

July 8, 2025

Honorable Amanda P. Sandoval
Denver City Council President
City and County Building, Room 451
Denver, CO 80202

Dear Council President:

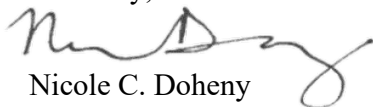
In keeping with the provisions of Section 20-93 of the Denver Revised Municipal Code (the “DRMC”), I am hereby notifying you of the Department of Finance’s intent to enter into Facilities Lease and a Lease Purchase Agreement back of both the Colorado Convention Center Parking Garage and the Denver Performing Arts Complex Parking Garage and to approve City information in a corresponding form of Indenture to allow the Trustee of the Leasing Trust to issue Certificates of Participation in a par amount not to exceed \$108 million, Series 2025 to pay to the City for the Facilities Lease. The proceeds will be used to 1) replace the existing fire alarm system at the Colorado Convention Center, 2) reimburse the City for qualified expenditures associated with the replacement of the fire alarm system and 3) paying associated costs of issuance expenses.

Under this financing structure, the City intends to enter into an annually renewable Lease Purchase Agreement with a Leasing Trust, as lessor, and the City and County of Denver, as lessee, under which the base rentals payments are subject to the annual appropriation by the City Council. The Leasing Trust will execute and deliver Certificates of Participation evidencing proportionate interests in the lease rental payments.

The requirement that the City pay the annual rental/lease payments for the Series 2025 Certificates does not constitute an obligation of the City for which it must levy taxes or apply its general resources beyond the current fiscal year. The Series 2025 Certificates do not constitute General Obligation indebtedness of the City and are not multiyear financial obligations of the City. The requirement that the City make the lease payments constitutes a currently budgeted expenditure of the City payable only if funds are appropriated by the City Council each year.

The accompanying *Attachment A* contains a more detailed description of the financing as required by Section 20-93(b) of the DRMC.

Sincerely,



Nicole C. Doheny
Manager of Finance

Attachment

CC: Honorable Tim O’Brien, Auditor
Paul D. Lopez, Clerk and Recorder
Angela Casias, City Council Liaison
Carmen Jackson-Brown, City Attorney’s Office

Denver Department of Finance
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p. 720.913.5500 | f. 720.913.4103

Attachment A
**DESCRIPTION OF THE SERIES 2025 CERTIFICATES OF PARTICIPATION
IN A PAR AMOUNT NOT TO EXCEED \$108 MILLION**

The Proposed Financing

The Department of Finance intends to enter into an annually renewable Lease Purchase Agreement with the Series 2025 Denver Public Facilities Leasing Trust as Lessor, with Zions Bancorporation, National Association serving as Trustee. The Trustee, on behalf of the Leasing Trust, will execute and deliver tax-exempt Series 2025 Certificates of Participation (COPs) in an amount not to exceed \$108 million for the purpose of replacing the existing fire alarm system at the Colorado Convention Center, reimbursing the City for qualified expenditures associated with the fire alarm replacement and paying associated cost of issuance expenses. Under the financing structure, the City will lease from the Trust the Convention Center Parking Garage and the Denver Performing Arts Complex Parking Garage, which it will continue to use to provide this public service need of the City.

The Series 2025 COPs will be tax-exempt, bear a fixed interest rate not to exceed 5.25%, and will have a term not to exceed 20 years. The final base rentals/lease payments and interest rate will be determined on the day of the COP rate lock.

The Lease payments are expected to be funded from various revenues sources made through the Colorado Convention Center Capital Fund, the Capital Improvement Fund and the Facilities Development Admissions Tax Fund and will be subject to annual appropriation by the City Council. The payments will be sufficient for the Trustee to pay the Certificates and neither the Lease nor the Certificates of Participation constitute a multiple year fiscal obligation of the City. On an annual basis the City may elect to terminate the lease by not appropriating funds to make the lease payments. If that occurs, the Trust can take possession of the property for the benefit of the Certificate holders.

The Sale Process

The COPs are currently anticipated to be sold in a competitive sale process. If a competitive sale process is not utilized, then the Series 2025 Bonds will be sold via either a negotiated sale or private placement transaction to one or more underwriters who will be selected via a competitive process. The City uses the financial advisory services of Hilltop Securities for City financings.

The Proposed Timetable of Events

Major events are contained in the tentative transaction timetable below:

Date	Event
July 8	Finance & Governance
July 14	Reading of 20-93
July 15	Mavor Council
July 21	First Council Reading
July 28	Second Council Reading
Week of August 17	Price Transaction
September 4	Close Transaction

Counsel

Butler Snow LLP serves as Bond Counsel and Ballard Spahr LLP serves as Disclosure Counsel on the Series 2025 Bonds. Firms were selected through a competitive process conducted through the City Attorney's Office.

Other Information

I know of no event at this time that will affect the financing as described herein. In keeping with the intent of the 20-93 of the DRMC, the President of Council will be notified promptly of any material change to the financing. I do not anticipate formally communicating technical changes of an immaterial nature or minor changes in the timetable.