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File No. 5025302-0002

March 8, 2019

Carl Schueler
Comprehensive Planning Manager
City Administration Building
30 S. Nevada Avenue, Suite 105
Colorado Springs, Colorado 80903

Re: Creekwalk Marketplace Business Improvement District – 2019 Bond Issuance

Dear Mr. Schueler:

This office represents the Creekwalk Marketplace Business Improvement District (the “District”). The District would like to issue bonds this year and is seeking approval from the Colorado Springs City Council.

Enclosed, please find copies of: (a) the resolution and form of bond for the Series 2019A and Series 2019B Bonds (the “2019 Bonds”); (b) the financial plan for the bonds as prepared by George K. Baum & Company; and (c) an opinion letter from Spencer Fane as District counsel confirming that the proposed bond issuance is consistent with the District’s Operating Plan and Budget, the City of Colorado Springs’s current policy relating to special districts, and applicable law. In addition, the application fee in the amount of \$1,100 is enclosed herewith.

The anticipated interest rate will be 5.5% on the senior Series 2019A Bonds and 7.75% on the Series 2019B Bonds and the bond amount will be approximately \$18,145,000 for the Series 2019A Bonds and \$3,030,000 for the Series 2019B Bonds. The 2019 Bond will be repaid by a mill levy that will not exceed 50.000 mills per year, subject to Gallagher adjustments, and PIF revenues. The 2019 Bonds have a 30-year term and will finally mature in 2048.

The District intends to construct certain public improvements, as provided for in the District’s Operating Plan and Budget, and will use the funds from the 2019 Bonds to finance such construction. The 2019 Bonds will be issued through an underwriter to the market. The public improvements the District intends to finance with the 2019 Bonds include water, safety protection, sanitation, street, landscape, storm and wastewater, and parking improvements.

Finally, the District’s boundaries overlap with the South Nevada Avenue Urban

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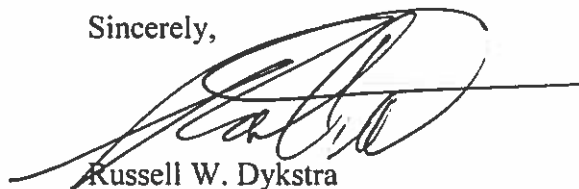
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Renewal Area. The District has worked with the Colorado Springs Urban Renewal Authority (CSURA) to finalize a Cooperation Agreement that will facilitate the pledge of sales and property tax tax-increment from within the District boundaries to the repayment of the 2019 Bonds. Certain of the project funds from the 2019 Bonds will be segregated and restricted to fund the public improvements identified in Development Agreement with CSURA and the developer of the property in the District.

At your earliest convenience, please have City Council review the enclosed documents to ensure that the 2019 Bonds are being issued in compliance with the Special District Policy. The District would like to close the transaction no later than April 15th and request that the review and approval of the 2019 Bonds be concluded no later than April 10th if at all possible.

If you have any questions, or need anything further, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Russell W. Dykstra", written over a horizontal line.

Russell W. Dykstra

Enclosures