Thompson Crossing Metropolitan District No. 2 Board of Directors considering ballot question to allow the district to issue $16 million in bonds

The Board of Directors for the Thompson Crossing Metropolitan District No. 2 is considering asking voters who reside in the 2534 community to approve a ballot question to allow the district to issue $16 million in bonds.

There will be **NO** tax increase associated with the ballot question. The district's average tax rate over the last 10 years —approved by voters in 2001—would provide sufficient funds to pay the bonds.

The proposed ballot measure would make **two important improvements**:

1. Providing the funds necessary for the district to **build a new multi-use trail** along the southern boundary of the community.
2. Allow the district to combine its current debt into one bond, **lowering the overall interest rate and saving taxpayers up to $1 million** over the next 20 years.

Please click here to provide feedback through a short community survey.

Who will vote in this election?

Residents of 2534 who are registered to vote at this location **have a vote on property taxes impacting the community**. Your monthly housing payment factors in the property taxes paid by the building, making this question about consolidating debt and lowering interest rates, **without a tax increase**, important to every resident.

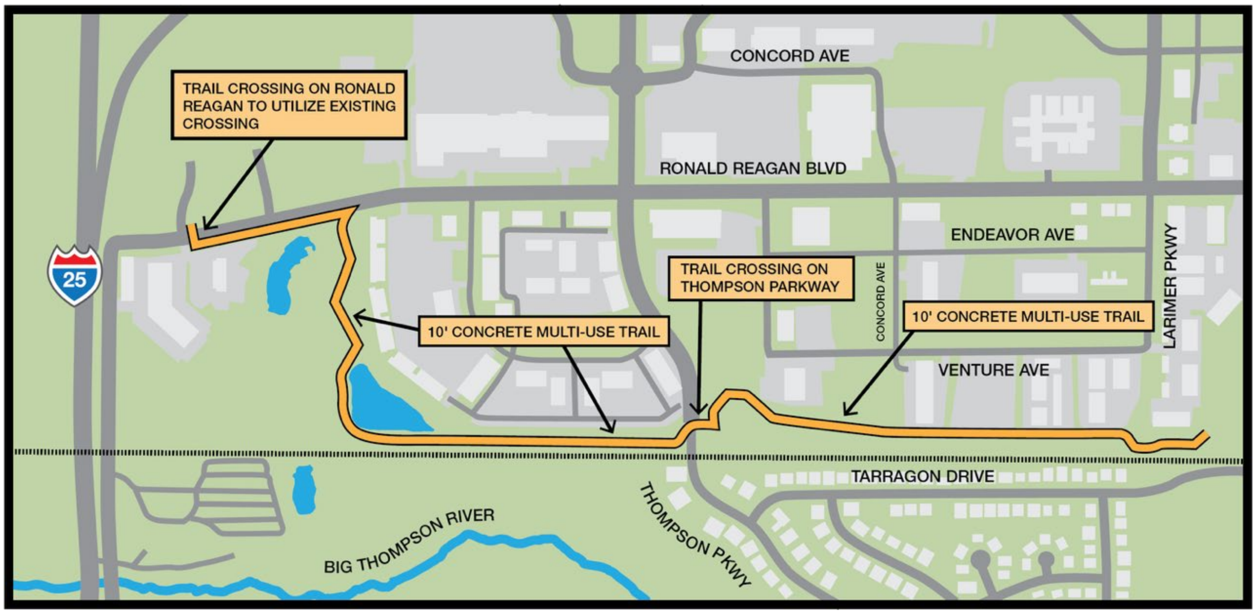
Why does the district want to consolidate its debt?

Thompson Crossing Metropolitan District No. 2 utilized different issuances of debt and loans to **provide the critical infrastructure to support this community**, including streets, water, sewer, storm drainage, landscaping and parks. The prior debt allowed these amenities to be constructed upfront and paid over time to help keep the overall cost lower for residents.

Where will the new multi-use trail be?

The Board is working on a new multi-use trail that would start at the park area between the Springs and Crown apartments on the eastern side of 2534, pass through other natural areas and by two additional ponds, and connect with Ronald Reagan Boulevard on the western boundary.

- Most of the new trail would run along the southern boundary of 2534.
- Trail will be 10 feet wide and include benches, rest areas and landscaping.
- Trail will create a loop with the existing sidewalk on Ronald Reagan Boulevard, providing pedestrian and bike access between the residences, amenities and businesses.
- Trail will connect with the existing crossing on Ronald Reagan Boulevard to access northern areas such as the future Boondocks Food & Fun and Texas Roadhouse.



What are the next steps?

The Board will make a final decision at its next meeting on September 3. The meeting is open to the public. More information about the district, its budget and Board meetings is available at www.thompsoncrossingmd.live. Board members are also available by email at info@thompsoncrossingmd.live.

What will the ballot questions say?

The current draft of proposed Ballot Issue A is below. The Board will make a final decision on September 3 and may adjust the following language before referral to voters:

WITHOUT INCREASING THE DISTRICT'S AVERAGE PROPERTY TAX MILL LEVY FOR THE LAST 10 YEARS, SHALL THOMPSON CROSSING METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED UP TO $16 MILLION, WITH A MAXIMUM REPAYMENT COST OF UP TO $36 MILLION, FOR THE PURPOSE OF FINANCING PUBLIC IMPROVEMENTS, INCLUDING:

- A NEW MULTI-USE 10' PAVED TRAIL ALONG THE SOUTHERN BOUNDARY OF THE DISTRICT
- LOWERING THE INTEREST RATES ON OBLIGATIONS FOR IMPROVEMENTS RELATED TO STREETS, WATER, SANITARY SEWER, STORM DRAINAGE, LANDSCAPING, PARKS AND RECREATION, SAFETY PROTECTION, TRANSPORTATION, AND SECURITY;

SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, WHICH BONDS SHALL BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 5.25% PER ANNUM; SUCH BONDS TO BE PAYABLE FROM PROPERTY TAXES PREVIOUSLY APPROVED AT THE DISTRICT'S 2001 ELECTION; AND SHALL ALL SUCH REVENUES AND ANY EARNINGS FROM THE INVESTMENT OF SUCH REVENUES AND THE PROCEEDS OF THE BONDS CONSTITUTE A VOTER-APPROVED REVENUE CHANGE UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION?