 - The for-profit facility would include 140-seat theater, classrooms, 60-person performance plaza, wine bar, and community studio
 - 12- to 15-month build out schedule
 - Total cost for the 24,000-square foot project is estimated to be between \$3.2 million and \$3.5 million
 - Ownership representative Tim White asked for a maximum of \$600,000.00 in financial assistance over three years to complete the project.

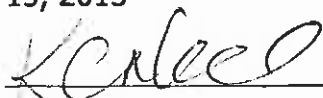
- DDA Board requested detailed financials for the project and directed staff to study TIF implications from the project.
- Rink at The Rock
 - Majority of 2012-13 sponsors are renewing their sponsorships in 2013-14.
 - Rink Specialists Proposal for 2013-14
 - Cost for installation, staff training, support, chiller rental, Sport Ice Rental and 24/tech support totals \$58,500.00
 - Current chiller is bigger than necessary (100 ton). Rink really needs a 60-ton chiller; however none are available. As such Rink Specialists is giving the DDA a discount on the 100-ton chiller to be used this season. To buy a 60-ton chiller, it will cost \$60,000.00 vs. \$20,000.00 for annual rental
 - Rink Specialists is recommending local management vs. Rink Specialists staff. Talks are underway to secure local management of the rink.
 - Zambini can be purchased for around \$36,000.00. Staff has been instructed to continue negotiations and bring back a proposal for the DDA board to consider.
 - Rink at the Rock Revenues totaled \$105,000.00 vs. estimated \$30,000.00. DDA has spent \$230,000.00 on the rink to date.
 - DDA has \$70,000.00 left over in the loan from the Town of Castle Rock. DDA must spend the money before the end of the year or risk losing it.
 - DDA representatives Frank Gray and Rick Stucy are working on securing bathroom facilities and housing for Sport Ice before rink opens in November.
- Patio proposal
 - DDA moved to approve the installation of an outdoor patio at Maddie's Biergarten if the business agrees to a three-year lease term.
 - Motion: Jason Bower
 - Second : Mike Trede
 - Passed 5-0

DDA Action Items *without* public comment

- Approval of July 18, 2013 minutes
- Motion: K.C. Neel
- Second: Greg Bowman
- Passed 6-0

Meeting Adjourned: 5:15 p.m.

The Castle Rock Downtown Development Authority Approved these minutes on August 15, 2013



KC Neel

DDA Secretary