

Peak Metropolitan District No. 1-3 Property Inclusion Peak Metropolitan District No. 3 Debt Issuance Peak Metropolitan District Nos. 4, 5, 6 and 7 Service Plan

City Council Work Session
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Summary



- Limited property inclusion into Peak Metropolitan District Nos. 1-3
- Authorization for District No. 3 to issue debt.
- New separate service plan for four additional metropolitan districts (Peak Metropolitan District Nos. 4, 5, 6 and 7)
 - Existing District No. 2 is expected to overlay these new districts
- No exceptions from Policy or model service plan

See associated District PowerPoint for additional background and information

District Policy and Service Plan Status

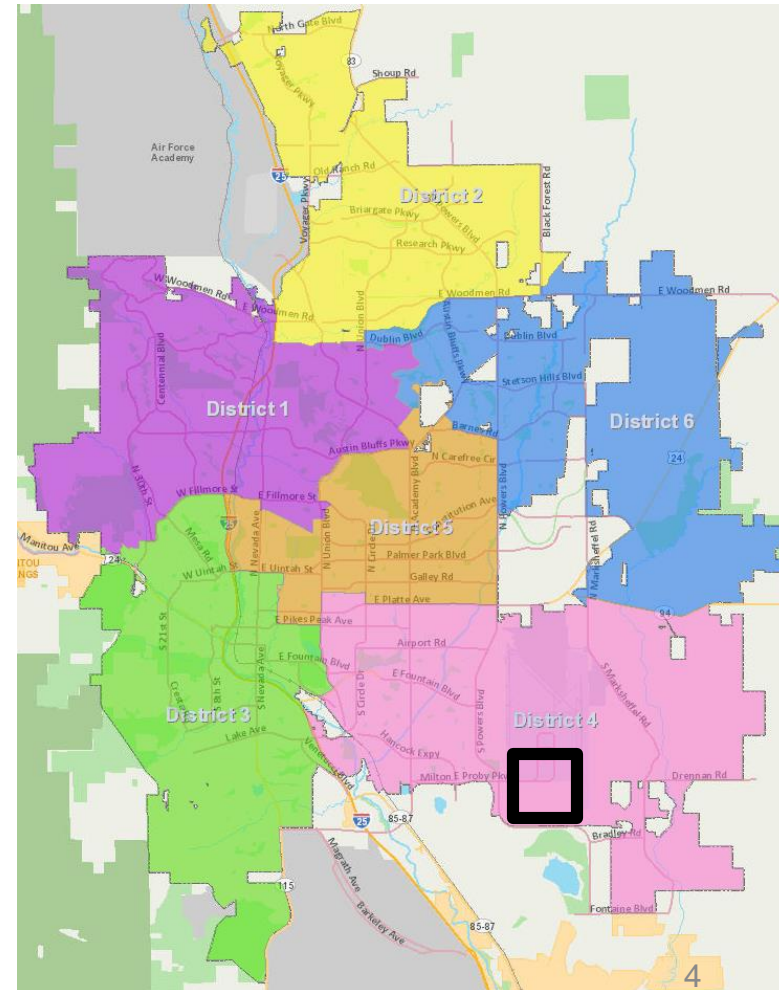


- Submitted under the existing Policy and model service plan
- Fewer differences/ issues with non-residential districts
- Amended and restated District No. 4-7 service plan would need to be submitted later in order to “pre-authorize” future debt issuances for those districts

Location



- Airport Business Park (Peak Innovation Park)
- City Council District No. 4



Overall Boundaries

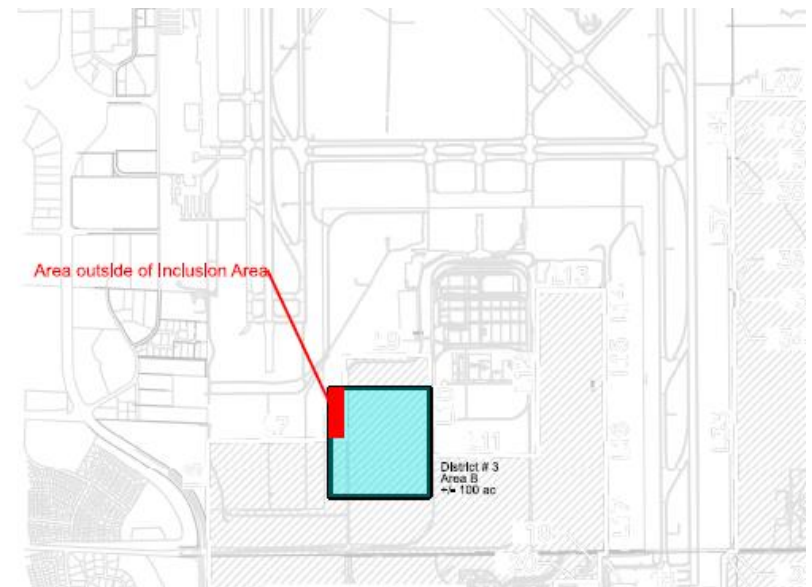
- District 1- orange-
- District 3- darker green
- New Districts 4-7- light green
- District 2- no color (will overlay everything for operations)
- Grey areas- not included in any financing districts, but in District 2



Property Inclusion



- “Housekeeping” item - but requires Council approval since the property is outside of Inclusion Area
- Simple resolution versus a service plan amendment
- Needs to happen prior to debt issuance



Service Plan for New District Nos. 4-7



- Four more financing districts
- Separate service plan
 - Very similar to existing service plan for District Nos. 1-3
 - About 1,388 acres
 - Districts boundaries will start small
 - Additional aggregate debt limit of \$200 Million
 - Based on a general per-acre cost assumption

District No 3 Debt Issuance



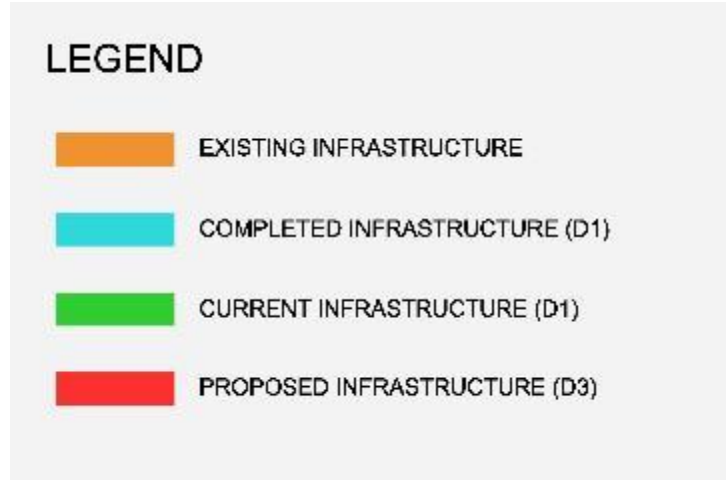
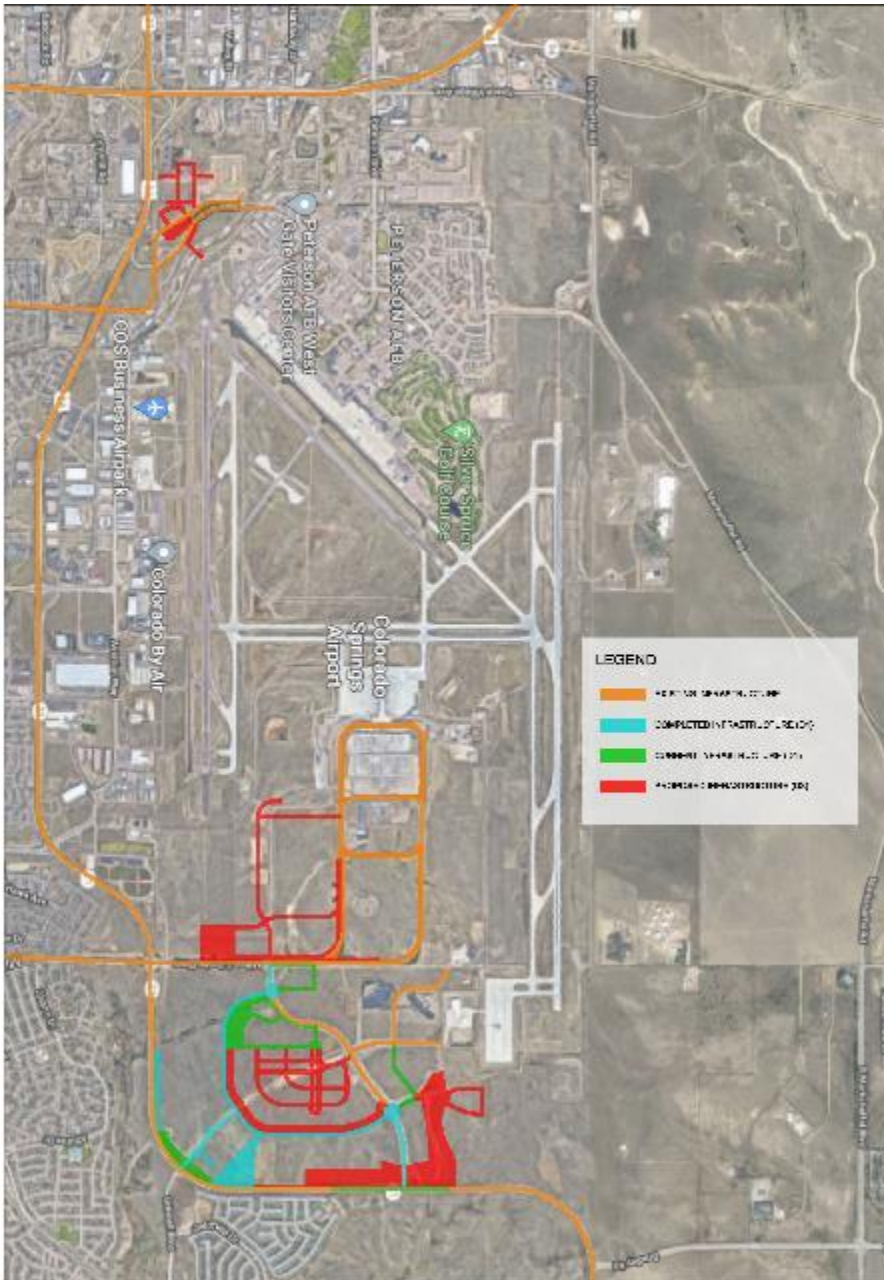
- A-1 and A-2 Bonds, marketed
- Expected total par amount of a little less than \$99 Million
 - About \$75 Million in usable proceeds
- Not to Exceed \$109 Million
- 30-year terms; 5-year expected call dates

PROPOSED PEAK MD NO. 3 BONDS

- Series 2022A-1:
 - Par Amount: \$69,600,000*
 - Estimated Rate: 5.75%*
- Series 2022A-2:
 - Par Amount: \$29,391,643*
 - Estimated Rate: 6.25%*
- Both Payable from:
 - 37 Debt Service Mills
 - Specific Ownership Taxes from 37 Mills
 - PILOT Revenues from Exempt Property

- *Estimate – Final amounts subject to change.

CURRENT AND FUTURE INFRASTRUCTURE



Budget Committee



- Several questions about the details and history of these districts, the financing and Peak Innovation Park development in general
- Specific question on why two separate bonds

Supporting Materials



- Council Resolutions
- Transmittal letters
- Service plan and redline
- Term sheets
- Financing plan
- Draft bond indenture
- Applicant PowerPoint presentation
 - Including district boundaries and improvements locations/costs
- Form of District counsel opinion

Next Steps



- Hearing on July 26, 2022
- New districts would be formally created in late 2022
- Six affirmative votes needed for debt authorization
- Consent?