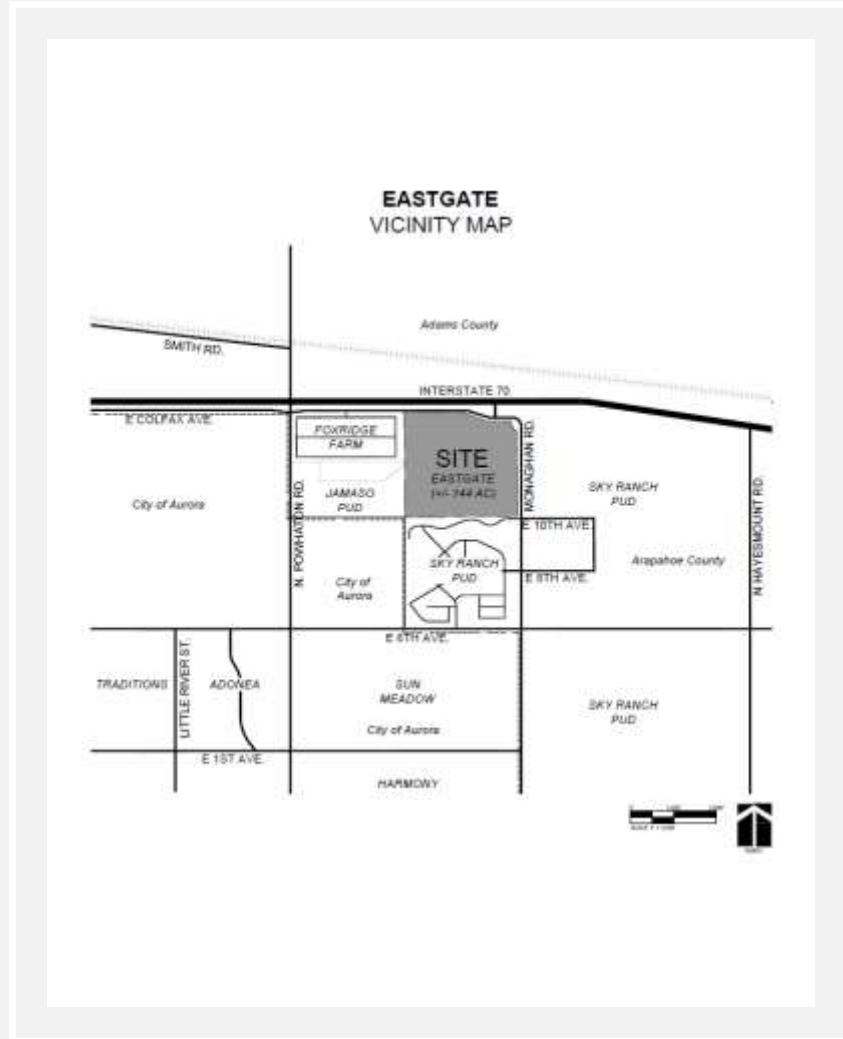


EASTGATE METROPOLITAN DISTRICT NOS. 1-6

Arapahoe County, Board of County Commissioners

February 11, 2025

EASTGATE – PROJECT OVERVIEW



- 144 Acres
- Preliminary District Use and Phasing Plan
 - Districts 1 and 2: Single-Family Residential
 - District 3: Multi-Family Residential
 - Districts 4, 5 and 6: Non-Residential and Commercial
- Development
 - 405,000 square-feet of commercial
 - 1,000 single-family and multi-family units

EASTGATE – DEVELOPMENT CHALLENGES

- Unimproved Property
 - No Public Infrastructure
 - On-Site Requirements
 - Water
 - Sewer and Storm Water
 - Streets
 - Safety
 - Parks and Recreations
- Regional Requirements
 - Road Connections
 - Regional Stormwater

EASTGATE METROPOLITAN DISTRICT NOS. 1-6

- Multiple Districts to:
 - Accommodate Phasing
 - Coordinated Completion of Infrastructure
 - Phased Financing to Account for Timing and Property Type

EASTGATE METROPOLITAN DISTRICT NOS. 1-6

Primary Required Infrastructure

- District Improvements
 - Water
 - Sanitation and Storm Sewer
 - Streets
 - Safety Improvements
 - Parks and Recreation
- Regional Improvements
 - I-70/Monaghan Interchange
 - Regional Drainage Corridors

EASTGATE METROPOLITAN DISTRICT NOS. 1-6

Primary On-Going Services

- District Services
 - Park and Recreation Services
 - Public Improvements Maintenance
 - Covenant Enforcement and Design Review

EASTGATE METROPOLITAN DISTRICT NOS. 1-6 – REVENUE SOURCES

- Infrastructure Funding – District Bonds and Loans
 - Debt Service Mill Levy of no more than 50 mills
- Operations and Services Funding
 - General Fund (Operations) Mill Levy
 - Fees for Services Provided

EASTGATE METROPOLITAN DISTRICT NOS. 1-6 – FINANCIAL PLAN

Total Debt Limit

- \$70 Million
- Includes District Improvements and Regional Improvements
- Paid Primarily with Mill Levy and Development Fees

Amount Limited to:

- Eligible Costs
 - Estimated Public Improvement Costs of \$54.316 Million
- Repayment Based on Success of Project
- Market Conditions at Time of Issuance

EASTGATE METROPOLITAN DISTRICT NOS. 1-6 – OPERATIONS FUNDING



Mill Levy

As needed to Operate the District
Residential v. Non-Residential



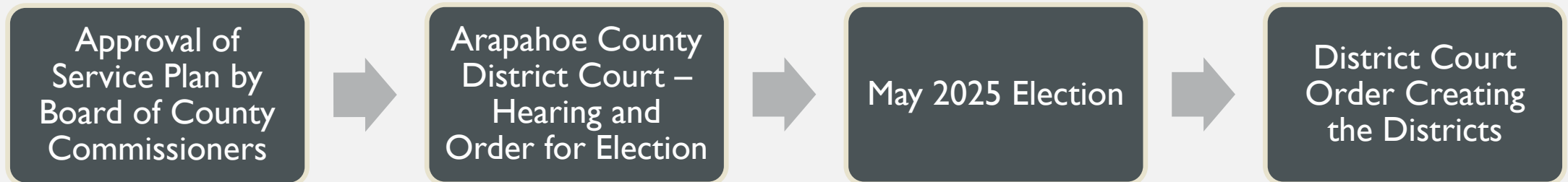
Fees – For Services Provided:

Park Maintenance and Snow Removal
Grounds Maintenance
Covenant Enforcement and Design Review



No Homeowner's Association Anticipated for Residential Properties

EASTGATE METROPOLITAN DISTRICT NOS. 1-6 – TIMELINE



EASTGATE METROPOLITAN DISTRICT NOS. 1-6 – SATISFIES STATUTORY REQUIREMENTS

1. There is sufficient existing and projected need for organized service in the areas to be serviced by the District (-203(a)).
2. The existing service in the area to be served by the Districts is inadequate for present and projected needs (-203(2)(b)).
3. The proposed districts are capable of providing economical and sufficient service to the area within its proposed boundaries (-203(2)(c)).
4. The area to be included in the proposed Districts has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis (-203(2)(d)).
5. Adequate service is not, or will not be, available to the area through the county or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis (-203(2.5)(a)).
6. The facility and service standards of the proposed special district are compatible with the facility and service standards of each county within which the proposed special district is to be located and each municipality which is an interested party under section 32-1-204(1) (-203(2.5)(b)).
7. The proposal is in substantial compliance with the master plan adopted pursuant to section 30-28-106, C.R.S (-203(2.5)(c)).
8. The proposal is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area (-203(2.5)(d)).
9. The creation of the proposed Districts will be in the best interests of the area proposed to be served (-203(2.5)(e)).

EASTGATE METROPOLITAN DISTRICT NOS. 1-6

- Request Approval of the Service Plan without Conditions



Jeffrey E. Erb, Esq.

303-626-7125 / erblawllc@erblawllc.com