

Valley View Metropolitan District No. 1 - Review of Proposed Bond Issuance

April 7, 2026



Castle Rock Municipal Code Section 11.02.110

- Metro districts must submit proposed financings of district debt to the Town for review and comment
- Submittals shall include information and documents related to the proposed financing (e.g., interest rate, financing costs, mill levy amount)
- Districts must certify that the proposed financing is in compliance with the district service plan

Property Subject to Service Plan



District's Proposal

- Valley View Metropolitan District No. 1 plans to issue four series of bonds:
 - General Obligation Bonds, Series 2026A-1 – approximate principal amount of \$12,660,000
 - General Obligation Bonds, Series 2026A-2 – approximate principal amount of \$7,239,567
 - Subordinate Cash Flow Bonds, Series 2026B – approximate principal amount of \$2,399,000
 - Junior Subordinate Cash Flow Bonds, Series 2026C – approximate principal amount of \$6,004,000

District's Proposal

- The approximate total principal amount of the Bonds is \$28,302,567
- The estimated interest rate of the Bonds ranges from 6.00% to 8.50%
- The anticipated term of the Bonds is 30 years, with a maturity date of December 1, 2056
- The Bonds will allow the District to fund public improvements authorized by the District Service Plan

Amended Service Plan Limits

- The District's Debt Limit is \$68,000,000; with the proposed issuance there will be \$39,697,433 of Debt Limit remaining
- The maximum interest rate for District bonds is 18% and the maximum maturity is 40 years; the proposed issuance is well within these limits
- The District's debt mill levy is 60.00 mills, subject to future assessed valuation adjustments; the District will not be exceeding this limit

Findings and Recommendation

- The District has certified that the proposed bond issuance is authorized by and in compliance with the District Service Plan
- Town Staff finds that the proposed bond issuance complies with the District Service Plan
- Town Staff recommends that the District be allowed to move forward with the bond issuance as proposed