

Metropolitan District Summary

The Great Western Metropolitan Districts Nos. 1 - 6 (the “Districts”) are proposed governmental entities and political subdivisions of the State of Colorado, designed to serve as quasi-municipal corporations each operating with an elected five-person Board of Directors. The primary purpose of the Districts are to finance infrastructure required by the Great Western development and to provide an institutional structure for any approved operation and maintenance functions not provided by the Town.

- Six Districts covering Great Western Metropolitan Districts’ Project area
 - District 1 Operating District (coordinating entity)
 - District 2 Financing District (Residential)
 - District 3 Financing District (Retail)
 - District 4 Financing District (Light Industrial)
 - **District 5 Financing District (Heavy Industrial)**
 - District 6 Financing District (Heavy Industrial)

- Each Financing District contains a different type of development resulting in a combined total projected assessed valuation of \$529 million (\$312 million for initial boundaries)
 - District 2 Financing District - 1,981 residential units
 - District 3 Financing District - 624,578 sq. ft. retail
 - District 4 Financing District - 2,488,605 sq. ft. light industrial
 - **District 5 Financing District - 3,230,748 sq. ft. heavy industrial**
 - District 6 Financing District – 180,000 sq. ft. heavy industrial (Vestas)
 - Future Inclusion Area – up to 3,644,927 sq. ft. heavy industrial

- The Great Western Industrial Park is located within District 5.

- Initial District boundaries of 1,486.07 acres of mixed-use property managed by Great Western Development Company, Inc., and are created to permit formal organization, construction, financing, operations and maintenance; expansion of boundaries to include up to 333.66 acres of heavy industrial property is possible and defined in the Service Plan as the “Future Inclusion Area”.

- The Future Inclusion Area is a defined boundary of property that may be included into the Districts in the future at the request of the property owner(s), upon petition to the Districts, and upon approval of the Town of Windsor. Most of the property is pending annexation to the Town of Windsor prior to inclusion in one of the Heavy Industrial Districts to become part of the Great Western Industrial Park.

- Boundaries may be adjusted within overall Project area depending on development phasing and requirements of bond financing, upon consideration of Town.
- Authorized to undertake public improvements approved by the Town via the Service Plan as necessary to develop the public infrastructure for project, subject to site plan and planning department plan approvals.
- Maximum debt issuance authorization is \$60 million for current boundaries (1,486.07 acres of property). Current financing plans estimate capacity at reasonable mill levies and with operations and maintenance costs calculated within the financial projections (35 mills for District 2, **25 mills for Districts 3-5**, and 20 mills for District 6).
- The Districts may apply for approval of an increase in the maximum debt issuance authorization if annexations and inclusions of the Future Inclusion Area property occur and upon submittal of a revised financing plan to the Town regarding the feasibility of any additional requests.
- Projected infrastructure improvements of Districts 1- 6 are estimated to be approximately \$69 million (in 2007 dollars) for the initial Districts' boundaries and approximately \$23 million (in 2007 dollars) for the Future Inclusion Area.
- Town imposed limitations provide for a maximum combined mill levy of 35 mills, up to 30 mills of which may be used for debt service, and up to 10 of which may be used for operations and maintenance, subject to adjustment to offset the effect of the Gallagher amendment. **The Districts' current financing plan estimates provided for 35 mills for the residential district (District No. 2) and 25 mills for commercial (Districts 3-5)**, with special consideration given to the incentives provided for the commercial property within District 6 allowing District 6 to limit its mill levy to 20 mills.
- Limited authorization to undertake ongoing operations and maintenance functions for 35 years with a review at the end of that term by the Town of Windsor regarding extensions.

- Maximum term of any bond issue is 30 years.
- Maximum voted interest rate of 12%
- Maximum underwriting discount of 3%
- Annual Reporting obligations to Town as required by Town Code or pursuant to Town IGA and/or Colorado Statutes
- Intergovernmental Agreement with Town of Windsor to implement Service Plan restrictions
- Dissolution and consolidation of the districts to be initiated as permitted by statute.
- Copies of the Service Plan, Financial Plan and other information will be made available during the Inspection Period.