



Copper Ridge Metro. District 2014 Loan Agreement

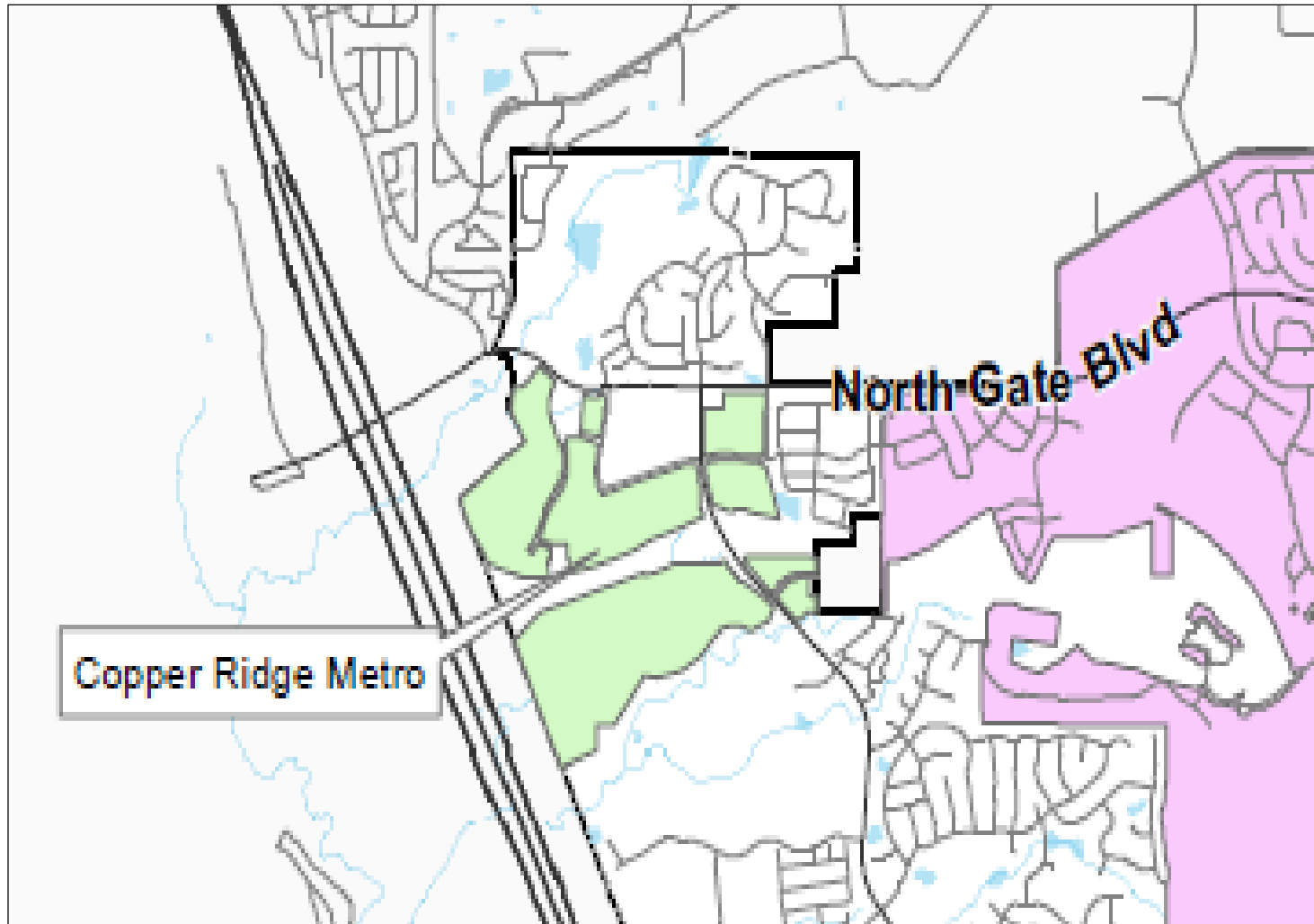
City Council Work Session
June 9, 2014

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Carl Schueler, Planning Manager- Comprehensive Planning
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Summary:

- **Approval of Second Debt Issuance by Copper Ridge Metropolitan District**
- **Council Approval Required**
 - **Standard is compliance with service plan and Policy**
- **\$3M Taxable Commercial Bank Loan Agreement**

Location Map



Key Aspects

- Taxable rather than tax-exempt
- Commercial bank loan
- Parity debt to \$1.8M 2013 loan
- Variable interest rate beginning at 4.25%; rate is fixed for 12 months
- Pre-payment option at any time
- 17.0 mills anticipated with pledge of up to 50.0 (adjusted)
- Also 1% Public Improvement Fee (PIF)

Key Aspects- Cont.

- PIF to also be applied to 2013 senior loan
- Existing plus committed development largely sufficient to provide revenues
- Urban renewal area relationship
- Use of proceeds:
 - Reimbursement for completed improvements
 - Draws for future improvements

Supporting Materials

- Issue summary
- Draft loan agreement
- Bond/loan counsel opinion
- External advisor opinion on interest rate
- Engineer's certification
- Revenue, assessed value, term sheet documentation etc.

Summary of Improvements and Costs

- Expenditures to date:
 - Bass Pro Drive
 - Kaycee Case Place
 - Tracker Drive
- Anticipated Expenditures
 - Includes City identified infrastructure

Staff Recommendation and Next Steps

- Approval as Submitted
- 1 Year to Issue
- New Business for June 24, 2014