

**CASTLE ROCK DOWNTOWN ALLIANCE**  
**Downtown Alliance Board of Director's Meeting**

**MINUTES of March 4, 2021**

The Board of Directors of the Castle Rock Downtown Development Authority met in regular session on March 4<sup>th</sup>, via Zoom Conference Call at 3:30PM.

**PRESENT**

The DMA meeting started at 3:32PM.

**DMA Members Present:** KC Neel, Jennifer Luce, Nick Lucey, Desiree LaFleur, Aidan Gray, Bernie Greenburg, Lou Scileppi, Denise Fuller

**DDA Members Present:** Stu Butler, Josie Adler, Kim Heideman, Andrew Wasson, John Manka,

**STAFF:** Kevin Tilson; Alliance Director, Audrey Spencer; Project Manager, Kristen Bowling; Alliance Manager

**PUBLIC ATTENDEES:** Patty Eysden; Douglas County Libraries

**ALLIANCE PARTNERS:** Julie Kirkpatrick; Town Long Range Project Manager, David Corliss; Town Manager, Caryn Johnson; Town Council District 5, Jason Gray; Town Mayor, Tara Vargish; Director of Development Services, Dan Avery; Douglas County Department of Community Development, Ryan Hollingshead; Town Council District 1

**CALL TO ORDER**

KC Neel called the Downtown Merchants Association meeting to order at 4:00PM.

**UNSCHEDULED PUBLIC COMMENT:** No unscheduled public comment.

**DMA ACTION ITEMS AND UPDATES**

**2021 Event Update:** Staff presented updates on the 2021 Summer Event series including a list of tasks that have been completed as well as tasks still needed to be completed for upcoming events.

**DMA Elections:** The DMA Board members KC Neel and Lou Scileppi are up for re-election in April 2021. Staff presented the nomination process and election timeline.

**ADJOURN**

There being no further Alliance business, the meeting was adjourned at 3:40PM.

**CALL TO ORDER**

KC Neel called the Downtown Alliance meeting to order at 3:40PM.

**APPROVAL OF MINUTES**

**Minutes Approval:** Denise Fuller motioned to approve the January 21, 2021 Alliance Board Minutes as presented, Bernie Greenburg seconded the motion; the motion carried unanimously by the DMA. John Manka motioned to approve the January 21, 2021 Alliance Board Minutes as presented, Andrew Wasson seconded the motion; the motion carried unanimously by the DDA. John Manka motioned to approve the

February 04, 2021 Alliance Board Minutes as presented, Kim Heideman seconded the motion; the motion carried unanimously by the DDA.

**UNSCHEDULED PUBLIC COMMENT:** Desiree LaFleur presented ideas about creating a Downtown map and getting a new branded window decal for the Downtown Merchants Association.

**STAFF UPDATE:** Staff encouraged the Board to send an email or attend neighborhood meetings to collect feedback about upcoming Downtown projects. Staff also gave an update on the roundabout at South and Wilcox Street. Staff is currently gathering information for the 2020 DDA audit, the results will be shared once the audit is complete. Van Wyk is not pursuing a façade grant currently. Lastly, the Philip S. Miller Mural has been included in the Colorado Creative Industries mural mapping project and ColoRoad Trip itineraries.

## **ADJOURN**

There being no further Alliance business, the meeting was adjourned at 4:02PM.

## **CALL TO ORDER**

Stu Butler called the Downtown Development Authority meeting to order at 4:03PM.

**UNSCHEDULED PUBLIC COMMENT:** No unscheduled public comment.

## **DDA ACTION ITEMS AND UPDATES**

**Rink Sprung Structure and Equipment:** The DDA lease on the property at 414 Perry Street has ended. The Rink at the Rock has been operating at this property under the DDA since 2012. The lease expires on August 31, 2021 and would potentially require removal of the DDA's structure and relocation of the ice rink. In anticipation of the expiration of this lease, staff has been evaluating options for the continuation of the Rink at the Rock and for the sale of the structure. An option that accomplishes both the continuation of the rink in Downtown and the sale of the Sprung Structure and was identified. As previously discussed with the DDA, a potential buyer was identified that is currently under contract to buy the property at 414 Perry Street, and would like to buy the Sprung Structure and operate an ice rink on site. Staff presented the negotiated purchase and sale agreement for the Sprung Structure and rink equipment.


John Manka motioned to approve the Purchase and Sale Agreement for the Sprung Structure as presented, Andrew Wasson seconded the motion; the motion carried unanimously by the DDA. Josie Adler motion to approve selling the rink equipment for \$25,000 and, upon receipt of payment, approve the Bill of Sale as presented, Kevin Bracken seconded the motion; the motion carried unanimously by the DDA. Andrew Wasson motioned to approve the First Amendment to the Purchase and Sale Agreement as presented, John Manka seconded the motion; the motion carried unanimously by the DDA.

## **ADJOURN**

There being no further Alliance business, the meeting was adjourned at 4:25PM.

The Castle Rock Downtown Development Authority approved these minutes on

04/19/2021  
Date

  
\_\_\_\_\_  
John Manka, DDA Secretary

04/19/2021  
Date

  
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Bernie Greenburg, DMA Secretary