



November 8, 2019

**VIA EMAIL**

Carl Schueler  
City of Colorado Springs  
P.O. Box 1575  
Colorado Springs, CO 80901

Re: Wildgrass at Rockrimmon Metropolitan District (the “**District**”): Proposed General Obligation Limited Tax Bonds, Series 2020A and Subordinate General Obligation Limited Tax Bonds, Series 2020B(3)

Dear Carl:

We are writing pursuant to Section V.A.10. of the Amended and Restated Service Plan for Wildgrass at Rockrimmon Metropolitan District approved by the City of Colorado Springs (the “**City**”) on May 22, 2018 (the “**Service Plan**”) to initiate the City’s review of an anticipated issuance by the District of certain general obligation limited tax bonds as discussed in more detail below.

Pursuant to the authority granted to the District by its Service Plan, the District is authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Public Improvements (as defined in the Service Plan) from its revenue and by and through the proceeds of Debt to be issued by the District. The Service Plan provides for a Total Debt Issuance Limitation of \$6,500,000.

The District and Century at Wildgrass, LLC (the “**Developer**”) are parties to that certain Facilities Funding and Acquisition Agreement effective as of January 1, 2017 (the “**FFAA**”) wherein the District agreed to provide, construct and/or acquire certain public improvements, including water, sanitation (including storm and sanitary sewer), street, safety protection, park and recreation, transportation, and mosquito control and other facilities and services as generally described in the Service Plan (together with any other public improvements to be acquired by the District, the “**Public Improvements**”). In order to encourage development within the District, the District and the Developer determined that until bonds were issued, it was in the best interests of the District for the Developer to advance funds to the District for the costs associated with the Public Improvements. The FFAA also provides that the District anticipates the issuance of bonds, the proceeds of which would be utilized, in part, to reimburse the Developer for such costs.

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The District anticipates issuing General Obligation Limited Tax Bonds, Series 2020A (the “**Series 2020A Bonds**”), and Subordinate General Obligation Limited Tax Bonds, Series 2020B(3) (the “**Series 2020B(3) Bonds**”), in an estimated maximum aggregate principal amount not to exceed \$1,800,000 (the “**Series 2020 Bonds**”), to reimburse a portion of the costs expended by the Developer pursuant to the FFAA. The District is in the process of working with an independent engineer to verify the costs provided by the Developer as eligible reimbursable expenses and will provide the report to the City upon completion.

As such, the following documents are being provided electronically via email:

1. Term Sheet related to the Series 2020 Bonds;
2. Draft Financing Plan prepared by D.A. Davidson regarding the Series 2020 Bonds;
3. Draft Indenture of Trust between the District and UMB Bank, N.A. as Trustee relating to the Series 2020A Bonds;
4. Draft Indenture of Trust between the District and UMB Bank, N.A. as Trustee relating to the Series 2020B(3) Bonds; and
5. Draft Certified Record of Proceedings related to the Series 2020 Bonds.

In addition, the Authorization of Debt Issuance by District Fee check in the amount of \$1,100 made payable to the “City of Colorado Springs” is being sent via U.S. Mail to:

Sarah B. Johnson  
City Clerk  
City of Colorado Springs  
30 S. Nevada Avenue, Suite 101  
Colorado Springs, CO 80903

Once you have had the opportunity to review the attached documents please let me know if you have any questions, or if you require any additional information.

We appreciate the opportunity to discuss the 2020 Bonds with the Finance Committee on November 18, 2019.

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Thank you for your assistance with this matter.

Very truly yours,

MCGEADY BECHER P.C.



Elisabeth A. Cortese

Enclosures

- c: Sarah B. Johnson, City Clerk (via U.S. Mail, enclosing Authorization of Debt Issuance by District Fee check only)