

**Shareholders**

Paul R. Cockrel
Evan D. Ela
Linda M. Glesne
David A. Greher
Matthew P. Ruhland
Joseph W. Norris

Associates

Madison D. Phillips
Dakota C. Spence-Zurek
Glory S. Schmidt

Paralegals

Micki Mills
Sarah Luetjen
Kristin Herndon
Angela de la Garza Eckle

August 22, 2025

VIA EMAIL

Allison Stocker
Senior Planner / Streamside Reviewer
City Planning Department
City Administrative Building
30 South Nevada Avenue, Suite 701
Colorado Springs, Colorado 80903

Re: Ellston Park Metropolitan District – 2025 Bond Issuance

Dear Ms. Stocker:

We are general counsel to the Ellston Park Metropolitan District (the “**District**”) and are writing to you on behalf of the District. The District would like to issue Senior Limited Tax General Obligation Bonds and Subordinate Limited Tax General Obligation Bonds (collectively, the “**Bonds**”) in the immediate future and is seeking approval from the Colorado Springs City Council, pursuant to Section V.A.11 of the District’s Service Plan. A check in the amount of \$1,100 will be delivered to the City Clerk. On behalf of the District please find included copies of the following documents pertaining to the bond issuance:

- draft bond resolution/certified record of proceedings approving the Bonds;
- form of bond;
- draft indentures of trust for the Bonds;
- a preliminary plan of finance for the Bonds;
- draft opinions from Kline Alvarado Veio, P.C., as the District’s bond counsel confirming that the proposed bond issuance is consistent with applicable law and regulations;
- a draft opinion from Cockrel Ela Glesne Greher & Ruhland, P.C., as the District’s general counsel, confirming that the proposed bond issuance is consistent with the District’s Service Plan and applicable law;

- a draft certification from Tierra Financial Advisors, LLC, the District's external financial advisor, regarding the fairness and feasibility of the interest rate and structure of the Bonds;
- a map of the District; and
- the estimated cost of public improvements related to the Ellston Park development that may be financed with proceeds of the Bonds.

The District will use proceeds of the Bonds to finance portions of the public improvements that have already been constructed and will be constructed in the future. The public improvements include, but are not limited to, the following: storm drainage, water improvements, street improvements retaining walls and landscape improvements.

The interest rate on the Senior Limited Tax General Obligation Bonds is anticipated to be approximately 6.00% and on the interest rate on the Subordinate Limited Tax General Obligation Bonds is anticipated to be approximately 8.25%. Pursuant to the provided plan of finance, the Bonds are anticipated to be issued in the par amount of \$2,524,000. The market will ultimately determine the issuance amount of the Bonds; however, it is anticipated that this amount will not to exceed \$4,000,000. The Bonds will be repaid by a mill levy of approximately 30 mills, subject to adjustment as provided for under the District's Service Plan.

As set forth in the District's Service Plan, the City has limited the amount of debt authorized to be issued by the District to a total of \$15,000,000. The District has not previously issued any debt and, therefore, as all \$15,000,000 in debt authorization remains. With the issuance of the Bonds, the District will remain well below the \$15,000,000 maximum debt limitation authorized under the District's Service Plan.

We request that these items be scheduled for the next available City Council meeting, as the District is looking to issue the Bonds shortly. If you have any questions or need anything further, please reach out to me to discuss.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matt Ruhland", written over a light blue circular stamp.

Matt Ruhland