

# GOLD HILL NORTH METROPOLITAN DISTRICT NOS. 1 & 2

Amended and Restated Service Plan Consideration  
Colorado Springs Budget Committee Meeting  
February 28, 2023



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# District Location





# District Boundaries

- Mixed-use development consisting of approximately 91 acres
- Metro Districts to consist of single-family detached, single-family attached, and multi-family apartments and townhomes
  - BID will consist of retail, commercial, and hotel





## Public Improvements

Public Improvements	Cost Estimate
Streets and Drainage	\$32,000,000
Water	\$2,750,000
Wastewater	\$7,000,000
Traffic Safety	\$500,000
Park and Recreational	\$8,000,000
Cultural and Resident Recreation Facilities	\$13,000,000
<i>Commercial Area Common Improvements</i>	<i>\$7,000,000</i>
<b>TOTAL</b>	<b>\$70,250,000</b>



# Financial Plan

- Maximum Debt Mill Levy: **50 mills** (per model)
- Maximum O&M Mill Levy: **20 mills** (per model)
- Maximum Debt Authorization Limitation: **\$18,000,000** (MDs only, BID to have own debt limit)
- Maximum Debt Mill Levy Imposition: **40 years** (per model)
- Impact on \$500,000 Residence:
  - Total Mill Levy: 60 mills
    - Calculation:  
 $\$500,000 \times 0.0715 = \$35,750$  (assessed valuation)  
 $\$35,750 \times 0.060 = \mathbf{\$2,145 \text{ taxes owed per year}}$   
 $= \mathbf{\$178.75 \text{ taxes owed each month}}$

# Development Assumptions - Residential

Residential Development Assumptions							
Product:	Cottages	16' Townhomes	Townhomes	3 Story Walk-Out	Small SFD	DSF	Multi-Family
<b>Value:</b>	\$360,000	\$425,000	\$272,500	\$650,000	\$500,000	\$620,000	\$240,000
<b>Year:</b>							
<b>2025</b>	6	6	75	6	6	6	
<b>2026</b>	8	8	75	8	8	8	200
<b>2027</b>	6	10		1	15	8	
<b>2028</b>		15			15	10	
<b>2029</b>		11			29		
<b>2030</b>					17		

## Development Assumptions - Commercial

Commercial Development Assumptions*											
Product:	Restaurant	Pad 1	Pad 2	Pad 3	Pad 4	Pad 5	Drive-Up Coffee	Coffee Shop	General Retail	Grocery	Hotel
Value:	\$220	\$220	\$220	\$220	\$220	\$220	\$220	\$100	\$100	\$100	\$70,000
Year:											
2025	7,200	3,500	13,000								
2026				4,900	6,000	4,900	1,800	5,000	10,000	25,810	100

# Bond Financing

- The District is currently considering issuing a senior and subordinate bond in 2025.
- The senior bond is anticipated to be a non-rated, current interest bond and the subordinate bond is anticipated to be a non-rated, cash flow bond.
- The Series 2025 Bonds are anticipated to be secured by a limited ad valorem property tax of 50.00 mills (subject to adjustment) on all taxable property within District No. 1 & 2.
- The senior Series 2025 Bond is anticipated to be additionally secured by three years of capitalized interest and a surplus fund.
- The financing plan summarized to the right utilizes interest rates in the current credit environment. The interest rates and numbers are subject to change until final pricing of the bonds has occurred.

Limited Tax General Obligation Bonds, Series 2025A & Series 2025B	
Estimated Closing Date	6/1/2025
Estimated Final Maturity	Series A: 12/1/2055 Series B: 12/15/2050
Estimated Par Amount	Series A: \$11.4mm Series B: \$ 1.9mm
Estimated Project Fund	Series A: \$7.3mm Series B: \$1.8mm Total: \$9.2mm
Estimated Capitalized Interest	Series A: \$2.5mm
Estimated Surplus Deposit	Series A: \$1.1mm
<i>Debt Characteristics:</i>	
Estimated Interest Rate	Series A: 7.25% Series B: 9.25%
Tax Status	Tax-Exempt
Revenue Pledge	50.0 mills from D1 and D2, subject to adjustment



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