

**Colorado Springs Urban Renewal Authority**  
**Ivywild Project**  
**Term Sheet**  
**Series 2017A Special Revenue Bonds**  
(as of May 19, 2017)

*DRAFT FOR AUTHORITY USE ONLY*  
*PROSPECTIVE INVESTORS SHOULD REVIEW THE BOND DOCUMENTS*

**Par Amount:** \$8,200,000 (estimated)

**Project Fund:** \$313,986 (estimated)

**Restricted Project Fund:** \$5,804,000 (estimated)

**Capitalized Interest:** \$939,114 (estimated)

**Debt Service Reserve:** \$719,900 (estimated)

**Costs of Issuance:** \$423,000 (estimated)

**Final Maturity:** December 1, 2047

**Interest Rate:** 6.00% (estimated rate, actual rate determined at pricing)

**Payment Dates:** Semi-annual interest payments on June 1 and December 1 with principal payments annually on December 1

**Tax Status:** Tax-exempt, Non-AMT

**Optional Redemption:** Estimated 12/1/2022 at 103 premium

**Rating:** Non-Rated

**Pledged Revenue:** A senior lien on revenues produced from the required mill levy of 30 mills subject to a 30 mill levy cap, specific ownership tax from the debt service mill levy, a 2.0% Public Improvement Fee, and property tax increment.



**Surplus Fund:** The Metropolitan District shall be required to levy 30 mills gallagherized to today for debt service until the Surplus Fund is full. To the extent 30 mills gallagherized plus other pledged revenue is not needed for current year debt service, it will be deposited to the Surplus Fund. The Surplus Fund will have a maximum size of 10% of par and shall be drawn in the event that current pledged revenue at 30 mills gallagherized is insufficient to cover current debt service.

**Restricted Account:** Funds on hand in the restricted account are released on the following basis:

- \$32,850 per unit for each townhome that receives a building permit from the City
- \$15,250 per unit for each apartment that receives a building permit from the City
- \$109 per square foot of the Ramona Inline Retail building that receives a building permit and demonstrates evidence of leases for at least 50% of the building area
- Hotel Restaurant: \$122 per square foot
- Hotel: \$35,000 per room

**Additional Debt:** Allowed with 50% bondholder consent.

**Additional Subordinate Debt:** Subordinate bonds may be issued provided that they pay debt service annually only after the 2017 bonds are paid in full.

**Trustee:** UMB

**Title 11 exemption:** \$500,000 denominations

**Title 32 qual:** Issued to financial institutions or institutional investors

**Colorado Springs Urban Renewal Authority  
Ivywild Project  
Term Sheet  
Series 2017B Subordinate Cash Flow Bonds**

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<b>Par Amount:</b>	\$2,354,000 (estimated)
<b>Project Fund:</b>	\$456,380 (estimated)
<b>Restricted Project Fund:</b>	\$1,827,000 (estimated)
<b>Costs of Issuance:</b>	\$70,620 (estimated)
<b>Final Maturity:</b>	December 15, 2047
<b>Interest Rate:</b>	8.00% (estimated)
<b>Rating:</b>	Non-Rated
<b>Tax-Exempt:</b>	Yes, Non-AMT
<b>Optional Redemption:</b>	Estimated 12/15/2022 at 103 premium declining
<b>Structure:</b>	The bonds are structured as cash flow bonds that pay each year on December 15th. Any Pledged Revenue available to the subordinate bonds will be used to pay current interest, accrued interest, then principal. Interest not paid when due will accrue and compound annually at the rate on the bonds. Any amount unpaid at the maturity date will remain outstanding and continue to accrue and compound. The debt will be discharged on December 15, 2057
<b>Pledged Revenue:</b>	Subordinate lien on revenues produced from the Senior Bond Pledged Revenue stream.

**Restricted Account:** Funds on hand in the restricted account are released on the following basis:

- \$32,850 per unit for each townhome that receives a building permit from the City
- \$15,250 per unit for each apartment that receives a building permit from the City
- \$109 per square foot of the Ramona Inline Retail building that receives a building permit and demonstrates evidence of leases for at least 50% of the building area
- Hotel Restaurant: \$122 per square foot
- Hotel: \$35,000 per room

**Additional Debt:** Senior debt allowed without subordinate bondholder consent only for refunding the senior debt and subject to the condition that the refunding bond debt service is lower in every year than the refunded bond debt service and that the reserve and surplus fund for such refunding bonds be limited to 10% of par. Additional subordinate debt allowed with 50% subordinate bondholder consent.

**Junior Subordinate Debt:** Junior subordinate bonds may be issued provided that they pay debt service annually only after all payment on senior bonds and subordinate bonds.

**Trustee:** UMB Bank

**Title 32 qual.:** Issued to financial institutions or institutional investors

**Title 11 exemption:** \$500,000 denominations