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August 11, 2025

City Council
City of Colorado Springs, Colorado
c/o Allison Stocker, Senior Planner
City Planning Department
Via email: Allison.Stocker@coloradosprings.gov

Re: Service Plan for Miller Downs Metropolitan District

Dear City Council:

Please accept this letter on behalf of our client M&A, LLC (“Petitioner”), a developer seeking organization of the Miller Downs Metropolitan District (“District”) in the City of Colorado Springs (“City”). The Petitioner requests the Colorado Springs City Council adopt a resolution approving the District’s proposed service plan (“Service Plan”) pursuant to Section 32-1-204.5, C.R.S. and in accordance with the provisions of Article 1, Title 32, Colorado Revised Statutes (the “Special District Act”). The Petitioner submits this letter in support of such request.

Property Overview

The Petitioner is a real estate development company planning to develop approximately 19.461 acres of vacant land near the southeast corner of Woodmen Road and Marksheffel Road (“Property”). The Property is located in unincorporated El Paso County (“County”), and the Petitioner has submitted a Petition for Annexation in conjunction with its request for Service Plan approval.

The Petitioner has worked closely with the City’s Planning Department on the annexation and proposed development of the Property. Upon annexation and completion of development, the Property will include 41 single-family detached homes and 68 single-family paired homes. There will be no commercial development within the District.

District Purpose

The District is intended to finance public improvements and services as authorized by the Special District Act, including, but not limited to, water, sanitation, streets, transportation, safety protection, drainage, parks and recreation, mosquito control, fire protection, television relay and translation, security services, and solid waste disposal.

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To finance the public improvements and services, the Service Plan will authorize the District to utilize various financing mechanisms, which include strict limitations to protect future residents and property owners from unduly burdensome taxes or debt of the District. The District will be authorized to impose a maximum debt service mill levy of 50.000 mills (subject to adjustment) and a maximum operating mill levy of 20.000 mills (subject to adjustment). The District will be authorized to issue debt in the maximum aggregate amount of \$11,900,000, as described in the Service Plan.

Organization of the District is necessary because there are no other public entities, including the County, City, or other special districts, that consider it desirable, feasible, or practical to provide the public improvements and services necessary for development of the Property. As evidenced by the financial plan incorporated in the Service Plan, the District is capable of providing economic and sufficient services to the Property and will have the ability to discharge the proposed indebtedness on a reasonable basis.

Contact Information

Our office and the Petitioner welcome any questions regarding the Petitioner's request for Service Plan approval. Please feel free to direct any questions to either of the following:

Legal Counsel for Petitioner:
Seter, Vander Wall & Mielke, P.C.
Attn: Colin B. Mielke
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Petitioner:
M&A, LLC
Attn: Manager
Phone: (720) 295-6085
Email: MAlcColorado@gmail.com

Thank you for your consideration of this request, and we look forward to coordinating with the City on the successful organization of the Miller Downs Metropolitan District and the development of the residential community within the District's boundaries.

Sincerely,

SETER, VANDER WALL & MIELKE, P.C.



Colin B. Mielke

Cc: M&A, LLC