



PARK CREEK METROPOLITAN DISTRICT
7350 E. 29TH AVE. #300
DENVER, CO 80238

August 4, 2021

Dear Central Park Resident,

My name is King H. Harris and I am the President of the Park Creek Metropolitan District (“Park Creek”). Park Creek is responsible for managing the financing as well as, the design and construction of infrastructure for Central Park. The Westerly Creek Metropolitan District (“Westerly Creek”), is responsible for the setting of the tax mill levy and the collection of those taxes, which are then used to finance the infrastructure for Central Park. I am writing to bring to your attention an issue which will negatively affect the financial health of Central Park in both the near and long term if it is not resolved immediately.

Park Creek and Westerly Creek have been in existence and performing their separate roles since 2001. After twenty years of successful cooperation, Westerly Creek has recently threatened Park Creek with litigation over issues related to control of Park Creek that puts tens of millions of dollars at risk in future financial savings for Central Park property owners. This threat will prevent Park Creek from generating new savings for Central Park taxpayers this year. Just as a home refinancing project takes time and diligence to complete, a transaction that generates significant savings to the Central Park taxpayers requires planning, groundwork, and preparation, including drafting of documents, inclusion of financial statements and data, and due diligence, in order to close. It takes at time to adequately prepare the transaction that will generate these savings for you, and we are now close to being out of time.

Knowing that Central Park residents have made significant financial contributions to create a wonderful community, Park Creek has taken seriously our stewardship of your tax dollars. Since 2015, Park Creek has saved the Central Park community over \$261 million by regularly refinancing older debt from higher to lower interest rates. Park Creek intends to again take advantage of historically low interest rates by refinancing existing bonds later this year. This year’s refinancing bond issuance is projected to save Central Park property owners \$65-70 million in interest savings over the life of the bonds.

There is a 20-year-old contract or intergovernmental agreement between Park Creek and Westerly Creek (“IGA”) that created and governs the relationship between the two districts. The IGA allowed us to systematically and cooperatively finance and build the roads, parks and other infrastructure of Central Park. The IGA is the document that is relied upon by all the existing and new bondholders to finance all of the infrastructure that we use in Central Park every day. Due to Westerly Creek’s threat, a new bond issuance cannot occur in 2021. As a result, Central Park residents will be forced to pay a higher cost on borrowed money. This is something that I and the other members of the Park Creek Board of Directors wish to avoid. You deserve the savings that will result from a bond refinancing this year.

In the interest of full transparency and to further explain our current situation with Westerly Creek, I would welcome the opportunity to participate with Westerly Creek’s Board of Directors in a public meeting so that each of us can share our perspectives on this situation with you. We want you to be informed about your community, so please watch for information coming your way regarding dates and times for this open, educational forum.

For your information, here are the member of the Board of Directors of the two Districts:

Westerly Creek – Board of Directors	Park Creek – Board of Directors
Justin Ross, President	King H. Harris, President
David Ungemah	Rus Heise
Tim Thornton	James Chrisman
Katie Dell	Brian Fennelly
Kristin Rozansky	John Moye

Please join me for a meeting at the Master Community Association, 8371 Northfield Blvd., Denver, Colorado 80238, August 11, 2021, at 6 p.m. MDT. I am hopeful that this letter and the meeting on August 11, 2021 provide Central Park residents with the basic facts needed to help ensure that we can arrive at a solution to this issue.

Sincerely,



King H. Harris
President

Email: kharris@sdcdenver.org