MANAGEMENT AND FINANCE POLICY COMMITTEE (M&F) MEETING

TUESDAY, January 28, 2020

1:00 PM, PONDEROSA, Aurora Municipal Center

Council Member Gruber, Chair
Council Member Marcano, Vice Chair
Council Member Gardner
Deputy City Manager Roberto Venegas
Finance Director Terri Velasquez

The Management and Finance Committee oversees the following Council goal and objectives:

PROVIDE A WELL-MANAGED AND FINANCIALLY STRONG CITY

- Ensure the delivery of high quality services to residents in an efficient and cost effective manner.
- Maintain superior financial reporting, financial controls, appropriate reserves, budgeting financial management, and transparency, and invest in capital and infrastructure to support efficient and effective long-term provision of services.
- Maintain a high financial credit (bond) rating, maintain debt policies and debt practices that allow the assessment of appropriate debt levels, and periodically review debt and debt service to minimize costs.
- Provide appropriate stewardship of natural resources to ensure long-term sustainability for the city.

1. **APPROVAL DECEMBER 3, 2019 DRAFT MINUTES**

2. **CONSENT ITEMS**
   - **Sales Tax Chart**
     Presenter: Greg Hays, Budget Officer (5 minutes)

3. **2019 BKD AUDIT ENGAGEMENT LETTER**
   Presenter: Nancy Wishmeyer, Controller, Finance (5 minutes)

4. **GRANTS PROCESS OVERVIEW**
   Presenter: Nancy Wishmeyer, Controller (10 minutes)

5. **SOUTHEAST REC CENTER FINANCING ORDINANCE**
   Presenter: Mike Shannon, Debt and Treasury Manager (10 minutes)

6. **DEBT MANUAL**
   Presenter: Mike Shannon, Debt and Treasury Manager (10 minutes)

7. **INTERNAL AUDIT 2019 ANNUAL REPORT**
   Presenter: Wayne Sommer, Internal Audit Manager (10 minutes)

8. **2020 MANAGEMENT AND FINANCE WORK PLAN**
   Presenter: Nancy Wishmeyer, Controller (10 minutes)

9. **MISCELLANEOUS MATTERS FOR CONSIDERATION**
   - Next meeting is on February 25 at 1:00 pm, Ponderosa Conference Room

Total projected meeting time: 60 minutes

THIS PAGE

INTENTIONALLY

LEFT BLANK

MANAGEMENT AND FINANCE POLICY COMMITTEE
December 3, 2019

Members Present: Council Member David Gruber – Chair, Council Member Angela Lawson – Vice Chair, and Council Member Juan Marcano

Others Present: Council Member Hiltz, City Manager Jim Twombly, R. Venegas, T. Velasquez, G. Hays, T. Vaughn, M. Shannon, W. Sommer, H. Hernandez, A. Jamison, M. Crawford, S. Van Buren, A. Garcia, A. Ramaswami, N. Amaha-Gallhick, K. Staats, A. Ogg and T. Hoyle

---

INTRODUCTIONS AND MINUTES
October 22, 2019 minutes were approved.

CONSENT ITEMS
Sales Tax Chart
September of 2019 was 9.8 percent higher than September of 2018.

Council Member (CM) Marcano noted that in August it appeared to be a huge spike. G. Hays replied that it was partially from the recent Wayfair decision. These online companies that are out of state were now submitting the sales tax and some of the smaller companies were submitting quarterly. They also received some huge payments from businesses that were IT computer related.

CM Lawson asked when we get these opportunity zones and businesses that are coming in here will that be factored into this too? T. Velasquez replied yes, if they pay sales tax, however this is net of any incentives.

.
Outcome
The Committee thanked staff.

Follow-up Action
No follow-up needed.

RAISE TOBACACO SALES TO AGE 21
Summary of Issue and Discussion
T. Vaughn introduced Kathy Staats, Tri-County Health and stated this ordinance was requested by Councilmember Richardson. Several local jurisdictions are looking at or have implemented an increase in the tobacco sales age to 21. Most recently the City and County of Denver raised the minimum age for tobacco sales. Altria is the parent company of Phillip Morris and publicly supports raising the legal age to 21. Several state legislators have indicated support of state-wide legislation to raise the legal age to 21.

The ordinance utilizes model language in part supplied by Tri-County Health to increase the legal sales age of tobacco products to 21. The ordinance amends chapter 94 to add a general offense for sales to someone under 21 as well as adding a business regulation to increase the sales age.

A recommended best practice is to institute a retailer licensing program to ensure that resources are adequate to ensure compliance and to create a revenue source to implement administration of the program. However, staff is initially proposing a structure utilizing the City's general business license to avoid creating a new license with corresponding need for resources. There are an estimated 300-400 tobacco retailer locations in the City. This ordinance is presented with another ordinance that amends Chapter 86 Business Licenses to allow for fines and to have violations of Chapter 26 Business Regulations be a reason for suspension, revocation or fine of a licensee.

The ordinance prohibits tobacco vending machines, requires signage warning minors, and requires that tobacco products be stocked securely so assistance from a retail clerk is required.

This ordinance may have an impact on tax revenues to the City. The exact amount is difficult to determine but it may result in a sales tax loss of up to $90,000 annually.

Kathy Staats said there's currently compliance efforts for the state of Colorado, but they're few and far between and there's not a lot of capacity. Really it would be more ideal to have it more a local oversite.

CM Gruber asked what the cost would be to the City, what are the fines and how are they setup to cover the anticipated expenses, and who will do the enforcement or the sting operations.

T. Vaughn said in the ordinance it talks about adding fines along with the general business license. The intent of the proposal is that the fines would cover some of the costs as far as implementing enforcement. The enforcement would be handled through the Finance department through Tax & Licensing.

CM Gruber said I understand that part would come from that side but who does the enforcement and the stings and how will that be paid for? T. Vaughn said I don't have the projected financial impact with that, but it would depend how heavy we did the enforcement. The assumption is the fines will offset the costs as far as the proactive enforcement and how it fits with enforcement priorities. Additional complaints and non-compliance would likely lead to higher enforcement efforts but also more fines. The proposal included as part of this ordinance is to conduct compliance checks with existing resources on only a small number of licensees each year so that it can be done with existing resources.

CM Lawson said that in Section 26-152 (c) it says, "deemed appropriate". What does that mean, that its complaint driven and how would that be determined if the retailer is abiding by the law or not? T. Vaugh replied yes. The idea there is that it is complaint driven as it is for liquor stores that may be selling to minors. Follow up stings would be conducted to verify compliance.

Kathy Staats said there already exists a tobacco retailer access Colorado system web-based mapping application of locations of tobacco retailers and their current compliant checks responses. She will send the link so staff will be able to track on who has failed compliant checks previously so that there is some follow up performed.

CM Marcano questioned if the $90,000 figure was based off the recently changed tax structure for cigarettes? T. Velasquez replied, yes.

CM Marcano asked if currently there was anything on the books of purchasing policy penalties for minors. T. Vaugh replied, currently it's a violation of general offences and it's been updated from 18 to 21 as part of the ordinance. It's on the books as a general offense if cited. He added that there's been some debate whether that should be replaced.
.
CM Hiltz said that in the approved budget we have a smoking cessation campaign that is in coordination with Tri-County Health. Since that's part of the sales tax exemption removal, can we work to maybe add in a targeted use component that specifically targets the 18 and 21 level? T. Velasquez replied we certainly can coordinate that with Kim Stuart.

Kathy Staats said we have an education program available called "Ask Able Adult" that is used for training in schools where they work with teachers or coaches that are interacting with young kids that have expressed that they have an addiction and need support. This is especially helpful with the E-cigarettes that are so potent and addictive. So, Tri-County is happy to support any part of that as well.

CM Gruber said it's a crime to sell cigarettes to someone less than 18-years old with the state and federal law but if the City raises the age to 21, would the ticket and the severity of the fine be the same? H. Hernandez replied it would be based on the City's ordinance and where we can be more restrictive.

CM Gruber said what he would like to see is how it's going to be enforced and the projection costs of the enforcement. T. Vaughn said he could do some research in other locations to see how it's been implemented and what kind of compliance efforts were made.

The Committee asked for more research on the compliance costs and what the program would look like with the removal of minor's penalties and bring it back to the Management and Finance Policy Committee.

Outcome
The Committee recommended this item come back to the Management and Finance Policy Committee.

Follow-up Action
Staff will perform the research and bring it back to the Management and Finance Policy Committee for further discussion.

AMEND BUSINESS LICENSING VIOLATIONS AND PENALTY OPTIONS

Summary of Issue and Discussion

This item allows the Finance Director to impose civil fines against the holder of a business license. The fine schedule is mirrored to the amounts under Chapter 1-13 of the City code which places a maximum fine of $2,650. Previously fines were not listed as a possibility for violations and the only options were suspension and revocation. This will allow penalties against a business that are less punitive than closure.

Additionally, the reasons for imposition of a suspension, fine, or revocation of a business license are amended to include violations of Chapter 26 of the City code and failure to have a state professional license.

The ability to impose a penalty for a violation of Chapter 26 allows for the City to leverage the general business license to impose business regulations without the need for the creation of a new license type. This provision will also allow an enforcement provision for the new detention center health hazard reporting requirement and potential additional regulations including raising the minimum age to purchase tobacco products if approved.

The requirement to have the state professional license allows for additional recourse against a licensed business that may be operating without a state required professional license. The state regulatory agency does not have law enforcement powers and will only send a cease and desist letter. Recently City inspectors have encountered unlicensed operations such as barber shops, massage therapy, alternative therapy, pharmacy, and medical practice. The unlicensed operations cause a risk to the safety and welfare of the general public and the addition of this provision will allow for an emergency suspension and revocation of the business license if necessary.

CM Gruber said, can you explain how fines will be applied the adjudication process and does it go through a judicial court. T. Vaughn replied, it goes through an administrative hearing with an appointed hearing officer and is a civil process and not criminal. The process is similar to a liquor code violation. For many offenses an accusation letter is sent with a proposed stipulation. The licensee can accept the stipulation or request a hearing. An independent hearing officer would then be brought in by the Finance Director. The hearing officer would determine if the violation was substantiated or not. CM Gruber asked are there lawyers on either side? H. Hernandez replied they could if they want to. CM Gruber said as far as the implementation of this, how much is concentrated on manpower? T. Vaughn replied, it’s something we’re already doing. CM Gruber said, so you’re already implementing the process but now there is the fine process. T. Vaught replied yes. CM Gruber said as far as the administrative hearings, do you expect protests to the fines that will be issued. T. Vaughn said or perhaps less though because now instead of having suspension as an option now the officer can have the option to offer the fine right away.

CM Marcano asked how does our current fines structure compare with other jurisdictions when it comes to these kinds of offenses? T. Vaughn said this is on the administrative side, but the proposed ordinance references the municipal criminal fines structure. I don’t know how ours compares with other jurisdictions. H. Hernandez said a few years ago the state raised the maximum penalty from $1,000 to $2,650 plus inflation. We decided to just leave it at $2,650. I'm not sure that we're limited on a civil penalty to that specific amount but to be prudent we decided to equate civil penalties to the same amount we can collect on a criminal penalty. Because of any event, when we have to go to a business for more than a thousand dollar fine, we have a bigger problem than the money. So, we can still suspend the business or revoke their license. CM Marcano said so we're on par pretty much. H. Hernandez replied yes, we're not exceeding the maximum civil and there may be a city that would like to go $5,000 for a civil penalty but we're limiting everything to the $2,650.

<u>Outcome</u>
The Committee recommended that this item be forward to Study Session.

<u>Follow-up Action</u>
Staff will forward this item to Study Session.

UPDATE CITY CODE FOR CLEAN INDOOR AIR ACT

<u>Summary of Issue and Discussion</u>
Indoor smoking is currently regulated in in the City code under Chapter 74 Health and Sanitation. This code dates back prior to 1979 and is inconsistent with current state law. The Colorado Clean Indoor Air Act was passed in 2005 and updated in 2019. This ordinance updates City code to implement the Colorado Clean Indoor Air Act.

This ordinance repeals chapter 74 of the City code. Only two items were in chapter 74, smoking in public places, and interference with a health officer. The violation for interference with a health officer will be moved to chapter 94 general offenses. Adoption of the Colorado Clean Indoor Air Act will be placed in Chapter 26, Business Regulations.

City code regarding smoking in public places has not been updated since prior to 1979. The current code is inconsistent with state law. Adoption of the Clean Indoor Air Act will allow the City to more effectively enforce the state statute and ensure a level playing field for businesses complying with the state law.

<u>Outcome</u>
The Committee recommended that this item be forwarded to Study Session.

<u>Follow-up Action</u>
Staff will forward this item Study Session.

HEALTHY KIDS MEALS ORDINANCE

Summary of Issue and Discussion

Consideration of this item was requested by Councilmember Lawson. This item was presented to the Business Advisory Board at November 18, 2019 meeting. Feedback will be provided to the Committee if available.

This ordinance creates a new City regulation in chapter 26 of the City code requiring restaurants in the City that offer kid's meals to have a default drink option without added sweeteners. This would only be a default option and would not prevent the customer from ordering a sugar sweetened beverage. A restaurant that is found not in compliance with the ordinance will have 60 days to comply.

Tri-County Health will assist the City with implementing the ordinance by identifying compliance during regular health inspections. Enforcement of this ordinance will be conducted by the Finance Department through business licensing. A separate ordinance implementing the ability to impose a civil fine to a licensee for violations of Chapter 26 Business Regulations will be presented separately. Violations of this regulation will be civil and not criminal.

CM Gruber asked what are the results if they don't comply? T. Vaughn replied, there's the possibility of a fine or suspension of license if it's not resolved.

CM Lawson responded there is the three months of education and in addition to that 60-days to comply.

CM Gruber asked has this gone to the Business Advisory Board (BAB) or the Restaurant Association? T. Vaughn replied yes. The BAB was not in favor of this and we haven't heard back from the Restaurant Association.

CM Lawson said the BAB plans to send their response to the Finance Director however the Committee should also receive a copy. A lot of the stakeholders are reaching out to restaurants so there's been efforts to get more of a robust stakeholder process. There's around 200 restaurants and the BAB wanted to cover at least a 100. The goal is to bring it to a Study Session in January. Could there be a timeline provided of the important date for this to move through the process? H. Hernandez replied we could once we know the Council calendar. We have to look at 90 days from the day it's presented and without knowing the dates I can't provide a timeline.

Kathy Staats said, we're willing for some flexibility on that too, because there's that date of passage and then the effective date. So, we're aiming for a three-month period. H. Hernandez said that will work and make it 90-days from the date the ordinance becomes effective. K. Staats said Tri-County Health is doing proactive outreach to the restaurants now, so hopefully we'll develop relationships with most of them and in that three-month implementation period send them the letter letting them know the standard far before the actual effective date. Additionally, there is the 60-day period where if they need a little more time for such as technical assistance or educational supplemental materials, Tri-County Health would be there to provide that for them.

CM Gruber said my concern is that many of the restaurants are not local Aurora restaurants and they don't really have the choice to do what's mandated from their corporate headquarters. K. Staats said with other places that have passed this they have been able to work with that and what we found with a lot of the restaurants is if they have a regional portfolio, they end up passing it for their entire regional portfolio. This work is regional, I have counterparts in Jefferson County, Boulder County, and Denver County. So, for the City of Aurora we would make sure that at least those sites are covered by the standard that would be set which has not been an issue many places across the country that this has passed.

CM Hiltz noted that she went on the website for the National Restaurant Association and it appears that they also have the similar program that encourage restaurants to sign up and join and is supportive to changing the default beverage which is milk, water, and juice.

CM Gruber recommended that before moving forward this to a Study Session that the formal response from the Restaurant Association and the Business Advisory Board be included.

Outcome
The Committee recommended that this item be forwarded to Study Session.

Follow-up Action
Staff will forward this item to Study Session.

2020 ACLC FLEET PROGRAM FINANCING ORDINANCE ROLLING STOCK

Summary of Issue and Discussion
This is the continuation of a fleet financing program begun in 2012 through the use of the Aurora Capital Leasing Corporation (ACLC). The 2019 fleet financing is pending close with anticipated terms of ~$4.0 million for 6.3 years at a rate under 2.0 %. In 2018, ACLC completed a 7.5-year fleet financing for $1.75 million at a rate of 3.13%. In 2017, ACLC completed a 7.5-year fleet financing for $1.22 million at a rate of 1.98%. In 2016, ACLC completed a 7.5-year fleet financing for $2.0 million at a rate of 1.46%. In 2015 ACLC completed a seven-year fleet financing for $3.2 million at a rate of 1.68%. Staff seeks to replicate this program in 2020.

Beginning in 2012, staff solicited third party financing for annual fleet acquisitions. The results were quite favorable to the City. Given this success and the continued interest among local banks to provide such financing, staff will again solicit financing proposals for 2020 fleet needs. The first step is to seek Council approval of a Lease Purchase and Financing Ordinance followed by a request for financing proposals later this year.

In the approved 2020 budget, Public Works will acquire up to three vehicles (3 Dump Trucks) and Fire will acquire four vehicles (2 Pumpers, Ladder, & Heavy Rescue) for a total cost not to exceed $5,000,000, financed for a term not to exceed 96 months at a rate not to exceed 4.00%.

Staff recommends approval.

CM Gruber asked the number of fire trucks and dump trucks and are they replacements or new requirements? M. Shannon said except for the new fire stations its replacement equipment.

CM Hiltz said a new fire station was approved with a new fire truck but otherwise replacements for fire trucks is something that will come up every year.

Outcome
The Committee approved moving the item forward to Study Session.

Follow-up Action
Staff will forward this item to Study Session.

2020 AUDIT PLAN
Internal Audit Manager, Wayne Sommer, presented the approved 2020 annual audit plan to the Committee for review and affirmation. Mr. Sommer noted that the plan is an aggressive one that will require the team to be as efficient as possible. The plan will include (4) active rollover engagements from 2019. The proposed plan includes the following engagements and projects by planned quarter start:

Q1: traditional APD recurring engagements.

Q2: Marijuana Enforcement Process
Secondary Employment Compliance
APD Body Cam Compliance

Q3: Citywide Governance including a citywide employee culture survey
Construction Project Review
Courts Case Management Review
Citywide Risk Assessment, Part 1

Q4: Citywide Risk Assessment, Part 2
Audit Quality Assessment—required by the Institute for Internal Auditors every 5 years; Internal Audit has no evidence of an review ever taking place in the City; no costs have been estimated for the review, but the team believes they may be able to trade-off services with another entity

Mr. Sommer also noted that under their agile audit approach that they have the flexibility to adjust audit priorities as new risks arise and that, during an engagement, they have curtailed audit work if they determine that further work would not add value.

CM Gruber noted that this was an aggressive plan and expressed confidence that the team would not have proposed it if they did not believe they could accomplish it.

Outcome
The Committee thanked staff.

Follow-up Action
No follow up. Informational only.

2019 RECAP
T. Velasquez, Director of Finance provided a review.

Outcome
The Committee thanked staff.

Follow-up Action
No follow up. Informational only.

MISCELLANEOUS MATTERS FOR CONSIDERATION
Summary of Issue and Discussion

- The next meeting will be determined.

THESE MINUTES WERE APPROVED AS SUBMITTED

____ ______________
David Gruber, Chair of the Management and Finance (M&F) Committee Date

THIS PAGE

INTENTIONALLY

LEFT BLANK

Management and Finance Policy Committee
Agenda Item Commentary

Item Title: November 2019 Sales Tax Chart	
Item Initiator: Greg Hays	
Staff Source: Greg Hays, Budget Officer	
Deputy City Manager Signature: Roberto Venegas	
Outside Speaker:	
Council Goal: 2012: 6.0--Provide a well-managed and financially strong City	

ACTIONS(S) PROPOSED ***(Check all appropriate actions)***

☐ Approve Item and Move Forward to Study Session

☐ Approve Item and Move Forward to Regular Meeting

☒ Information Only

HISTORY ***(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)***

Members of the M&F Committee have asked for the monthly sales tax performance chart. This is $2.0 million over the 2019 Projection.

ITEM SUMMARY ***(Brief description of item, discussion, key points, recommendations, etc.)***

Attached is the November sales tax performance chart. November of 2019 was 4.1 percent higher than November of 2018.

QUESTIONS FOR Committee

Information only

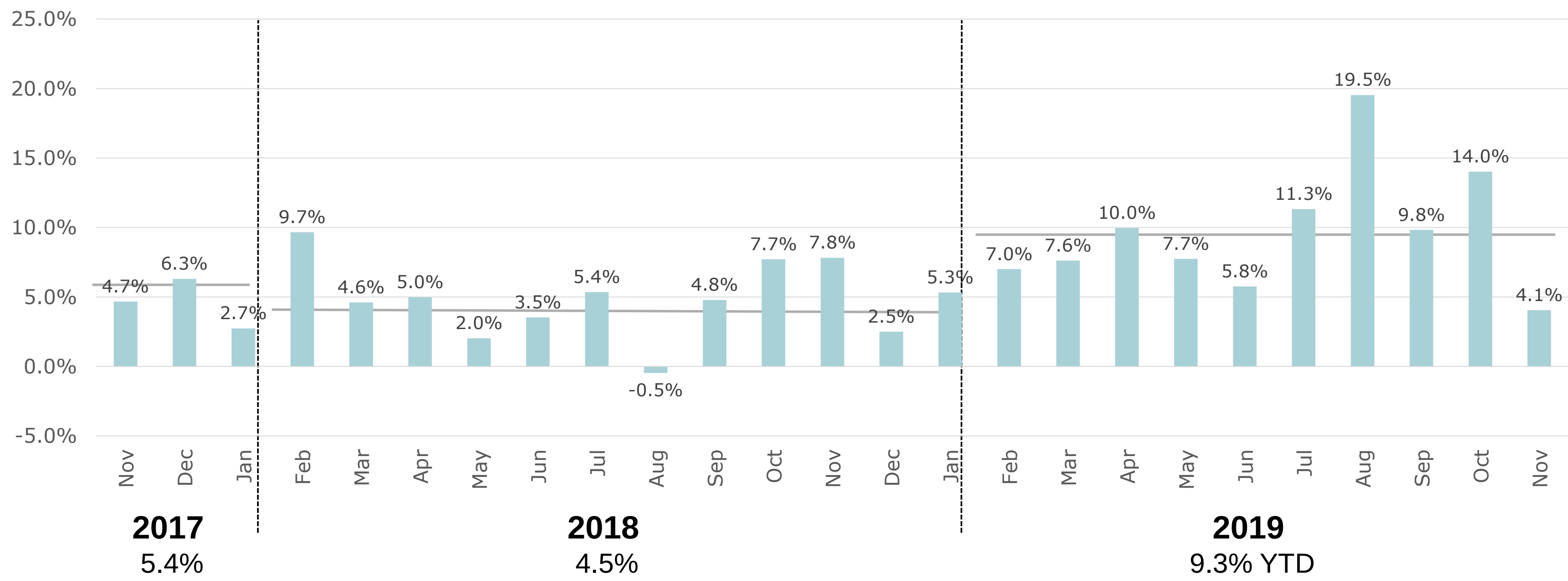
EXHIBITS ATTACHED:

Sales Tax Chart_Nov19 No Note.pdf

November 2019 Sales Tax Performance

Percent Change from Prior Year By Month

Nov. 2019 YTD Variance to:
Projection - $2.0m (1.1%)
2018 - $16.1m (9.3%)



THIS PAGE

INTENTIONALLY

LEFT BLANK

Management and Finance Policy Committee
Agenda Item Commentary

Item Title: 2019 BKD Audit Engagement Letter	
Item Initiator: Nancy Wishmeyer	
Staff Source: Nancy Wishmeyer, Controller	
Deputy City Manager Signature: Roberto Venegas	
Outside Speaker:	
Council Goal: 2012: 6.0--Provide a well-managed and financially strong City	

ACTIONS(S) PROPOSED ***(Check all appropriate actions)***

☐ Approve Item and Move Forward to Study Session

☐ Approve Item and Move Forward to Regular Meeting

☒ Information Only

HISTORY ***(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)***

The city's external auditors, BKD LLP, provide the city with an engagement letter prior to the performance of the annual audit. The engagement letter outlines the various audits and other procedures that will be performed in the coming year and the fees associated with each. The engagement letter also outlines the responsibilities of city management and those of the BKD auditors.

ITEM SUMMARY ***(Brief description of item, discussion, key points, recommendations, etc.)***

The 2019 audit engagement letter with fees and responsibilities outlined is provided for your review. This year the BKD auditors will be performing audits of the city's 2019 financial statements, the Single Audit of federal grants, and the Scientific and Cultural Facilities District (SCFD) audit. Additionally, the auditors will perform agreed upon procedures for the 720 Memorial Foundation, the city's various Post Employment Health Plans (PEHPs), and the city's 457 Deferred Compensation Plan.

QUESTIONS FOR Committee

Information Only

EXHIBITS ATTACHED:

City of Aurora EL 123119 signed.pdf

BKD
CPAs & Advisors

1801 California Street, Suite 2900 | Denver, CO 80202-2606
303.861.4545 | Fax 303.832.5705 | bkd.com

November 25, 2019

Management and Finance Committee
Mayor and City Council Members
Jim Twombly, City Manager
Terri Velasquez, Finance Director
Nancy Wishmeyer, Controller
City of Aurora, Colorado
15151 East Alameda Parkway
Aurora, Colorado 80012

We are pleased to confirm the arrangements of our engagement and the nature of the services we will provide to City of Aurora, Colorado (the City).

ENGAGEMENT OBJECTIVES AND SCOPE

We will audit the basic financial statements of the City as of and for the year ended December 31, 2019, and the related notes to the financial statements.

Our audit will be conducted with the objectives of:

- ✓ Expressing an opinion on the financial statements.
- ✓ Issuing a report on your compliance based on the audit of your financial statements.
- ✓ Issuing a report on your internal control over financial reporting based on the audit of your financial statements.
- ✓ Expressing an opinion on your compliance, in all material respects, with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) *Compliance Supplement* that are applicable to each of your major federal award programs.
- ✓ Issuing a report on your internal control over compliance based on the audit of your compliance with the types of compliance requirements that are applicable to each of your major federal award programs.
- ✓ Issuing a report on your schedule of expenditures of federal awards.

Additionally, with respect to the Scientific and Cultural Facilities District (SCFD) we will:

- Audit the financial statements of the City of Aurora, Colorado's Cultural Service Division including the Schedule of the Annual Operating Income for the year ending December 31, 2019, as applicable.

- Perform certain agreed-upon procedures, as described in the SCFD Tier II Qualification Application, to schedules required to be submitted in connection with the SCFD audit report package. The specified users of this report will be the City of Aurora and the Scientific and Cultural Facilities District.

With respect to the 7/20 Memorial Foundation, Inc. (the Foundation) for whom the City is fiscal agent, we will:

- Perform the following agreed-upon procedures for the year ending December 31, 2019:

    - Obtain documentation of internal controls surrounding the cash inflows and outflows of the Foundation. We will identify key controls and test the key controls for design effectiveness.

    - Select a sample of cash receipts and cash disbursements and agree to supporting documentation. Also, review cash receipts to ensure they are being tracked according to purpose.

The specified users of the 7/20 Memorial Foundation agreed-upon procedures report will be the City of Aurora, Colorado.

With respect to the City of Aurora Post Employment Health Plans (PEHP Plans) which include the Fire Chief Officers PEHP, Police-Command PEHP, Aurora Firefighters PEHP, the Aurora Police Association PEHP plans, the Executive Staff, and the Managers, we will:

- Perform the following agreed-upon procedures:

    - Obtain documentation of internal controls surrounding the PEHP Plans. We will identify key controls and test the key controls for design effectiveness.

    - For each PEHP plan, we will obtain the participant election of the contribution percentage of the accumulated bank of sick leave for the year ending December 31, 2019. We will obtain a list of terminations during the year for each plan and select a sample of the lesser of 10% or 30 items to ensure that the correct portion of the accumulated bank was contributed to the PEHP plan by the City. We will also trace the transfer of funds to supporting documentation to ensure funds were transferred to the Trust.

The specified users of the PEHP agreed-upon procedures report will be the City of Aurora, Colorado.

With respect to the 457 Deferred Compensation Plan, we will apply the procedures enumerated in the attachment to this letter. The specified users of the 457 Deferred Compensation Plan agreed-upon procedures report will be the City of Aurora, Colorado.

The sufficiency of the requested agreed-upon procedures engagement listed above is solely the responsibility of the specified parties listed above. Consequently, we make no representation regarding the sufficiency of the procedures for the purpose for which the report has been requested or for any other purpose.

Because we have not been engaged to conduct an examination or review relating to the agreed upon procedures engagements, we will not express an opinion or conclusion, respectively, on the SCFD Tier II Qualification Application, 7/20 Memorial Fund, the City of Aurora Post Employment Health Plans or the 457 Deferred Compensation Plan. In addition, we have no obligation to perform any procedures beyond those listed above.

OUR RESPONSIBILITIES

We will conduct our audit in accordance with auditing standards generally accepted in the United States of America (GAAS), the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States and Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards require that we plan and perform:

- ✓ The audit of the financial statements to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether caused by fraud or error.

- ✓ The audit of compliance with the types of compliance requirements described in the *OMB Compliance Supplement* applicable to each major federal award program to obtain reasonable rather than absolute assurance about whether noncompliance having a direct and material effect on a major federal award program occurred.

We will conduct our audit of the financial statements of the City of Aurora, Colorado’s Cultural Service Division including the Schedule of the Annual Operating Income for the year ending December 31, 2019 in accordance with auditing standards generally accepted in the United States of America (GAAS).

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to error or fraud. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements or noncompliance having a direct and material effect may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS.

In making our risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit. Also, in the future, procedures could become inadequate because of changes in conditions or deterioration in design or operation. Two or more people may also circumvent controls, or management may override the system.

We are available to perform additional procedures with regard to fraud detection and prevention at your request, subject to completion of our normal engagement acceptance procedures. The actual terms and fees of such an engagement would be documented in a separate letter to be signed by you and BKD.

Christopher Telli, Partner, will oversee and coordinate the engagement. Marcella Ardan, Director, is responsible for supervising the engagement and authorizing the signing of the report or reports.

We will issue a written report upon completion of our audit of the City's financial statements. Our report will be addressed to the Honorable Mayor and Members of the City Council of the City of Aurora Colorado. You are responsible to distribute our reports to other officials who have legal oversight authority or those responsible for acting on audit findings and recommendations, and to others authorized to receive such reports. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis of matter or other matter paragraph(s), or withdraw from the engagement. If we discover conditions that may prohibit us from issuing a standard report, we will notify you as well. In such circumstances, further arrangements may be necessary to continue our engagement.

We will also express an opinion on whether your combining and individual fund statements and schedules (supplementary information) are fairly stated, in all material respects, in relation to the financial statements as a whole.

We will conduct our agreed-upon procedures engagements in accordance with attestation standards established by the American Institute of Certified Public Accountants.

Our agreed-upon engagements will not include a detailed examination of all transactions and cannot be relied upon to disclose misstatements that might exist due to error, fraud and illegal acts. However, we will inform you of any such matters, if material, that come to our attention.

We will submit a report summarizing the procedures performed and the results of those procedures for each agreed-upon procedures engagement listed above and is not intended to be and should not be used by anyone other than these specified parties.

If for any reason, we are unable to complete our procedures, we may decline to issue a report as a result of these agreed-upon engagements.

YOUR RESPONSIBILITIES

Our audit will be conducted on the basis that management and those charged with governance acknowledge and understand that they have responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America;

2. For the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;

3. For identifying and ensuring compliance with the laws, regulations, contracts and grants applicable to your activities (including your federal award programs); and

4. To provide us with:

    a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements such as records, documentation and other matters;

b. Additional information that we may request from management for the purpose of the audit; and

c. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation acknowledging certain responsibilities outlined in this engagement letter and confirming:

- The availability of this information
- Certain representations made during the audits for all periods presented
- The effects of any uncorrected misstatements, if any, resulting from errors or fraud aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole

The results of our tests of compliance and internal control over financial reporting performed in connection with our audit of the financial statements may not fully meet the reasonable needs of report users. Management is responsible for obtaining audits, examinations, agreed-upon procedures or other engagements that satisfy relevant legal, regulatory or contractual requirements or fully meet other reasonable user needs.

With regard to supplementary information:

- Management is responsible for its preparation in accordance with applicable criteria
- Management will provide certain written representations regarding the supplementary information at the conclusion of our engagement
- Management will include our report on this supplementary information in any document that contains this supplementary information and indicates we have reported on the supplementary information
- Management will make the supplementary information readily available to intended users if it is not presented with the audited financial statements

With regard to the agreed-upon procedures engagements listed above, it should be understood that the management of City of Aurora is responsible for the proper recording of transactions and preparation of financial statements. Management of the City of Aurora is also responsible for establishing and maintaining effective internal control over financial reporting and setting the proper tone; creating and maintaining a culture of honesty and high ethical standards; and establishing appropriate controls to prevent, deter and detect fraud and illegal acts. Management of the City of Aurora is also responsible for identifying and ensuring compliance with laws and regulations applicable to its activities and for establishing and maintaining effective internal control over compliance.

To facilitate our agreed-upon procedure engagements, management is responsible for providing a written assertion about the measurement or evaluation of the subject matter against the criteria, supplying us with all necessary information and for allowing us access to personnel to assist in performing our services. It should be understood that management is responsible for the accuracy and completeness of these items, for the subject matter and the written assertion(s) referred to above and for selecting and determining the appropriateness of the criteria.

At the conclusion of our agreed-upon procedure engagements, management will provide to us a letter confirming the availability of this information, the written assertion(s), certain representations made during the engagement and acknowledging certain responsibilities outlined in this engagement letter.

OTHER SERVICES

Electronic Submission

We will also complete the auditee portion of the Form SF-SAC (Data Collection Form) through the Federal Audit Clearinghouse. We will not make the submission on your behalf. You will review a draft(s) of the submission prior to transmission and agree that you are solely responsible for approving the final draft for transmission as well as for the auditee submission and certification.

We will provide you with the following nonattest services:

- Assistance with formatting, printing and binding of the single audit reports and the SCFD reports

In addition, we may perform other services for you not covered by this engagement letter. The performance of these services shall be subject to the terms and conditions set forth in Section IE and 4A of the Professional Services Agreement dated November 30, 2006 by and between BKD, LLP and the City of Aurora, Colorado (the agreement), as amended.

ENGAGEMENT FEES

Our fees for the financial statement audit, single audit and SCFD audit will be in accordance with Section 4 of the Agreement as amended, which for the year ending December 31, 2019, will be $184,380 (includes four major single audit programs). Any additional single audit program over the four listed above will be billed at $10,000 per program and any such increase will be subject to the terms of the Agreement, as amended.

In addition, our fees will be as follows for the agreed-upon procedures engagements:

7/20 Memorial Foundation Inc.	$	565
PEHP Plans	$	4,000
457 Deferred Compensation Plan – time expended capped at:	$	10,500

Our estimate of time assures no substantial problems with obtaining the information we need to complete the above listed engagements.

Our pricing for this engagement and our fee structure are based upon the expectation that our invoices will be paid promptly. We will issue progress billings during the course of our engagement, and payment of our invoices is due upon receipt. Payment of progress billings shall be subject to the terms and conditions set forth in Section 4b of the Agreement. Interest will be charged on any unpaid balance after 30 days at the rate of 10% per annum, or as allowed by law at the earliest date thereafter, and highest applicable rate if less than 10%.

Our engagement fee does not include any time for post-engagement consultation with your personnel or third parties, consent letters and related procedures for the use of our reports in offering documents, inquiries from regulators or testimony or deposition regarding any subpoena. The performance of these additional services and fees to be charged therefore will be subject to the terms and conditions set forth in the Sections 1E and 4A of the Agreement. Charges for such services will be billed separately.

Our fees may also increase if our duties or responsibilities are increased by rulemaking of any regulatory body or any additional new accounting or auditing standards. We understand the approval of any fee increase will be subject to the terms and conditions set forth in Section 4A of the Agreement. We will consult with you in the event any other regulations or standards are issued that may impact our fees.

If our invoices for this or any other engagement you may have with BKD are not paid within 30 days, we may suspend or terminate our services for this or any other engagement. In the event our work is suspended or terminated as a result of nonpayment, you agree we will not be responsible for any consequences to you.

IMPLEMENTATION OF FIDUCIARY ACTIVITIES STANDARD

Governmental Accounting Standards Board Statement No. 84, *Fiduciary Activities*, is effective for fiscal years beginning after December 15, 2018, with retrospective application in the year the update is first applied. The Statement is expected to significantly change how entities evaluate and report fiduciary activities.

Assistance and additional time as a result of the adoption are not included within our standard engagement fees. Our fees as a result of the adoption of the Standard will be based on time expended and will vary based on the level of assistance and procedures required. We will need input and assistance from the accounting department throughout the process of implementation.

IMPLEMENTATION OF NEW LEASES STANDARD

Governmental Accounting Standards Board Statement No. 87, *Leases*, is effective for reporting periods beginning after December 15, 2019. Early application is encouraged.

Statement No. 87 establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources. Assistance and additional time as a result of the adoption of the Statement are not included within our standard engagement fees. Our fees as a result of the adoption of the Statement will be based on time expended and will vary based on the level of assistance and procedures required, which may include but are not limited to:

- Assisting the entity with the evaluation of its current controls and policies for leases and recommended enhancements needed to implement the Statement
- Evaluating and documenting new and revised controls and policies for leases under the Statement
- Assisting the entity with the information gathering necessary to implement the Statement
- Assisting the entity with the evaluation of its current method for calculating and recognizing lease payments
- Assisting the entity with documenting changes from the previous method needed to implement the Statement
- Assistance with drafting of the required disclosures

The time it will take to perform the above assistance and our additional audit procedures relating to the adoption of the Statement, and any time to assist you with the adoption, may be minimized to the extent your personnel will be available to provide timely and accurate documentation and information as requested by BKD.

OTHER ENGAGEMENT MATTERS AND LIMITATIONS

BKD is not acting as your municipal advisor under Section 15B of the *Securities Exchange Act of 1934*, as amended. As such, BKD is not recommending any action to you and does not owe you a fiduciary duty with respect to any information or communications regarding municipal financial products or the issuance of municipal securities. You should discuss such information or communications with any and all internal or external advisors and experts you deem appropriate before acting on any such information or material provided by BKD.

Our workpapers and documentation retained in any form of media for this engagement are the property of BKD. We can be compelled to provide information under legal process. In addition, we may be requested by regulatory or enforcement bodies to make certain workpapers available to them pursuant to authority granted by law or regulation. The provisions of workpapers and documentation to regulatory and enforcement bodies shall be subject to the terms and conditions set forth in Section 8E of the Agreement.

This engagement letter sets the terms of the 2019 audit engagements in accordance with the Agreement. In the event of a conflict between this letter of engagement and the Agreement, the language in the Agreement shall control.

We may from time to time utilize third-party service providers, *e.g.*, domestic software processors or legal counsel, or disclose confidential information about you to third-party service providers in serving your account. We remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures and safeguards to protect the confidentiality of your information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information. In the event we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider.

You agree to assume full responsibility for maintaining your original data and records and that BKD has no responsibility to maintain this information. You agree you will not rely on BKD to provide hosting, electronic security or backup services, *e.g.*, business continuity or disaster recovery services, to you unless separately engaged to do so. You understand that your access to data, records and information from BKD's servers, *i.e.*, BKDconnect, can be terminated at any time and you will not rely on using this to host your data and records.

We will, at our discretion or upon your request, deliver financial or other confidential information to you electronically via email or other mechanism. You recognize and accept the risk involved, particularly in email delivery as the internet is not necessarily a secure medium of communication as messages can be intercepted and read by those determined to do so.

You agree you will not modify these documents for internal use or for distribution to third parties. You also understand that we may on occasion send you documents marked as draft and understand that those are for your review purpose only, should not be distributed in any way and should be destroyed as soon as possible.

The entity may wish to include our report on these financial statements in an exempt offering document. The entity agrees that the aforementioned auditor's report, or reference to our firm, will not be included in any such offering document without notifying us. Any agreement to perform work in connection with an exempt offering document, including providing agreement for the use of the auditor's report in the exempt offering document, will be a separate engagement.

Any exempt offering document issued by the entity with which we are not involved will clearly indicate that we are not involved by including a disclosure such as, "**BKD, LLP**, our independent auditor, has not been engaged to perform and has not performed, since the date of its report included herein, any procedures on the financial statements addressed in that report. **BKD, LLP**, also has not performed any procedures relating to this offering document."

You agree to notify us if you desire to place these financial statements or our report thereon along with other information, such as a report by management or those charged with governance on operations, financial summaries or highlights, financial ratios, etc., on an electronic site. You recognize that we have no responsibility as auditors to review information contained in electronic sites.

Any time you intend to reference our firm name in any manner in any published materials, including on an electronic site, you agree to provide us with draft materials for our review and approval before publishing or posting such information.

BKD is a registered limited liability partnership under Missouri law. Under applicable professional standards, partners of **BKD, LLP** have the same responsibilities as do partners in a general accounting and consulting partnership with respect to conformance by themselves and other professionals in BKD with their professional and ethical obligations. However, unlike the partners in a general partnership, the partners in a registered limited liability partnership do not have individual civil liability, directly or indirectly, including by way of indemnification, contribution, assessment or otherwise, for any debts, obligations or liabilities of or chargeable to the registered limited liability partnership or each other, whether arising in tort, contract or otherwise.

Government Auditing Standards require that we provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our most recent peer review report accompanies this letter.

Please sign and return the attached copy of this letter to indicate your acknowledgement of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities. If the signed copy you return to us is in electronic form, you agree that such copy shall be legally treated as a "duplicate original" of this agreement.

BKD, LLP

Acknowledged and agreed to on behalf of:

CITY OF AURORA, COLORADO

BY Jim Twombly
Jim Twombly, City Manager

DATE November 24, 2019

BY Terri Velasquez
Terri Velasquez, Finance Director

DATE November 26, 2019

BY Nancy Wishmeyer
Nancy Wishmeyer, Controller

DATE November 25, 2019

cc: Chair, Management and Finance Committee

Attachment

City of Aurora 457 Plan Agreed-upon Procedures for the Year Ended
December 31, 2019

1. Internal controls
    a. Identify segregation of control issues by review of duties grids completed by the City for cash inflows, cash outflows and investing transaction cycles
    b. Perform walkthroughs of design effectiveness of the cash inflows, cash outflows and investing transaction cycles

2. Plan documents
    a. Obtain and read any plan amendments

3. Eligibility requirements
    a. Pick 10 new employees and determine if participants were appropriately auto enrolled into the plan

4. Participant data testing – Sample 30 participants
    a. Send negative confirmations to participant to determine if the participant agrees with balances at year-end, contributions made during the year and investment allocations elections
    b. Analytical test each participant's annual contributions by recalculating the annual contribution based on the participants contribution elections or default deferral rate, as applicable

5. Contribution testing
    a. Compare total employee contributions withheld from payroll to contributions received by the plan and also to W-3 detail as of year-end and identify any differences
    b. Test three payroll periods to determine if contributions were transmitted within two days of pay dates
    c. Select five participants over the age of 50 to determine if Nationwide provided information about catchup contributions to the participant, or determine whether information was provided to all personnel via email or during onboarding process

6. Distribution testing
    a. Sample three individual participant distributions to support and determine if they were paid timely. A period of 15 days or earlier from the time the request was sent will be used to determine timeliness
    b. Sample three hardship distributions and determine if required support was obtained prior to the distribution

c. Sample three terminations and determine if the termination date per plan agrees with the date per City information

7. Loans
    a. Select three new loans in current year for compliance with loan policy document

8. Investments
    a. Test fair value measurements by selecting five purchases and five sales from each quarterly statement and comparing those to the prices of the security on that day as published by a third party
    b. Review minutes to determine the Investment Policy Statement was reviewed and updated as necessary and applicable
    c. Perform analysis of fund utilizing FI360 report

9. 457 related expenses
    a. Perform benchmarking of fees utilizing the Value and Fee Benchmarking Report produced by Fiduciary Benchmarks

P&N
Postlethwaite & Netterville

8550 United Plaza Blvd., Ste. 1001 – Baton Rouge, LA 70809
225-922-4600 Phone – 225-922-4611 Fax – pncpa.com

Postlethwaite & Netterville and Associates, L.L.C.

Report on the Firm's System of Quality Control

To the Partners of
BKD, LLP
and the National Peer Review Committee

We have reviewed the system of quality control for the accounting and auditing practice of BKD, LLP (the firm) applicable to engagements not subject to PCAOB inspection in effect for the year ended May 31, 2017. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under Single Audit Act; audits of employee benefit plans, audits performed under FDICIA, an audit of carrying broker-dealers, and examinations of service organizations [SOC 1 and SOC 2 engagements].

As part of our peer review, we considered reviews by regulatory entities as communicated to the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of BKD, LLP applicable to engagements not subject to PCAOB inspection in effect for the year ended May 31, 2017, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. BKD, LLP has received a peer review rating of *pass*.

Postlethwaite & Netterville

Baton Rouge, Louisiana
October 6, 2017

THIS PAGE

INTENTIONALLY

LEFT BLANK

Management and Finance Policy Committee

Agenda Item Commentary

Item Title: Grants Process Overview	
Item Initiator: Nancy Wishmeyer	
Staff Source: Nancy Wishmeyer, Controller	
Deputy City Manager Signature: Roberto Venegas	
Outside Speaker:	
Council Goal: 2012: 6.0--Provide a well-managed and financially strong City	

ACTIONS(S) PROPOSED ***(Check all appropriate actions)***

☐ Approve Item and Move Forward to Study Session

☐ Approve Item and Move Forward to Regular Meeting

☒ Information Only

HISTORY ***(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)***

This item will provide the Committee with an overview of the city's grant processes. The overview will include a discussion of how the city utilizes the grants management software to research grant opportunities, approve grant applications and awards, and also manage grants once received. The recommendations and management responses from the recent Internal Audit of grants administration will be provided.

ITEM SUMMARY ***(Brief description of item, discussion, key points, recommendations, etc.)***

This informational item will provide the Committee with an overview of the city's grants administration processes and will include discussion of the grants management software program, recent Internal Audit recommendations for the grants administration process, and city policy and procedures regarding grants administration.

QUESTIONS FOR Committee

Information Only

EXHIBITS ATTACHED:

THIS PAGE

INTENTIONALLY

LEFT BLANK

Management and Finance Policy Committee
Agenda Item Commentary

Item Title: FOR AN ORDINANCE AUTHORIZING THE USE OF LEASE-PURCHASE FINANCING FOR THE CONSTRUCTION OF A RECREATION CENTER PURSUANT TO THE TERMS OF A LEASE-PURCHASE AGREEMENT BY AND BETWEEN THE AURORA CAPITAL LEASING CORPORATION, AS LESSOR, AND THE CITY OF AURORA, COLORADO, AS LESSEE; AUTHORIZING OFFICIALS OF THE CITY TO TAKE ALL ACTION NECESSARY TO CARRY OUT THE TRANSACTIONS CONTEMPLATED HEREBY; AND RELATED MATTERS	
Item Initiator: Mike Shannon	
Staff Source: Mike Shannon 37538	
Deputy City Manager Signature: Roberto Venegas	
Outside Speaker:	
Council Goal: 2012: 6.0--Provide a well-managed and financially strong City	

ACTIONS(S) PROPOSED ***(Check all appropriate actions)***

☒ Approve Item and Move Forward to Study Session

☐ Approve Item and Move Forward to Regular Meeting

☐ Information Only

HISTORY ***(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)***

An update of the Southeast Recreation Center project was presented to the Parks, Public Works and Transportation Committee for informational purposes on both March 27 and November 22, 2019.

To summarize, this project will be located on a 600-acre site that was acquired from the federal government in 1984 and designated for park and recreation use. Multiple community meetings were held in 2019 to solicit community input on the design and features of the new recreation center. Additional accomplishments include the selection of the design and CM/GC firms, selection of a building site, development of site concept documents, along with future meetings with the Parks Board, Planning Commission, and City Council.

Site development and road construction is anticipated to begin this fall with building construction expected to be completed by late 2022.

ITEM SUMMARY ***(Brief description of item, discussion, key points, recommendations, etc.)***
This ordinance will provide for the financing of the design, professional services, FFE, and construction of the Southeast Recreation Center. To pay back this debt, $2 million per year for approximately 25 years is being set aside in the Marijuana fund for debt service payments (principal and interest). Based on this, staff is projecting that the interest rate at the time of debt issuance will not exceed 5.0% which will generate proceeds of approximately $30 million. If this debt can be issued at a lower interest rate, then the amount of proceeds will increase. For instance, if the debt is issued at a rate of 4.0% then the proceeds would be closer to $32.5 million. Given the recent volatility in interest rates, predicting future rates has become even more challenging.

For the purposes of the financing ordinance and to provide flexibility in the parameters, the maximum debt issuance is in an amount up to $35 million for a term not to exceed 30 years and at a rate not to exceed 5%. The expectation is the actual terms of this financing will be more favorable than the parameters identified above.

This will be a public issuance of debt and require the preparation of a Preliminary Offering Statement along with ratings by Moody's and S&P. Also working on the transaction will be KutakRock as bond/disclosure counsel and Hilltop as the financial advisor. RBC will be the underwriter for the transaction.

Staff supports approval of this item.

QUESTIONS FOR Committee
Does the Management and Finance Committee wish to forward this ordinance providing for the financing of the Southeast Recreation Center to Study Session?

EXHIBITS ATTACHED:

City of Aurora Southeast Recreation Center 2020 Authorizing Ordinance.docx

ORDINANCE NO. 2020-____

A BILL

FOR AN ORDINANCE AUTHORIZING THE USE OF LEASE-PURCHASE FINANCING FOR THE CONSTRUCTION OF A RECREATION CENTER PURSUANT TO THE TERMS OF A LEASE-PURCHASE AGREEMENT BY AND BETWEEN AURORA CAPITAL LEASING CORPORATION, AS LESSOR, AND THE CITY OF AURORA, COLORADO, AS LESSEE; AUTHORIZING OFFICIALS OF THE CITY TO TAKE ALL ACTION NECESSARY TO CARRY OUT THE TRANSACTIONS CONTEMPLATED HEREBY; AND RELATED MATTERS

WHEREAS, the City of Aurora, Colorado, (the "City"), is a home rule municipality, organized and existing under and by virtue of Article XX, Section 6 of the Colorado Constitution; and,

WHEREAS, the City is authorized pursuant to Section 31-15-801, C.R.S., as amended, the City's home rule powers, and Section 2-683 of the City Code to enter into long-term or short-term rental or leasehold agreements in order to provide necessary land, buildings, equipment, and other property for governmental or proprietary purposes, which agreements may include an option to purchase and acquire title to such leased or rented property, and may have a term, at the discretion of the City, in excess of 30 years; and,

WHEREAS, in order to provide for the capital asset needs of the City, the City Council of the City (the "Council") hereby determines that it is necessary and in the best interests of the City and its citizens that the City undertake lease-purchase financing for the construction of the Southeast Recreation Center (the "Project") for use by the City for governmental or proprietary purposes; and

WHEREAS, the City wishes to fund the Project from the proceeds of a lease-purchase financing (the "Financing") to be completed within 12 months of the date hereof; and

WHEREAS, the City is the owner in fee simple of the certain real property upon which the improvements for the Project are to be situated (the "Leased Property"); and

WHEREAS, in order to finance the costs of the Project, the Council desires to demise to Aurora Capital Leasing Corporation ("ACLC"), pursuant to that certain Site Lease to be dated as of its dated date (the "Site Lease") between the City, as lessor, and ACLC, as lessee, a leasehold interest in the Leased Property for a lump-sum payment of not more than $37,000,000 and sublease the Leased Property back with improvements from ACLC pursuant to that certain Lease Purchase Agreement dated as of the date of the Site Lease (the "Lease") between ACLC, as sublessor, and the City, as sublessee; and

WHEREAS, the Financing may be completed in whole or in part as a private placement or as a public offering to the best advantage of the City; and

WHEREAS, to the extent that all or any part of the Financing is to be completed as a private placement, ACLC shall transfer its right, title and interest in the Lease to one or more banks or institutional investors selected by the Finance Director through an informal competitive process (the "Purchaser") pursuant to a Purchase and Assignment Agreement dated as of the date of the Site Lease (the "Assignment") between ACLC and the Purchaser; and

WHEREAS, to the extent that all or any part of the Financing is to be completed as a public offering, ACLC shall assign its right, title and interest in the Lease to a trustee bank (the "Trustee") approved by the Authorized Officers of the City pursuant to a Mortgage and Indenture of Trust dated as of the date of the Site Lease (the "Indenture"), and the Trustee shall deliver, pursuant to the Indenture, Certificates of Participation representing interests in the right to receive base rent payable by the City (the "Certificates"), subject to annual appropriation by the Council; and

WHEREAS, there have been filed for public inspection with the City Clerk in connection herewith the proposed forms of the Site Lease, the Lease and the Indenture (collectively, the "Financing Documents").

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

<u>Section 1</u>. *Ratification of Actions*. All actions heretofore taken, not inconsistent with the provisions of this Ordinance, by the Council or the officers of the City, directed toward the completion of the Project and the preparation of any of the Financing Documents are hereby ratified, approved and confirmed.

<u>Section 2</u>. *The Project*. The City is hereby authorized to obtain lease-purchase financing for all or any portion of the Project through a lease with ACLC, provided that any such Lease shall be executed and delivered within 12 months of the date hereof.

<u>Section 3</u>. *Manner of Offering; Final Terms*. The Director of Finance is hereby authorized to determine, based on the recommendation of the City's financial advisor, whether the Financing will be completed as a public competitive sale, as a negotiated sale through an underwriter or as a private placement with one or more institutional purchasers. The Purchaser in a private placement transaction shall deliver an investor letter in the form acceptable to Bond Counsel and the Finance Director. The principal amount to be financed shall not exceed $35,000,000, the interest component of rental payments to be made by the City shall accrue at a rate not to exceed five percent (5.00%), and the total term (including any renewal terms) of any Lease hereunder shall not exceed thirty (30) years. Rental payments may be made annually, semi-annually, or at any other convenient interval as determined by the Director of Finance. Prior to the execution of the Financing Documents or any other instrument contemplated by this Ordinance, the final forms thereof and the final terms of the Financing, not inconsistent herewith, shall be approved by a certificate (a "Final Terms Certificate") signed by the Director of Finance or an Authorized Officer of the City. To the extent the Financing is completed as a negotiated sale, the City Manager shall certify to the Council that such method of sale is to the best advantage of the City in accordance with Section 11-25 of the City Charter.

Section 4. *Findings; Authorizations*. The Council hereby finds and determines, pursuant to the City's home rule powers and the laws of the State of Colorado, that the construction of the Southeast Recreation Center is necessary, convenient, and in furtherance of the governmental purposes of the City and in the best interests of the City and its citizens; and the Council hereby authorizes the funding of such construction by means of lease-purchase financing.

Section 5. *Agency Relationship*. Pursuant to the Lease, the City shall act as the agent of ACLC solely for the purposes of acquisition and construction of the Project, solely with proceeds of the Financing.

Section 6. *Approval and Execution of Documents; Authorized Officers*. The Financing Documents and the Official Statement in substantially the forms filed in the office of the City Clerk prior to the final adoption of this Ordinance are in all respects approved, authorized and confirmed. The Mayor is hereby authorized and directed to execute and deliver, and the City Clerk is hereby authorized and directed to affix the seal of the City to, and attest, each Financing Document hereunder in substantially the form filed with the City Clerk, with such changes as are not inconsistent with the intent of this Ordinance and are approved by the City Attorney. The Council hereby designates the Director of Finance or her or his designee to act as "Authorized Officers of the City" under the Lease.

Section 7. *Additional Documents*. The City Clerk is hereby authorized and directed to attest all signatures and acts of any official of the City in connection with the matters authorized by this Ordinance. The Mayor and the Authorized Officers are hereby authorized to execute and deliver for and on behalf of the City any and all additional certificates, documents and other papers and to perform all other acts that they may deem necessary or appropriate in order to implement and carry out the transactions and other matters authorized by this Ordinance.

Section 8. *No General Obligation or Other Indebtedness*. The obligation of the City to make rental payments under the Lease is subject to annual appropriation by the Council and constitutes an undertaking of the City to make current expenditures. Such payments are subject to termination and nonrenewal by the City in accordance with the provisions of the Lease. No provision of this Ordinance or any Lease hereunder shall be construed as constituting or giving rise to a general obligation or other indebtedness or multiple fiscal year financial obligation of the City within the meaning of any home rule, constitutional or statutory debt limitation nor a mandatory charge or requirement against the City in any ensuing fiscal year beyond the current fiscal year.

Section 9. *Expression of Need*. The City hereby declares its current need for the Project. It is hereby declared to be the present intention and expectation of the Council that the Lease will be renewed annually until all of ACLC's interest in the Leased Property is acquired by the City pursuant to the Lease; but this declaration shall not be construed as contractually obligating or otherwise binding the City.

Section 10. *Reasonable Rentals*. The Council hereby determines and declares that, after execution and delivery of the Lease within the parameters authorized in Section 3 of this Ordinance, the rental payments due thereunder will represent the fair value of the use of the Leased Property and the Purchase Option Price, as defined therein, will represent, as of any date upon which the City may exercise its option to purchase such Leased Property, the fair purchase price of such Leased Property. The Council further hereby determines and declares that, after the execution and delivery of the Lease, the rental payments due thereunder will not exceed a reasonable amount so as to place the City under an economic or practical compulsion to renew the Lease or to exercise its option to purchase the Leased Property pursuant to the Lease. In making such determinations, the Council has given consideration to the cost of acquiring the Leased Property, the uses and purposes for which the Leased Property will be employed by the City, the benefit to the citizens of the City by reason of the acquisition and use of the Leased Property pursuant to the terms and provisions of the Lease, the City's option to purchase the Leased Property, and the expected eventual vesting of title to, or other indicia of ownership of, the Leased Property in the City. The Council hereby determines and declares that, after execution and delivery of the Lease, the maximum duration of the portion of the Lease allocable to any item of the Leased Property separately identified in the payment schedule appended thereto will not exceed the weighted average useful life of such Leased Property, and any item of Leased Property that is real property shall be amortized separately from any other item of Leased Property that is personal property.

Section 11. *Severability*. The provisions of this Ordinance are hereby declared to be severable. If any section, paragraph, clause, or provision of this Ordinance shall, for any reason, be held to be invalid or unenforceable by a court of competent jurisdiction, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 12. *Repealer*. All acts, orders, resolutions, ordinances, or parts thereof, in conflict with this Ordinance or with any of the documents hereby approved, are hereby repealed only to the extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

Section 13. *Publication*. Pursuant to Section 5-5 of the City Charter, the second publication of this ordinance shall be by reference, utilizing the ordinance title. Copies of this ordinance are available at the office of the City Clerk.

[Remainder of page intentionally left blank]

INTRODUCED, READ AND ORDERED PUBLISHED this ___ day of _________, 2020.

PASSED AND ORDERED PUBLISHED BY REFERENCE this ___ day of ______, 2020.

____
MIKE COFFMAN, Mayor

ATTEST:

____
STEPHEN RUGER, City Clerk

APPROVED AS TO FORM:

____
HANOSKY HERNANDEZ, Assistant City Attorney

THIS PAGE

INTENTIONALLY

LEFT BLANK

Management and Finance Policy Committee
Agenda Item Commentary

Item Title: Debt Manual Distribution of the Debt Manual and annual review of citywide outstanding debt, as well as an overview of the City's Investor Page.	
Item Initiator: Mike Shannon	
Staff Source: Mike Shannon - Debt, Treasury & Investments Manager, x37538	
Deputy City Manager Signature: Roberto Venegas	
Outside Speaker:	
Council Goal: 2012: 6.0--Provide a well-managed and financially strong City	

ACTIONS(S) PROPOSED ***(Check all appropriate actions)***

☐ Approve Item and Move Forward to Study Session

☐ Approve Item and Move Forward to Regular Meeting

☒ Information Only

HISTORY ***(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)***

Each year the Management & Finance Policy Committee (M&F) is provided an overview of the City's outstanding debt. As part of that overview, the Debt Manual is provided to members of M&F. This Manual is updated every spring to reflect the actual outstanding debt as of the end of the prior calendar year. Part of the review includes a short overview of the City's Investor Page (https://www.auroragov.org/cms/one.aspx?pageId=8592972)

ITEM SUMMARY ***(Brief description of item, discussion, key points, recommendations, etc.)***

During fiscal year 2019, a number of transactions were completed and are summarized in the attached documents. In addition to an electronic copy of the Debt Manual for Fiscal Year 2019, attached is a summary list of transactions completed over the past few years.

This review is part of the City's best practices for encouraging and providing transparency to investors and citizens of Aurora, which includes an overview of the City's Investor Page (also available to the public) outlining the City's debt related transactions and more.

In a recent ratings report from Moody's for the AMC refinancing, the City's rating was increased to Aaa. This is the highest rating issued by Moody's. They also stated that the upgrade to Aaa "reflects the city's strong credit characteristics including its solid economy and large, growing tax base. The Aaa rating also considers the city's long history of strong fiscal management and maintenance of healthy reserve levels."

S&P also had positive comments on the same refinancing. "S&P revised its outlook to positive from stable... The revised outlook reflects the city's large and continually growing tax base, management's very strong financial policies, and manageable and relatively low overall debt profile."

QUESTIONS FOR Committee

Information only.

EXHIBITS ATTACHED:

A. COA Financing Transactions December 2019 - Copy.pdf
Aurora Colorado Debt Book (1.1.2020).pdf

CHRONOLOGY OF FINANCIAL TRANSACTIONS

PURPOSE	AMOUNT	RFP	CLOSED	TYPE	RATE	TERM (yrs.)	SOURCE
2019 Fleet	$3.9 M	Y 6/6	12/19	Bank Loan	1.97%	6.3	JPM
2019 COPs	$62.9 M	Negotiated	10/19	COP	1.84%	11	Stifel
Water Prepay	$45 M	N/A	9/19	Cash Prepay	26.3% NPV	27	City
2018B Stormwater	$2/28 M	Y 7/8	12/18	Bank Loan	3.04%*	11.7	PNC
2018 Fleet	$1.75 M	Y 5/6	8/18	Bank Loan	3.13%	6.7	Vectra
Hogan Parkway	$19.0 M	Y 7/8	7/18	Bank Loan	3.10%	8.5	Vectra
2017 Fleet	$1.22 M	Y 5/8	11/17	Bank Loan	2.49%	7.5	Key
Fire Stations	$27.7 M	Competitive	8/17	COP	2.91%	20.3	Janney
D2 Police Phase II	$10.1 M	Y 8/13	6/17	Bank Loan	2.73%	14.7	Key
Central Rec Center	$28.9 M	Negotiated	5/17	COP	3.70%	25.5	Stifel
Golf Loan Refinancing	$3.9 M	N/A	3/17	Interfund	2.00%	9.75	Inter-Fund
Wastewater Refi	$28.9M	Y 5/10	11/16	Bank Loan	1.56% $9.3M NPV	10	Wells
2016 Fleet	$2.0 M	Y 4/6	9/16	Bank Loan	1.46%	7.5	Key
MLK/Moorhead	$8.6 M	Y 5/10	8/16	Bank Loan	1.25%	6.5	Key
AW Refinancing	$437.0 M	Negotiated	8/16	Rev. Bonds	3.12% $68M NPV	30	Morgan Stanley
District 2 Police Station	$3.79 M	Y 7/9	12/15	Bank Loan	2.13%	10	JPMC
Int. Rate Cap	$25.0 M	Y 4/4	8/15	Derivative	Various	10	RBC
2015 Fleet	$3.2 M	Y 6/8	8/15	Bank Loan	1.67%	7	JPMC
Water Prepay	$30.3 M	N/A	6/15	Cash Prepay	60.9% NPV	N/A	City
Public Safety Training Facility	$24.3 M	Competitive	5/15	COP	3.65%	25	RBC
Fire (SCBA)	$1.63 M	Y 5/5	2/15	Bank Loan	1.20%	5	US Bank
Sports Park/ E-911 Upgrade	$21.78 M	Negotiated	12/14	COP	2.19%	10	Stifel
History Museum Expansion	$1.38 M	Y 5/12	12/14	Bank Loan	2.56%	10	CSBT
2014 Fleet	$1.60 M	Y 6/12	9/14	Bank Loan	1.50%	7	UMB
Conf. Center/ Hotel	$27.75 M	Y 3/21	8/14	Bank Loan	2.40%*	10	NBH
Water Prepay	$25.5 M	N/A	5/14	Cash Prepay	43.4% NPV	N/A	City

*variable rate. RFP column number is response/requested.

Analysis of Outstanding Debt

City of Aurora, Colorado

As of January 1, 2020

City of Aurora, Colorado

HilltopSecurities
A Hilltop Holdings Company.

CONTACT:

Jason Simmons, Managing Director

8055 E. Tufts Avenue, Suite 500, Denver, CO 80237

Phone 303.771.0217

As of January 1, 2020
Analysis of Outstanding Debt

The City of Aurora, Colorado

Table of Contents

F. Details of Outstanding Golf Enterprise Revenue Debt

Murphy Creek Golf Course Revenue Refunding Note, Series 2017

G. Details of Outstanding General Improvement District Debt

GID 1-16 (Cobblewood) General Obligation Bonds, Series 2017
GID 2-09 (Pier Point 7) General Obligation Bonds, Series 2011
GID 3-08 (Meadow Hills) General Obligation Bonds, Series 2010
GID 1-08 (Peoria Park) General Obligation Bonds, Series 2010
GID 1-07 (Cherry Creek) General Obligation Bonds, Series 2009

Official Statement Cover

H. Details of Outstanding Special Improvement District Debt

Special Improvement District Revenue Note (Dam East), Series 2012

I. Details of Outstanding Urban Renewal Authority Debt

AURA The Point Loan, 2016
NBH Hyatt Hotel Loan, 2014

J. Details of Outstanding Derivatives

Interest Rate Cap (Hyatt Hotel Loan)

Tab A: Summary of Outstanding Debt

As of January 1, 2020

Summary of Outstanding Debt

City of Aurora, Colorado

Outstanding Debt by Purpose

Summary of Outstanding Bond Issues as of January 1, 2020

							Current Underlying Ratings			
Issue	Series	Original Principal	Outstanding Principal	Outstanding Coupon Range	Maturity	Call Date	Moody's	S&P	Fitch	Purpose
Certificates of Participation										
Refunding and Improvement Certificates of Participation	2019	$ 62,935,000	$ 62,935,000	2.000%-5.000%	12/1/2031	12/1/2029	Aa1	AA	N/A	New Money and Refunding
Certificates of Participation	2017B	27,675,000	25,880,000	3.000%-5.000%	12/1/2037	12/1/2027	N/A	AA	AA-	New Money
Certificates of Participation	2017	28,865,000	27,300,000	3.000%-5.000%	12/1/2042	12/1/2026	N/A	AA	AA-	New Money
Certificates of Participation	2015	24,340,000	21,715,000	3.500%-3.750%	12/1/2040	12/1/2025	Aa2	N/A	AA-	New Money
Certificates of Participation	2014	21,775,000	12,725,000	5.000%	12/1/2024	Non-Callable	Aa2	AA	N/A	New Money
		$ 165,590,000	$ 150,555,000							
ACLC Capital Leases										
Rolling Stock	2019-A	$ 3,883,279	$ 3,883,279	1.768%	3/27/2026	Non-Callable		Not Rated		New Money
Rolling Stock	2018-A	1,750,000	1,505,173	2.880%	3/27/2025	Callable Anytime		Not Rated		New Money
Hogan Parkway	2018	19,000,000	16,899,731	3.050%	2/1/2027	Callable Anytime		Not Rated		New Money
Rolling Stock	2017-C	1,220,000	877,753	1.980%	3/27/2024	Non-Callable		Not Rated		New Money
District II Police Station Phase II	2017-A	10,095,000	9,000,000	2.650%	2/1/2032	6/7/2022		Not Rated		New Money and Refunding
Moorhead Recreation Center	2016-B	8,643,000	4,938,857	1.250%	2/1/2023	Non-Callable		Not Rated		New Money
Rolling Stock	2016-A	2,060,597	1,194,602	1.460%	3/27/2023	Non-Callable		Not Rated		New Money
Rolling Stock	2015-B	3,182,736	1,400,322	1.676%	3/27/2022	Non-Callable		Not Rated		New Money
History Museum Expansion	2014-B	1,383,800	736,375	2.560%	12/1/2024	Non-Callable		Not Rated		New Money
		$ 51,218,412	$ 40,436,092							
Internal Leases Due to ACLC										
ACLC Lease Purchase (Police)	2018B	$ 359,677	$ 283,077	2.500%	3/1/2025	Non-Callable		Not Rated		New Money
ACLC Lease Purchase (PROS)	2018A	65,215	51,738	2.500%	3/1/2023	Non-Callable		Not Rated		New Money
		$ 424,892	$ 334,815							
Water Enterprise										
First-Lien Water Refunding Revenue Bonds (Green Bonds)	2016	$ 437,025,000	$ 392,025,000	1.500% - 5.000%	8/1/2046	8/1/2026	N/A	AA+	AA+	Current Refunding and Advance Refunding
		$ 437,025,000	$ 392,025,000							
Sewer Enterprise										
First-Lien Sewer Revenue Bonds	2018A	$ 2,000,000	$ 2,000,000	3.035%	8/1/2030	Callable Anytime + Breakage		Not Rated		New Money
First-Lien Sewer Revenue Bonds	2018B	28,000,000	3,000,000 (1)	Variable	8/1/2030	Callable Anytime + Breakage		Not Rated		New Money
First-Lien Sewer Refunding Revenue Bonds	2016	28,900,000	20,615,000	1.560%	8/1/2026	Non-Callable		Not Rated		Refunding
Total First-Lien		58,900,000	25,615,000							
Subordinate Interfund Revenue Note (SEAM)	2018	16,000,000	16,000,000	2.500%	12/1/2026	Callable Anytime		Not Rated		New Money
(1) Revolving Drawdown Loan with $3 million drawn as of 1/1/2020		$ 74,900,000	$ 41,615,000							
Golf Course Enterprise										
Murphy Creek Golf Course Note	2017	$ 3,909,000	$ 3,009,000	2.000%	12/1/2026	Any Date		Not Rated		Restructure 2011 Note
		$ 3,909,000	$ 3,009,000							
General Improvement District										
Cobblewood	2017	$ 650,000	$ 327,000	3.270%	11/15/2032	11/16/2022		Not Rated		New Money
Pier Point	2011	2,600,000	1,820,000	4.380%	11/15/2031	Non-Callable		Not Rated		New Money
Meadow Hills	2010	520,000	340,000	4.990%	11/15/2031	Non-Callable		Not Rated		New Money
Peoria Park	2010	375,000	263,000	5.450%	11/15/2031	Non-Callable		Not Rated		New Money
Cherry Creek	2009	700,000	435,000	5.250%	11/15/2029	Non-Callable		Not Rated		New Money
		$ 4,845,000	$ 3,185,000							
Special Improvement District										
Revenue Note (Dam East)	2012	$ 1,230,000	$ 270,000	2.730%	11/15/2022	Any Date		Not Rated		New Money
		$ 1,230,000	$ 270,000							
Urban Renewal Authority										
AURA The Point Loan	2016	$ 21,500,000	$ 21,500,000	1.750%	12/1/2041	Any Date		Not Rated		New Money
NBH Hyatt Hotel Loan	2014	27,750,000	27,315,000	3.0465% (1)	12/1/2024	Any Date		Not Rated		New Money
(1) Variable reset annually		$ 49,250,000	$ 48,815,000							
TOTAL		**$ 788,392,304**	**$ 680,244,907**							
Derivatives										
Interest Rate Cap Notional Amt (NBH Loan)	2015	$ 25,000,000	$ 24,565,000	6.500%	12/1/2024					

Tab B: Details of Outstanding Certificates of Participation Debt

As of January 1, 2020

HilltopSecurities
A Hilltop Holdings Company.

City of Aurora, Colorado

All Outstanding Certificates of Participation
As of January 1, 2020
(000's)

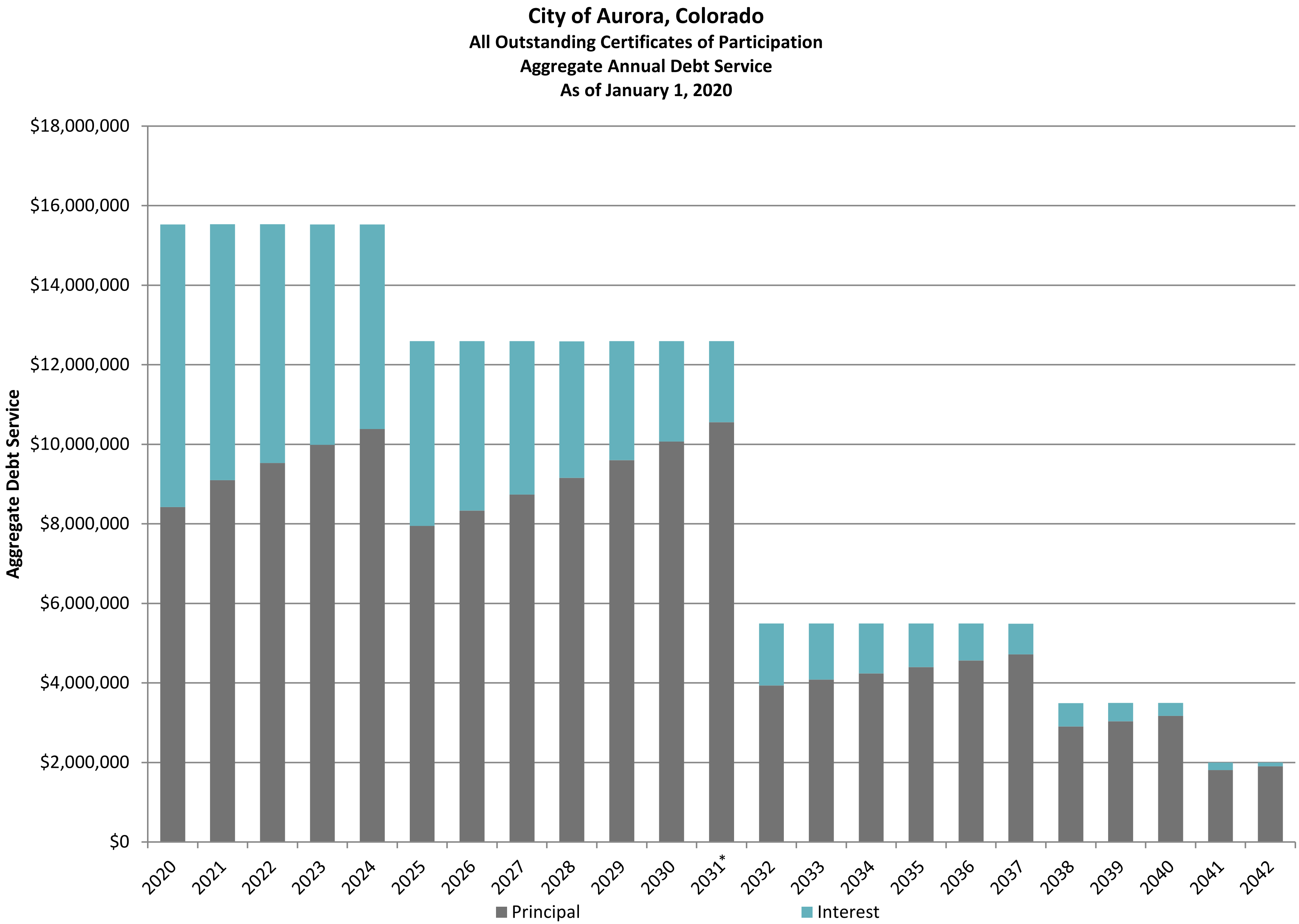
Year Ending December 31	$62,935,000 Refunding and Improvement Certificates of Participation Series 2019		$27,675,000 Certificates of Participation Series 2017B		$28,865,000 Certificates of Participation Series 2017		$24,340,000 Certificates of Participation Series 2015		$21,775,000 Certificates of Participation Series 2014	
	Principal	Coupon	Principal	Coupon	Principal	Coupon	Principal	Coupon	Principal	Coupon
2020	3,760	5.000%	945	5.000%	700	3.000%	715	3.500%	2,300	5.000%
2021	4,220	5.000%	995	5.000%	720	4.000%	740	3.500%	2,420	5.000%
2022	4,430	5.000%	1,045	5.000%	750	4.000%	765	3.500%	2,540	5.000%
2023	2,650/2,000	2.000%/5.000%	1,095	5.000%	780	4.000%	795	3.500%	2,665	5.000%
2024	4,805	5.000%	1,150	5.000%	810	4.000%	820	3.500%	2,800	5.000%
2025	5,045	5.000%	1,210	5.000%	840	5.000%	850	3.500%		
2026	5,295	5.000%	1,270	5.000%	885	5.000%	880	3.500%		
2027	5,560	5.000%	1,335	5.000%	930	5.000%	910	3.500%		
2028	5,840	5.000%	1,400	5.000%	975	5.000%	940	3.500%		
2029	6,130	5.000%	1,470	5.000%	1,025	5.000%	975	3.500%		
2030	6,440	5.000%	1,545	5.000%	1,075	5.000%	1,010	3.500%		
2031	6,760	5.000%	1,620	3.000%	1,130	5.000%	1,045	3.500%		
2032			1,670	3.000%	1,185	5.000%	1,080	3.500%		
2033			1,720	3.000%	1,245	5.000%	1,120	3.625%		
2034			1,770	3.000%	1,305	5.000%	1,160	3.625%		
2035			1,825	3.000%	1,370	5.000%	1,200	3.750%		
2036			1,880	3.125%	1,440	3.500%	1,245	3.750%		
2037			1,935	3.125%	1,490	5.000%	1,290	3.750%		
2038					1,565	5.000%	1,340	3.750%		
2039					1,645	5.000%	1,390	3.750%		
2040					1,725	5.000%	1,445	3.750%		
2041					1,810	5.000%				
2042					1,900	5.000%				
TOTALS	$62,935		$25,880		$27,300		$21,715		$12,725	
Next Call	12/1/2029 @ Par		12/1/2027 @ Par		12/1/2026 @ Par		12/1/2025 @ Par		Non-Callable	
Dated Date	10/16/2019		8/15/2017		5/2/2017		5/28/2015		12/30/2014	
Coupon Dates	June 1	December 1	June 1	December 1	June 1	December 1	June 1	December 1	June 1	December 1
Maturity Dates	December 1		December 1		December 1		December 1		December 1	
Insurer	None		None		None		None		None	
Paying Agent	UMB		UMB		UMB		US Bank		US Bank	
Purpose	New Money and Refunding		New Money		New Money		New Money		New Money	

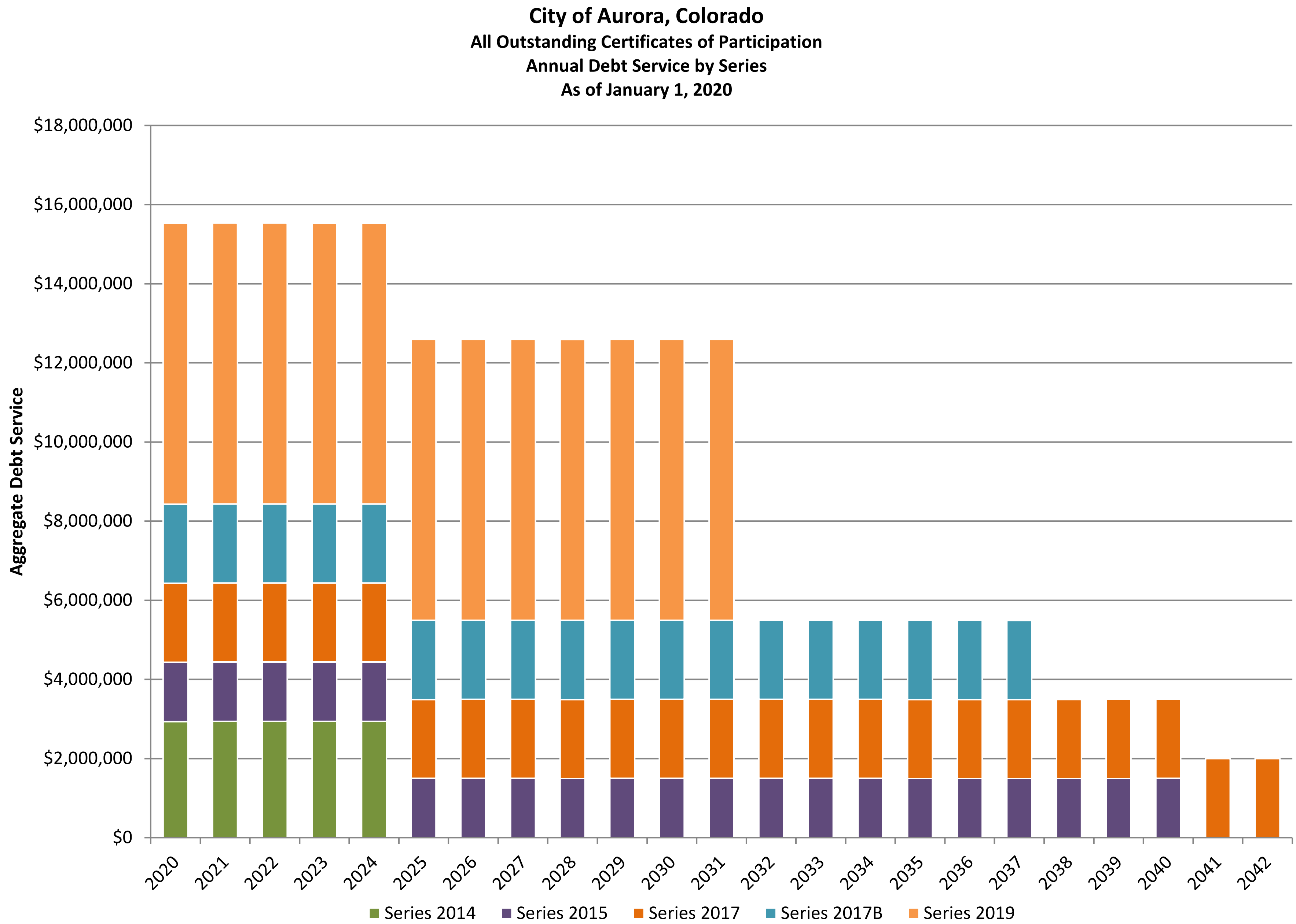
Color Legend

Callable Bonds   Non-Callable

City of Aurora, Colorado
Certificates of Participation
Summary of Oustanding Obligations as of January 1, 2020

TOTAL ANNUAL DEBT SERVICE						
Year	Series 2014	Series 2015	Series 2017	Series 2017B	Series 2019	Total
2020	2,936,250	1,497,650	1,998,800	1,995,369	7,099,894	15,527,963
2021	2,941,250	1,497,625	1,997,800	1,998,119	7,099,250	15,534,044
2022	2,940,250	1,496,725	1,999,000	1,998,369	7,098,250	15,532,594
2023	2,938,250	1,499,950	1,999,000	1,996,119	7,096,750	15,530,069
2024	2,940,000	1,497,125	1,997,800	1,996,369	7,098,750	15,530,044
2025	-	1,498,425	1,995,400	1,998,869	7,098,500	12,591,194
2026	-	1,498,675	1,998,400	1,998,369	7,096,250	12,591,694
2027	-	1,497,875	1,999,150	1,999,869	7,096,500	12,593,394
2028	-	1,496,025	1,997,650	1,998,119	7,098,500	12,590,294
2029	-	1,498,125	1,998,900	1,998,119	7,096,500	12,591,644
2030	-	1,499,000	1,997,650	1,999,619	7,100,000	12,596,269
2031	-	1,498,650	1,998,900	1,997,369	7,098,000	12,592,919
2032	-	1,497,075	1,997,400	1,998,769	-	5,493,244
2033	-	1,499,275	1,998,150	1,998,669	-	5,496,094
2034	-	1,498,675	1,995,900	1,997,069	-	5,491,644
2035	-	1,496,625	1,995,650	1,998,969	-	5,491,244
2036	-	1,496,625	1,997,150	1,999,219	-	5,492,994
2037	-	1,494,938	1,996,750	1,995,469	-	5,487,156
2038	-	1,496,563	1,997,250	-	-	3,493,813
2039	-	1,496,313	1,999,000	-	-	3,495,313
2040	-	1,499,188	1,996,750	-	-	3,495,938
2041	-	-	1,995,500	-	-	1,995,500
2042	-	-	1,995,000	-	-	1,995,000
Total	14,696,000	31,451,125	45,942,950	35,962,838	85,177,144	213,230,057


City of Aurora, Colorado
All Outstanding Certificates of Participation
Aggregate Annual Debt Service
As of January 1, 2020
Aggregate Debt Service
$18,000,000
$16,000,000
$14,000,000
$12,000,000
$10,000,000
$8,000,000
$6,000,000
$4,000,000
$2,000,000
$0
2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031* 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042
Principal
Interest



HilltopSecurities
A Hilltop Holdings Company.

Original Par Amount:	**$62,935,000**
Issuer:	**City of Aurora, Colorado**
Issue Description:	**Refunding and Improvement Certificates of Participation, Series 2019**
Registrar/Paying Agent:	UMB Bank, n.a.
Bond Insurer:	None
Bond Counsel:	Kutak Rock
Underwriter:	Stifel
Method of Sale:	Negotiated
Arbitrage Yield:	1.6149%
Arbitrage Consultant:	
DSRF Status	N/A
Rebateable Funds:	N/A
Yield Restricted Funds:	N/A
Last Rebate Calc. Date:	N/A
Next Rebate Calc. Date:	8/15/2022
Arbitrage Liability Calcs:	N/A
Source of Repayment:	General Fund Lease Payments
Bond Covenant:	Annual Appropriation

Purpose: The Project to be financed with the proceeds of the Series 2019 Certificates consists of refinancing the $72.8 million outstanding Refunding Certificates of Participation, Series 2009A; and a $9.1 million project fund to finance the construction of various capital improvements to the City's Aurora Municipal Center (AMC) campus. Improvements may include, but are not limited to, security additions to the AMC administrative building, repairs to the parking structure, and other items that could extend the useful life of the properties on the AMC campus. The transaction delivered 18.9% NPV savings on the refunded bonds as well as annual debt service savings of over $600,000. Pledged assets are AMC Parking Structure, Municipal Courts building, and Police Headquarters. As a result of the 2009A Refinancing, the AMC itself and several fire stations are no longer pledged assets.

Amortization:

	Principal	Coupon	Interest	Total P&I
2020	3,760,000	5.000%	3,339,894	7,099,894
2021	4,220,000	5.000%	2,879,250	7,099,250
2022	4,430,000	5.000%	2,668,250	7,098,250
2023	4,650,000	2.000%/5.000%	2,446,750	7,096,750
2024	4,805,000	5.000%	2,293,750	7,098,750
2025	5,045,000	5.000%	2,053,500	7,098,500
2026	5,295,000	5.000%	1,801,250	7,096,250
2027	5,560,000	5.000%	1,536,500	7,096,500
2028	5,840,000	5.000%	1,258,500	7,098,500
2029	6,130,000	5.000%	966,500	7,096,500
2030	**6,440,000**	5.000%	660,000	7,100,000
2031	**6,760,000**	5.000%	338,000	7,098,000
TOTAL	**62,935,000**		**22,242,144**	**85,177,144**

Redemption Provision:	December 1, 2029 @ 100%
Maturity Dates:	December 1
Interest Payment Dates:	June 1 and December 1

Original Par Amount:	**$27,675,000**
Issuer:	**City of Aurora, Colorado**
Issue Description:	**Certificates of Participation, Series 2017B**
Registrar/Paying Agent:	UMB Bank, n.a.
Bond Insurer:	None
Bond Counsel:	Kutak Rock
Underwriter:	Janney Montgomery Scott
Method of Sale:	Competitive
Arbitrage Yield:	2.7362%
Arbitrage Consultant:	Arbitrage Compliance Specialists, INC
DSRF Status	N/A
Rebateable Funds:	N/A
Yield Restricted Funds:	N/A
Last Rebate Calc. Date:	N/A
Next Rebate Calc. Date:	8/15/2022
Arbitrage Liability Calcs:	N/A
Source of Repayment:	General Fund Lease Payments
Bond Covenant:	Annual Appropriation

Purpose: The Project financed with the proceeds of the Series 2017B Certificates consists of the design, construction and equipping (including acquisition of related vehicles) of three new Fire Stations. Opened in July 2018, Fire Station No. 15 is 12,829 sq. ft. and features two bays. Located adjacent to the Gaylord Rockies, Fire Station No. 16 opened in December 2018 at 15,572 sq. ft. with three bays. Opened in December 2019, Fire Station No. 5 is a core station with four bays at 18,732 sq. ft. Finally, COPs proceeds were used to acquire three new E-One Pumpers and one E-One Ladder Truck to be deployed at the new stations.

Amortization:

	Principal	Coupon	Interest	Total P&I
2020	945,000	5.000%	1,050,369	1,995,369
2021	995,000	5.000%	1,003,119	1,998,119
2022	1,045,000	5.000%	953,369	1,998,369
2023	1,095,000	5.000%	901,119	1,996,119
2024	1,150,000	5.000%	846,369	1,996,369
2025	1,210,000	5.000%	788,869	1,998,869
2026	1,270,000	5.000%	728,369	1,998,369
2027	1,335,000	5.000%	664,869	1,999,869
2028	**1,400,000**	5.000%	598,119	1,998,119
2029	**1,470,000**	5.000%	528,119	1,998,119
2030	**1,545,000**	5.000%	454,619	1,999,619
2031	**1,620,000**	3.000%	377,369	1,997,369
2032	**1,670,000**	3.000%	328,769	1,998,769
2033	**1,720,000**	3.000%	278,669	1,998,669
2034	**1,770,000**	3.000%	227,069	1,997,069
2035	**1,825,000**	3.000%	173,969	1,998,969
2036	**1,880,000**	3.125%	119,219	1,999,219
2037	**1,935,000**	3.125%	60,469	1,995,469
TOTAL	**25,880,000**		**10,082,838**	**35,962,838**

Redemption Provision:	December 1, 2027 @ 100%
Maturity Dates:	December 1
Interest Payment Dates:	June 1 and December 1

Original Par Amount:	**$28,865,000**
Issuer:	**City of Aurora, Colorado**
Issue Description:	**Certificates of Participation, Series 2017**
Registrar/Paying Agent:	UMB Bank, n.a.
Bond Insurer:	None
Bond Counsel:	Kutak Rock
Underwriter:	Stifel, Nicolaus & Company Inc.
Method of Sale:	Negotiated
Arbitrage Yield:	2.9550%
Arbitrage Consultant:	Arbitrage Compliance Specialists, INC
DSRF Status	N/A
Rebateable Funds:	N/A
Yield Restricted Funds:	N/A
Last Rebate Calc. Date:	N/A
Next Rebate Calc. Date:	5/2/2022
Arbitrage Liability Calcs:	N/A
Source of Repayment:	General Fund Lease Payments
Bond Covenant:	Annual Appropriation

Purpose: The Series 2017 Certificates are issued for the purpose of financing the costs of the design and construction of a community recreation center. The Site was previously designated as a community park and community recreation center based on the need for recreation facilities in the area, the size of the parcel, the Site's compatibility with adjacent land uses, the intended connection to the City's regional trail system, and access from nearby arterial roadways. Opened in May 2019, the 55,000-square foot building features an aquatic area, gym, elevated walking/jogging track and fitness area along with a teaching kitchen, party rooms, and multi-purpose rooms. In 2020, the City plans to construct park improvements on the property.

Amortization:

	Principal	Coupon	Interest	Total P&I
2020	700,000	3.000%	1,298,800	1,998,800
2021	720,000	4.000%	1,277,800	1,997,800
2022	750,000	4.000%	1,249,000	1,999,000
2023	780,000	4.000%	1,219,000	1,999,000
2024	810,000	4.000%	1,187,800	1,997,800
2025	840,000	5.000%	1,155,400	1,995,400
2026	885,000	5.000%	1,113,400	1,998,400
2027	**930,000**	5.000%	1,069,150	1,999,150
2028	**975,000**	5.000%	1,022,650	1,997,650
2029	**1,025,000**	5.000%	973,900	1,998,900
2030	**1,075,000**	5.000%	922,650	1,997,650
2031	**1,130,000**	5.000%	868,900	1,998,900
2032	**1,185,000**	5.000%	812,400	1,997,400
2033	**1,245,000**	5.000%	753,150	1,998,150
2034	**1,305,000**	5.000%	690,900	1,995,900
2035	**1,370,000**	5.000%	625,650	1,995,650
2036	**1,440,000**	3.500%	557,150	1,997,150
2037	**1,490,000**	5.000%	506,750	1,996,750
2038	**1,565,000**	5.000%	432,250	1,997,250
2039	**1,645,000**	5.000%	354,000	1,999,000
2040	**1,725,000**	5.000%	271,750	1,996,750
2041	**1,810,000**	5.000%	185,500	1,995,500
2042	**1,900,000**	5.000%	95,000	1,995,000
TOTAL	**27,300,000**		**18,642,950**	**45,942,950**

Redemption Provision:	December 1, 2026 @ 100%
Maturity Dates:	December 1
Interest Payment Dates:	June 1 and December 1

Original Par Amount:	**$24,340,000**
Issuer:	**City of Aurora, Colorado**
Issue Description:	**Certificates of Participation, Series 2015**
Registrar/Paying Agent:	US Bank
Bond Insurer:	None
Bond Counsel:	Kutak Rock
Underwriter:	RBC Capital Markets
Method of Sale:	Competitive
Arbitrage Yield:	3.4643%
Arbitrage Consultant:	Arbitrage Compliance Specialists, INC
DSRF Status	N/A
Rebateable Funds:	N/A
Yield Restricted Funds:	N/A
Last Rebate Calc. Date:	N/A
Next Rebate Calc. Date:	5/28/2020
Arbitrage Liability Calcs:	N/A
Source of Repayment:	General Fund Lease Payments
Bond Covenant:	Annual Appropriation

Purpose: Police and Fire training occured at a variety of locations throughout the City of Aurora and Denver. The Fire training needs had been met through the use of a Joint Fire Academy training facility in Denver for operational training and through the Community College of Aurora for classroom training. The Rocky Mountain Fire Academy reached the end of its useful service life, and the City's lease ended on December 31, 2015. In accordance with a plan for the build of a Public Safety Training Center created in 1999, a new joint facility, which consolidates police and fire training, will be constructed. The Certificates were issued for the purpose of funding the design and construction of the Public Safety Training Facility for Aurora Police and Fire.

Amortization:

	Principal	Coupon	Interest	Total P&I
2020	715,000	3.500%	782,650	1,497,650
2021	740,000	3.500%	757,625	1,497,625
2022	765,000	3.500%	731,725	1,496,725
2023	795,000	3.500%	704,950	1,499,950
2024	820,000	3.500%	677,125	1,497,125
2025	850,000	3.500%	648,425	1,498,425
2026	880,000	3.500%	618,675	1,498,675
2027	**910,000**	3.500%	587,875	1,497,875
2028	**940,000**	3.500%	556,025	1,496,025
2029	**975,000**	3.500%	523,125	1,498,125
2030	**1,010,000**	3.500%	489,000	1,499,000
2031	**1,045,000**	3.500%	453,650	1,498,650
2032	**1,080,000**	3.500%	417,075	1,497,075
2033	**1,120,000**	3.625%	379,275	1,499,275
2034	**1,160,000**	3.625%	338,675	1,498,675
2035	**1,200,000**	3.750%	296,625	1,496,625
2036	**1,245,000**	3.750%	251,625	1,496,625
2037	**1,290,000**	3.750%	204,938	1,494,938
2038	**1,340,000**	3.750%	156,563	1,496,563
2039	**1,390,000**	3.750%	106,313	1,496,313
2040	**1,445,000**	3.750%	54,188	1,499,188
TOTAL	**21,715,000**		**9,736,125**	**31,451,125**

Redemption Provision:	December 1, 2025 @ 100%
Refunding Status:	Current or Advance
Maturity Dates:	December 1
Interest Payment Dates:	June 1 and December 1

Original Par Amount:	**$21,775,000**
Issuer:	**City of Aurora, Colorado**
Issue Description:	**Certificates of Participation, Series 2014**
Registrar/Paying Agent:	US Bank
Bond Insurer:	None
Bond Counsel:	Kutak Rock
Underwriter:	Stifel
Method of Sale:	Negotiated
Arbitrage Yield:	2.0175%
Arbitrage Consultant:	Arbitrage Compliance Specialists, INC
DSRF Status	N/A
Rebateable Funds:	N/A
Yield Restricted Funds:	N/A
Last Rebate Calc. Date:	N/A
Next Rebate Calc. Date:	12/30/2019
Arbitrage Liability Calcs:	N/A
Source of Repayment:	General Fund Lease Payments
Bond Covenant:	Annual Appropriation

Purpose: The Certificates were issued for the purpose of funding the City's E911 upgrade from analog to digital and the Sports Park expansion projects.

Amortization:

	Principal	Coupon	Interest	Total P&I
2020	2,300,000	5.000%	636,250	2,936,250
2021	2,420,000	5.000%	521,250	2,941,250
2022	2,540,000	5.000%	400,250	2,940,250
2023	2,665,000	5.000%	273,250	2,938,250
2024	2,800,000	5.000%	140,000	2,940,000
TOTAL	**12,725,000**		**1,971,000**	**14,696,000**

Redemption Provision:	Non-Callable
Refunding Status:	N/A
Maturity Dates:	December 1
Interest Payment Dates:	June 1 and December 1

NEW ISSUE
BOOK-ENTRY-ONLY

RATINGS: S&P: "AA"
Moody's: "Aa1"
(See "RATINGS")

In the opinion of Kutak Rock LLP, Bond Counsel, under existing laws, regulations, rulings and judicial decisions and assuming the accuracy of certain representations and continuing compliance by the City with certain covenants, the portion of the Base Rentals paid by the City with respect to the Series 2019 Certificates which is designated and paid as interest, as provided in the Lease, and received by the Owners of the Series 2019 Certificates, is excludable from gross income for federal and State of Colorado income tax purposes, is not a specific preference item for purposes of the federal alternative minimum tax and is excludable from the computation of State of Colorado alternative minimum taxable income. For a more detailed description of such opinions of Bond Counsel, see "TAX MATTERS" herein.

$62,935,000
Refunding and Improvement
Certificates of Participation, Series 2019

Evidencing Proportionate Undivided Interests in the Right to Receive Certain Revenues pursuant to a Lease Purchase Agreement between Aurora Capital Leasing Corporation and the

City of Aurora, Colorado

Dated: Date of Delivery **Due: December 1, as shown below**

The Refunding and Improvement Certificates of Participation, Series 2019 (the "Series 2019 Certificates") will be issued in book-entry-only form, registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"), depository for the Series 2019 Certificates. Individual purchases are to be made in book-entry form in authorized denominations of $5,000 or integral multiples thereof. Purchasers, as Beneficial Owners, will not receive certificates evidencing their ownership interest in the Series 2019 Certificates. Interest on the Series 2019 Certificates is payable June 1, 2020 and semiannually thereafter each June 1 and December 1 to and including the maturity dates shown below, unless the Series 2019 Certificates are redeemed earlier.

Year	Amount	Rate	Yield	CUSIP [1, ©]	Year	Amount	Rate	Yield	CUSIP [1, ©]
2020	$3,760,000	5.000%	1.21%	051556 JX7	2026	$5,295,000	5.000%	1.48%	051556 KD9
2021	4,220,000	5.000	1.23	051556 JY5	2027	5,560,000	5.000	1.56	051556 KE7
2022	4,430,000	5.000	1.26	051556 JZ2	2028	5,840,000	5.000	1.65	051556 KF4
2023	2,000,000	5.000	1.30	051556 KA5	2029	6,130,000	5.000	1.73	051556 KG2
2023	2,650,000	2.000	1.30	051556 KK3	2030	6,440,000	5.000	1.80 [2]	051556 KH0
2024	4,805,000	5.000	1.32	051556 KB3	2031	6,760,000	5.000	1.84 [2]	051556 KJ6
2025	5,045,000	5.000	1.40	051556 KC1					

The Series 2019 Certificates are subject to optional redemption prior to maturity and also may be redeemed under certain circumstances as described under the caption "THE SERIES 2019 CERTIFICATES—Redemption."

The Series 2019 Certificates are issued for the purpose of (a) refinancing the outstanding Refunding Certificates of Participation, Series 2009A, (b) financing the construction of various capital improvements to the City's Municipal Center campus, as described under the caption "USE OF PROCEEDS" and (c) paying expenses of issuance of the Series 2019 Certificates. Certain assets used in the City's operations (collectively, the "Site Leased Property") are to be leased by the City to the Aurora Capital Leasing Corporation ("ACLC") pursuant to a Site Lease dated as of October 15, 2019 (the "Site Lease"). The Site Leased Property and any improvements to the Site Leased Property, whether existing now or in the future (collectively, the "Leased Property") are to be leased back to the City by ACLC pursuant to a Lease Purchase Agreement dated as of October 15, 2019 (the "Lease"). The right, title and interest of ACLC in the revenues to be derived under the Lease has been assigned to UMB Bank, n.a., as Trustee (the "Trustee") pursuant to a Mortgage and Indenture of Trust dated as of October 15, 2019 (the "Indenture") between ACLC and the Trustee. Neither the Lease nor any Series 2019 Certificate constitutes a general obligation or other indebtedness of the City. *Neither the Lease nor any Series 2019 Certificate constitutes a multiple fiscal-year direct or indirect debt or other financial obligation of the City or obligates the City to make any payment beyond those appropriated for any fiscal year in which the Lease is in effect. The Lease is subject to annual renewal by the City.*

This cover page is not a summary of the issue. Investors should read the Official Statement in its entirety to make an informed investment decision.

The Series 2019 Certificates are offered when, as and if issued by the City and accepted by the Underwriters named below, subject to approval of validity by Kutak Rock LLP, Bond Counsel, and certain other conditions. Kutak Rock LLP has also been retained to assist the City in the preparation of this Official Statement. Certain legal matters will be passed upon for the City by the Office of the City Attorney and for the Underwriters by Stradling Yocca Carlson & Rauth, P.C. Hilltop Securities Inc. has acted as financial advisor to the City in connection with the Series 2019 Certificates. Delivery of the Series 2019 Certificates through DTC in New York, New York, is expected on or about October 29, 2019.

Stifel KeyBanc Capital Markets

The date of this Official Statement is October 16, 2019

[1] The City assumes no responsibility for the accuracy of the CUSIP numbers, which are included solely for the convenience of owners of the Series 2019 Certificates.
[2] Priced to yield to the earliest call date on which the Series 2019 Certificates may be optionally redeemed at par on December 1, 2029.

NEW ISSUE **RATINGS: S&P: "AA"**
BOOK-ENTRY-ONLY **Fitch: "AA-"**
(See "RATINGS")

In the opinion of Kutak Rock LLP, Bond Counsel, under existing laws, regulations, rulings and judicial decisions and assuming the accuracy of certain representations and continuing compliance by the City with certain covenants, the portion of the Base Rentals paid by the City with respect to the Series 2017B Certificates which is designated and paid as interest (including any original issue discount properly allocable to certain of the Series 2017B Certificates), as provided in the Lease, and received by the Owners of the Series 2017B Certificates, is excludable from gross income for federal and State of Colorado income tax purposes, is not a specific preference item for purposes of the federal alternative minimum tax and is excluded from the computation of State of Colorado alternative minimum tax. For a more complete description of such opinions of Bond Counsel, see "TAX MATTERS" herein.

$27,675,000

Certificates of Participation, Series 2017B

Evidencing Proportionate Undivided Interests in Rights to Receive Certain Revenues pursuant to a Lease Purchase Agreement between Aurora Capital Leasing Corporation and the

City of Aurora, Colorado

Dated: Date of Delivery **Due: December 1, as shown below**

The Certificates of Participation, Series 2017B (the "Series 2017B Certificates") will be issued in book-entry-only form, registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"), depository for the Series 2017B Certificates. Individual purchases are to be made in book-entry form in authorized denominations. Purchasers, as Beneficial Owners, will not receive certificates evidencing their ownership interest in the Series 2017B Certificates. Interest on the Series 2017B Certificates is payable December 1, 2017 and semiannually thereafter each June 1 and December 1 to and including the maturity dates shown below, unless the Series 2017B Certificates are redeemed earlier.

Year	Amount	Rate	Yield	CUSIP [1, ©]	Year	Amount	Rate	Yield	CUSIP [1, ©]
2018	$ 885,000	3.000%	0.950%	051556 JB5	2026	$1,270,000	5.000%	2.160%	051556 JK5
2019	910,000	4.000	1.050	051556 JC3	2027	1,335,000	5.000	2.300	051556 JL3
2020	945,000	5.000	1.200	051556 JD1	2028	1,400,000	5.000	2.400[2]	051556 JM1
2021	995,000	5.000	1.300	051556 JE9	2029	1,470,000	5.000	2.500[2]	051556 JN9
2022	1,045,000	5.000	1.450	051556 JF6	2030	1,545,000	5.000	2.600[2]	051556 JP4
2023	1,095,000	5.000	1.600	051556 JG4	2033	1,720,000	3.000	3.100	051556 JS8
2024	1,150,000	5.000	1.810	051556 JH2	2034	1,770,000	3.000	3.150	051556 JT6
2025	1,210,000	5.000	2.000	051556 JJ8	2035	1,825,000	3.000	3.200	051556 JU3

$3,290,000 3.000% Term Bond due December 1, 2032 Yield 3.000% CUSIP 051556 JR0 [©]

$3,815,000 3.125% Term Bond due December 1, 2037 Yield 3.250% CUSIP 051556 JW9 [©]

The Series 2017B Certificates are subject to optional redemption prior to maturity and also may be redeemed under certain circumstances as described under the caption "THE SERIES 2017B CERTIFICATES—Redemption."

The Series 2017B Certificates are issued for the purpose of (a) financing the costs of the design, construction and equipping (including acquisition of related vehicles) of three fire stations (the "Project") as described under the caption "USE OF PROCEEDS;" and (b) paying expenses of issuance of the Series 2017B Certificates. Certain assets used in the City's operations (collectively, the "Site Leased Property") are to be leased by the City to the Aurora Capital Leasing Corporation ("ACLC") pursuant to a Site Lease dated as of August 1, 2017 (the "Site Lease"). The Site Leased Property and any improvements to the Site Leased Property, whether existing now or in the future (collectively, the "Leased Property") are to be leased back to the City by ACLC pursuant to a Lease Purchase Agreement dated as of August 1, 2017 (the "Lease"). The right, title and interest of ACLC in the revenues to be derived under the Lease has been assigned to UMB Bank, n.a., as Trustee (the "Trustee") pursuant to a Mortgage and Indenture of Trust dated as of August 1, 2017 (the "Indenture") between ACLC and the Trustee. Neither the Lease nor any Series 2017B Certificate constitutes a general obligation or other indebtedness of the City. *Neither the Lease nor any Series 2017B Certificate constitutes a multiple fiscal-year direct or indirect debt or other financial obligation of the City or obligates the City to make any payment beyond those appropriated for any fiscal year in which the Lease is in effect. The Lease is subject to annual renewal by the City.*

This cover page is not a summary of the issue. Investors should read the Official Statement in its entirety to make an informed investment decision.

The Series 2017B Certificates are offered when, as and if issued by the City and accepted by the Underwriter named below, subject to approval of validity by Kutak Rock LLP, Bond Counsel, and certain other conditions. Kutak Rock LLP has also been retained to assist the City in the preparation of this Official Statement. Certain legal matters will be passed upon for the City by the Office of the City Attorney. Piper Jaffray & Co. has acted as financial advisor to the City in connection with the Series 2017B Certificates. Delivery of the Series 2017B Certificates through DTC in New York, New York, is expected on or about August 15, 2017.

Janney Montgomery Scott LLC

The date of this Official Statement is August 1, 2017

[1] The City assumes no responsibility for the accuracy of the CUSIP numbers, which are included solely for the convenience of owners of the Series 2017B Certificates.
[2] Priced to the earliest call date of December 1, 2027.

NEW ISSUE **RATINGS: S&P: "AA"**
BOOK-ENTRY-ONLY **Fitch: "AA-"**
(See "RATINGS")

In the opinion of Kutak Rock LLP, Bond Counsel, under existing laws, regulations, rulings and judicial decisions and assuming the accuracy of certain representations and continuing compliance by the City with certain covenants, the portion of the Base Rentals paid by the City with respect to the Series 2017 Certificates which is designated and paid as interest (including any original issue discount properly allocable to certain of the Series 2017 Certificates), as provided in the Lease, and received by the Owners of the Series 2017 Certificates, is excludable from gross income for federal and State of Colorado income tax purposes, is not a specific preference item for purposes of the federal alternative minimum tax and is excluded from the computation of State of Colorado alternative minimum tax. See the caption "TAX MATTERS."

$28,865,000

Certificates of Participation, Series 2017

Evidencing Proportionate Undivided Interests in Rights to Receive Certain Revenues pursuant to a Lease Purchase Agreement between Aurora Capital Leasing Corporation and the

City of Aurora, Colorado

Dated: Date of Delivery **Due: December 1, as shown below**

The Certificates of Participation, Series 2017 (the "Series 2017 Certificates") will be issued in book-entry-only form, registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"), depository for the Series 2017 Certificates. Individual purchases are to be made in book-entry form in authorized denominations. Purchasers, as Beneficial Owners, will not receive certificates evidencing their ownership interest in the Series 2017 Certificates. Interest on the Series 2017 Certificates is payable December 1, 2017 and semiannually thereafter each June 1 and December 1 to and including the maturity dates shown below, unless the Series 2017 Certificates are redeemed earlier.

Year	Amount	Rate	Yield	CUSIP [1, ©]	Year	Amount	Rate	Yield	CUSIP [1, ©]
2017	$ 220,000	2.00%	0.90%	051556 HE1	2027	$ 930,000	5.00%	2.47%[2]	051556 HQ4
2018	665,000	2.00	1.06	051556 HF8	2028	975,000	5.00	2.58[2]	051556 HR2
2019	680,000	3.00	1.21	051556 HG6	2029	1,025,000	5.00	2.71[2]	051556 HS0
2020	700,000	3.00	1.36	051556 HH4	2030	1,075,000	5.00	2.79[2]	051556 HT8
2021	720,000	4.00	1.57	051556 HJ0	2031	1,130,000	5.00	2.89[2]	051556 HU5
2022	750,000	4.00	1.74	051556 HK7	2032	1,185,000	5.00	2.98[2]	051556 HV3
2023	780,000	4.00	1.90	051556 HL5	2033	1,245,000	5.00	3.04[2]	051556 HW1
2024	810,000	4.00	2.03	051556 HM3	2034	1,305,000	5.00	3.10[2]	051556 HX9
2025	840,000	5.00	2.22	051556 HN1	2035	1,370,000	5.00	3.15[2]	051556 HY7
2026	885,000	5.00	2.35	051556 HP6	2036	1,440,000	3.50	3.62	051556 HZ4

$10,135,000 5.00% Term Certificates due December 1, 2042 – Yield: 3.31%[2] CUSIP Number: 051556 JA7 [1, ©]

The Series 2017 Certificates are subject to optional redemption prior to maturity and also may be redeemed under certain circumstances as described under the caption "THE SERIES 2017 CERTIFICATES—Redemption."

The Series 2017 Certificates are issued for the purpose of (a) financing the costs of the design and construction of a community recreation center (the "Project") as described under the caption "USE OF PROCEEDS;" and (b) paying expenses of issuance of the Series 2017 Certificates. Certain assets used in the City's operations (collectively, the "Site Leased Property") are to be leased by the City to the Aurora Capital Leasing Corporation ("ACLC") pursuant to a Site Lease dated as of May 1, 2017 (the "Site Lease"). The Site Leased Property and any improvements to the Site Leased Property, whether existing now or in the future (collectively, the "Leased Property") is to be leased back to the City by ACLC pursuant to a Lease Purchase Agreement dated as of May 1, 2017 (the "Lease"). The right, title and interest of ACLC in the revenues to be derived under the Lease has been assigned to UMB Bank, n.a., as Trustee (the "Trustee") pursuant to a Mortgage and Indenture of Trust dated as of May 1, 2017 (the "Indenture") between ACLC and the Trustee. Neither the Lease nor any Series 2017 Certificate constitutes a general obligation or other indebtedness of the City. *Neither the Lease nor any Series 2017 Certificate constitutes a multiple fiscal-year direct or indirect debt or other financial obligation of the City or obligates the City to make any payment beyond those appropriated for any fiscal year in which the Lease is in effect. The Lease is subject to annual renewal by the City.*

This cover page is not a summary of the issue. Investors should read the Official Statement in its entirety to make an informed investment decision.

The Series 2017 Certificates are offered when, as and if issued by the City and accepted by the Underwriter named below, subject to approval of validity by Kutak Rock LLP, Bond Counsel, and certain other conditions. Kutak Rock LLP has also been retained to assist the City in the preparation of this Official Statement. Certain legal matters will be passed upon for the City by the Office of the City Attorney and for the Underwriter by Stradling Yocca Carlson & Rauth, P.C. Piper Jaffray & Co. has acted as financial advisor to the City in connection with the Series 2017 Certificates. Delivery of the Series 2017 Certificates through DTC in New York, New York, is expected on or about May 2, 2017.

STIFEL

The date of this Official Statement is April 18, 2017.

[1] The City assumes no responsibility for the accuracy of the CUSIP numbers, which are included solely for the convenience of owners of the Series 2017 Certificates.
[2] Priced to earliest call date of December 1, 2026.

NEW ISSUE—BOOK-ENTRY-ONLY

RATINGS: Moody's: "Aa2"
Fitch: "AA-"
(See "RATINGS")

In the opinion of Kutak Rock LLP, Bond Counsel, under existing laws, regulations, rulings and judicial decisions and assuming the accuracy of certain representations and continuing compliance by the City with certain covenants, the portion of the Base Rentals paid by the City with respect to the Series 2015 Certificates which is designated and paid as interest, as provided in the Lease, and received by the Owners of the Series 2015 Certificates, is excludable from gross income for federal and State of Colorado income tax purposes, is not a specific preference item for purposes of the federal alternative minimum tax and is excluded from the computation of State of Colorado alternative minimum tax. See the caption "TAX MATTERS."

$24,340,000
Certificates of Participation, Series 2015
Evidencing Proportionate Undivided Interests in Rights to Receive Certain
Revenues pursuant to a Lease Purchase Agreement between
Aurora Capital Leasing Corporation and the
City of Aurora, Colorado

Dated: Date of Delivery **Due: December 1, as shown below**

The Certificates of Participation, Series 2015 (the "Series 2015 Certificates") will be issued in book-entry-only form, registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"), depository for the Series 2015 Certificates. Individual purchases are to be made in book-entry form in authorized denominations. Purchasers, as Beneficial Owners, will not receive certificates evidencing their ownership interest in the Series 2015 Certificates. Interest on the Series 2015 Certificates is payable December 1, 2015 and semiannually thereafter each June 1 and December 1 to and including the maturity dates shown below, unless the Series 2015 Certificates are redeemed earlier.

Year	Amount	Rate	Yield	CUSIP[©]	Year	Amount	Rate	Yield	CUSIP[©]
2016	$625,000	3.500%	0.750%	051556 GD4	2029 [1]	$ 975,000	3.500%	3.400%	051556 GS1
2017	645,000	3.500	1.150	051556 GE2	2030	1,010,000	3.500	3.500	051556 GT9
2018	665,000	3.500	1.500	051556 GF9	2031	1,045,000	3.500	3.550	051556 GU6
2019	690,000	3.500	1.700	051556 GG7	2032	1,080,000	3.500	3.600	051556 GV4
2020	715,000	3.500	1.950	051556 GH5	2033	1,120,000	3.625	3.650	051556 GW2
2021	740,000	3.500	2.150	051556 GJ1	2034	1,160,000	3.625	3.700	051556 GX0
2022	765,000	3.500	2.380	051556 GK8	2035	1,200,000	3.750	3.750	051556 GY8
2023	795,000	3.500	2.550	051556 GL6	2036	1,245,000	3.750	3.770	051556 GZ5
2024	820,000	3.500	2.750	051556 GM4	2037	1,290,000	3.750	3.800	051556 HA9
2025	850,000	3.500	2.900	051556 GN2	2038	1,340,000	3.750	3.830	051556 HB7
2026 [1]	880,000	3.500	3.100	051556 GP7	2039	1,390,000	3.750	3.850	051556 HC5
2027 [1]	910,000	3.500	3.250	051556 GQ5	2040	1,445,000	3.750	3.870	051556 HD3
2028 [1]	940,000	3.500	3.350	051556 GR3					

The Series 2015 Certificates are subject to optional redemption prior to maturity and also may be redeemed under certain circumstances as described under the caption "THE SERIES 2015 CERTIFICATES—Redemption."

The Series 2015 Certificates are issued for the purpose of (a) financing a portion of the costs of the design and construction of a public safety training facility (the "Project") as described under the caption "USE OF PROCEEDS;" (b) funding capitalized interest in connection with the 2015 Certificates; and (c) paying expenses of issuance of the Series 2015 Certificates. Certain assets used in the City's operations (collectively, the "Leased Property") are to be leased to the City by the Aurora Capital Leasing Corporation ("ACLC") pursuant to a Lease Purchase Agreement dated as of May 1, 2015 (the "Lease"). The right, title and interest of ACLC in the revenues to be derived under the Lease has been assigned to U.S. Bank National Association, Denver, Colorado, as Trustee (the "Trustee") pursuant to a Mortgage and Indenture of Trust dated as of May 1, 2015 (the "Indenture") between ACLC and the Trustee. Neither the Lease nor any Series 2015 Certificate constitutes a general obligation or other indebtedness of the City. *Neither the Lease nor any Series 2015 Certificate constitutes a multiple fiscal-year direct or indirect debt or other financial obligation of the City or obligates the City to make any payment beyond those appropriated for any fiscal year in which the Lease is in effect. The Lease is subject to annual renewal by the City.*

This cover page is not a summary of the issue. Investors should read the Official Statement in its entirety to make an informed investment decision.

The Series 2015 Certificates are offered when, as and if issued by the City and accepted by the Underwriter named below, subject to approval of validity by Kutak Rock LLP, Bond Counsel, and certain other conditions. Kutak Rock LLP has also been retained to assist the City in the preparation of this Official Statement. Certain legal matters will be passed upon for the City by the Office of the City Attorney. Piper Jaffray & Co. has acted as financial advisor to the City in connection with the Series 2015 Certificates. Delivery of the Series 2015 Certificates through DTC in New York, New York, is expected on or about May 28, 2015.

RBC Capital Markets

The date of this Official Statement is May 12, 2015.

---

[1] The City assumes no responsibility for the accuracy of the CUSIP number, which is included solely for the convenience of owners of the Series 2015 Bonds.
[2] Priced to the earliest call date of December 1, 2025.

NEW ISSUE—BOOK-ENTRY-ONLY **RATINGS: Moody's: "Aa2"**
S&P: "AA-"
(See "RATINGS")

In the opinion of Kutak Rock LLP, Bond Counsel, under existing laws, regulations, rulings and judicial decisions and assuming the accuracy of certain representations and continuing compliance by the City with certain covenants, the portion of the Base Rentals paid by the City with respect to the Series 2014 Certificates which is designated and paid as interest, as provided in the Lease, and received by the Owners of the Series 2014 Certificates, is excludable from gross income for federal and State of Colorado income tax purposes, is not a specific preference item for purposes of the federal alternative minimum tax and is excluded from the computation of State of Colorado alternative minimum tax. See the caption "TAX MATTERS."

$21,775,000
Certificates of Participation, Series 2014
Evidencing Proportionate Undivided Interests in Rights to Receive Certain Revenues pursuant to a Lease Purchase Agreement between Aurora Capital Leasing Corporation and the
City of Aurora, Colorado

Dated: Date of Delivery **Due: December 1, as shown below**

The Certificates of Participation, Series 2014 (the "Series 2014 Certificates") will be issued in book-entry-only form, registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"), depository for the Series 2014 Certificates. Individual purchases are to be made in book-entry form in authorized denominations. Purchasers, as Beneficial Owners, will not receive certificates evidencing their ownership interest in the Series 2014 Certificates. Interest on the Series 2014 Certificates is payable June 1, 2015 and semiannually thereafter each June 1 and December 1 to and including the maturity dates shown below, unless the Series 2014 Certificates are redeemed earlier.

Year	Amount	Rate	Yield	CUSIP©	Year	Amount	Rate	Yield	CUSIP©
2015	$ 760,000	2.00%	0.35%	051556 FT0	2020	$2,300,000	5.00%	1.87%	051556 FY9
2016	1,965,000	3.00	0.70	051556 FU7	2021	2,420,000	5.00	2.08	051556 FZ6
2017	2,025,000	4.00	1.00	051556 FV5	2022	2,540,000	5.00	2.25	051556 GA0
2018	2,110,000	4.00	1.30	051556 FW3	2023	2,665,000	5.00	2.33	051556 GB8
2019	2,190,000	5.00	1.61	051556 FX1	2024	2,800,000	5.00	2.42	051556 GC6

The Series 2014 Certificates are not subject to optional redemption prior to maturity but may be redeemed under certain circumstances as described under the caption "THE SERIES 2014 CERTIFICATES—Redemption."

The Series 2014 Certificates are issued for the purpose of (a) financing the expansion of the Aurora Sports Park (the "Sports Park Project") and improvements to the City's existing public safety communications system (the "E-911 Project" and together with the Sports Park Project, the "Project") as described under the caption "USE OF PROCEEDS;" and (b) paying expenses of issuance of the Series 2014 Certificates. Certain assets used in the City's operations (collectively, the "Leased Property") are leased to the City by the Aurora Capital Leasing Corporation ("ACLC") pursuant to a Lease Purchase Agreement dated as of December 1, 2014 (the "Lease"). The right, title and interest of ACLC in the revenues to be derived under the Lease has been assigned to US Bank National Association, Denver, Colorado, as Trustee (the "Trustee") pursuant to a Mortgage and Indenture of Trust dated as of December 1, 2014 (the "Indenture") between ACLC and the Trustee. Neither the Lease nor any Series 2014 Certificate constitutes a general obligation or other indebtedness of the City. *Neither the Lease nor any Series 2014 Certificate constitutes a multiple fiscal-year direct or indirect debt or other financial obligation of the City or obligates the City to make any payment beyond those appropriated for any fiscal year in which the Lease is in effect. The Lease is subject to annual renewal by the City.*

This cover page is not a summary of the issue. Investors should read the Official Statement in its entirety to make an informed investment decision.

The Series 2014 Certificates are offered when, as and if issued, subject to approval of validity by Kutak Rock LLP, Bond Counsel, and certain other conditions. Kutak Rock LLP has also been retained to assist the City in the preparation of this Official Statement. Certain legal matters will be passed upon for the City by the Office of the City Attorney, and for the Underwriter by Greenberg Traurig, LLP. Piper Jaffray & Co. has acted as financial advisor to the City in connection with the Series 2014 Certificates. Delivery of the Series 2014 Certificates through DTC in New York, New York, is expected on or about December 30, 2014.

STIFEL

The date of this Official Statement is December 16, 2014.

MOODY'S
INVESTORS SERVICE

CREDIT OPINION
2 October 2019

Rate this Research

Contacts

Grayson Nichols +1.214.979.6851
VP-Senior Analyst
grayson.nichols@moodys.com

Gera M. McGuire +1.214.979.6850
VP-Sr Credit Officer/Manager
gera.mcguire@moodys.com

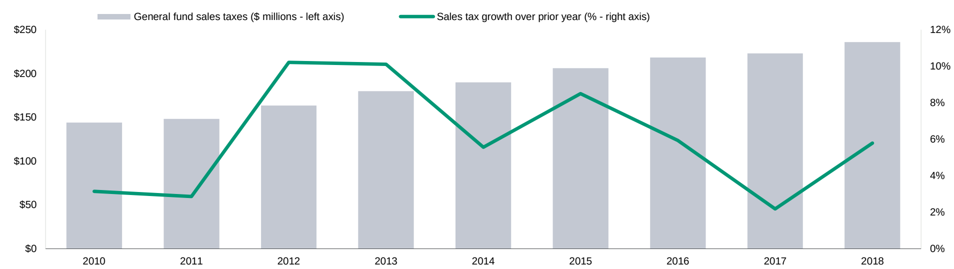
Aurora (City of) CO

Update following upgrade to Aaa

Summary

Aurora, CO's (Aaa stable) strong credit profile benefits from its large, growing and diverse economy with a favorable location in the Denver metropolitan area. The credit profile also benefits from a minimal debt burden and modest unfunded pension liabilities, which leads to a very manageable fixed cost burden. The profile also benefits from strong financial management and the maintenance of healthy operating reserves. The strong credit attributes are weighed against the city's wealth and income indices that trend below that of the nation as well as its heavy reliance on economically sensitive sales tax revenues.

Exhibit 1
Strong sales tax growth indicative of city's vibrant and expanding economy



Source: Aurora, CO's CAFRs

On October 2, 2019, Moody's upgraded the city's issuer rating to Aaa from Aa1 and its outstanding essential lease appropriation debt to Aa1 from Aa2.

Credit strengths

» Large tax base and strong economy that participates in vibrant Denver metropolitan area

» Strong financial management with history of adherence to policies

» Low debt burden with affordable fixed costs

Credit challenges

» Reliance on economically sensitive sales and use tax revenues

» Average wealth and income profile below similarly rated local governments

Rating outlook

The stable outlook reflects Moody's expectation that the city's economy will continue to remain strong as it participates in the vibrant and expanding Denver metropolitan area. The outlook also reflects Moody's anticipation that management will continue to adhere to policies and maintain healthy financial operations and reserve levels.

Factors that could lead to an upgrade

» Not applicable

Factors that could lead to a downgrade

» Sustained economic contractions measured by material declines in taxable values or sales taxes

» Trend of operating deficits that decrease general fund reserves

» Substantial increases in the city's debt burden and fixed costs

Key indicators

Exhibit 2

Aurora (City of) CO	2014	2015	2016	2017	2018
Economy/Tax Base					
Total Full Value ($000)	$22,472,969	$22,695,478	$29,529,555	$29,818,794	$38,919,638
Population	339,480	345,867	351,131	357,323	374,154
Full Value Per Capita	$66,198	$65,619	$84,098	$83,451	$104,020
Median Family Income (% of US Median)	92.2%	92.7%	93.9%	94.3%	94.3%
Finances					
Operating Revenue ($000)	$288,658	$310,269	$329,353	$338,653	$357,308
Fund Balance ($000)	$89,239	$93,457	$101,970	$108,933	$117,778
Cash Balance ($000)	$79,067	$79,629	$60,359	$69,280	$78,594
Fund Balance as a % of Revenues	30.9%	30.1%	31.0%	32.2%	33.0%
Cash Balance as a % of Revenues	27.4%	25.7%	18.3%	20.5%	22.0%
Debt/Pensions					
Net Direct Debt ($000)	$126,759	$168,652	$176,337	$230,837	$241,065
3-Year Average of Moody's ANPL ($000)	$369,523	$388,712	$407,746	$448,873	$473,356
Net Direct Debt / Full Value (%)	0.6%	0.7%	0.6%	0.8%	0.6%
Net Direct Debt / Operating Revenues (x)	0.4x	0.5x	0.5x	0.7x	0.7x
Moody's - adjusted Net Pension Liability (3-yr average) to Full Value (%)	1.6%	1.7%	1.4%	1.5%	1.2%
Moody's - adjusted Net Pension Liability (3-yr average) to Revenues (x)	1.3x	1.3x	1.2x	1.3x	1.3x

Operating funds include the General and ACLC Debt Service funds
Source: Aurora, CO's CAFRs; Moody's Investors Service; US Census

Profile

Aurora is located on the front range of the Rocky Mountains in the north-central part of the State of Colorado (Aa1 stable). The city participates in the Denver metropolitan area, which serves as the retail, financial, transportation and distribution center of the Rocky Mountain region. The city encompasses roughly 160 square miles and has an estimated population of 374,154 as of December 31, 2018.

Detailed credit considerations

Economy and tax base: large tax base within Denver metro area

The city's economy and tax base will remain strong over the near term. Given its location along the eastern edge of the City and County of Denver (Aaa stable) and close proximity to Denver International Airport (A1 stable), the city benefits from the economic strength of the vibrant Denver metropolitan statistical area, which continues to experience economic expansion and boasts a highly educated workforce. Along with the greater Denver area, Aurora was only modestly affected by the great recession compared to other large cities, and has now been in a long period of expansion based on growth in healthcare, housing, and other commercial activities.

Aurora's large tax base did decline by roughly 10% following the great recession and remained fairly stagnant through fiscal 2015 given lingering effects, but significant economic growth and activity commenced in fiscal 2014 and was realized in the city's fiscal 2016 full property tax valuation. Moody's notes that the assessment figures lag real market activity by approximately two years. Appreciation of existing property as well as a large number of new commercial and residential developments generated very strong full value growth in the fiscal 2016 and 2018 reevaluation cycles of roughly 30% each to reach a very large $38.9 billion full valuation. Full value for 2019, which was not a reassessment year, shows growth of about 3.4% to roughly $40.2 billion, reflective primarily of new residential construction. Given the lag in assessments and ongoing expansion, the preliminary fiscal 2020 reevaluation is expected to result in another strong 23% growth to roughly $49.4 billion.

Aurora's economic base is expected to continue to benefit from the ongoing development at and around the former Fitzsimons Army Medical Center (now Anschutz Medical Center), which currently houses the University of Colorado Health and Science Center, the University of Colorado Hospital, the Children's Hospital, and a recently opened regional Veterans Administration hospital. The medical campus currently employs 21,000 individuals and is projected to reach over 42,000 by build out. Buckley Air Force Base remains a significant institutional presence and the city's largest single employer with approximately 12,000 employees. Ample developable land, proximity to the airport and other mass transit systems, and new affordable housing opportunities has positioned Aurora favorably to continue to experience growth in the coming years.

The city's population continues to grow, with current estimates of roughly 375,000 people, representing a 15% increase since the 2010 census. The city's resident income levels are slightly below average as measured by median family income at 82.8% of Colorado and 94.3% of the US. Unemployment for the city is very low at just 3.1% as of July 2019, according to data from the Bureau of Labor Statistics.

Financial operations and reserves: healthy reserves levels; heavy reliance on economically sensitive revenues

Aurora's sound fiscal management is expected to continue with support from growing revenues like sales taxes, charges for services and property taxes. Management maintains a reserve target of an unassigned General Fund balance equal to 10% of budgetary operating expenditures. The city also maintains an additional 1-3% General Fund operating reserve as well as the 3% Taxpayer Bill of Rights (TABOR) reserve required by state law. Given favorable operating performance in recent years and strong growth in sales taxes, reserve levels exceed these targets and have afforded additional operating flexibility. At the same time, economically sensitive sales and use taxes make up roughly two-thirds of general fund revenues, which exposes the city to budgetary pressures during economic recessions. Sales taxes declined by roughly 8% following the last recession, but have experienced significant growth since and have averaged 7.5% annually over the last five years.

Indicative of conservative budgeting and growing revenue streams, Aurora has posted 8 general fund surpluses over the last 9 years (fiscal 2010 to 2018), which added roughly $62.6 million to the city's available general fund balance. Audited fiscal 2018 results indicated a favorable $10.9 million operating surplus, which increased the available general fund balance to $109.3 million, or a solid 30.4% of revenues. When including the city's debt service fund, total available reserves were healthy at $117.8 million, or 33% of total revenues. Moody's notes that these levels of reserves far exceed policy levels and give ample cushion for potential declines in sales taxes caused by economic recession.

Management adopted a balanced budget for fiscal 2019, but plans to use roughly $10 million in reserves for one-time capital projects. Officials report that the planned uses of reserves could potentially be less than anticipated given solid budgetary performance year-to-date, including a 8% increase in sales taxes over the prior year. If the draw is fully realized, available reserves are anticipated to remain well above policy levels and still provide ample cushion for potential declines in sales taxes caused by economic recession in the future.

LIQUIDITY

Liquidity maintained in the city's general fund was $70.1 million as of fiscal year end 2018 (a satisfactory 19.5% of revenues). Inclusive of the city's debt service fund, the total operating funds liquidity of $78.6 million equated to an adequate 22% of operating revenues.

Debt and pensions: low debt and modest pension liabilities equates to affordable fixed cost burden

The city's debt burden is expected to remain low given the lack of major debt issuance plans as well as the growing full property tax valuation and operating revenues. Following the Series 2019 issuance, the city will have $149.7 million in outstanding certificates of participation (COP) and $42.7 million in capital leases, equating to a low 0.5% of the fiscal 2019 full valuation and only 0.54 times operating revenues. There are no current major debt issuance plans as the city continues to augment capital spending with annual general fund revenues that are transferred to the city's capital projects fund. At fiscal year-end 2018, the capital projects fund had roughly $80.5 million in reserves that will be used on future capital outlay.

Annual payments on the certificates of participation of roughly $15.5 million is an affordable lease burden of 4.3% of the city's fiscal 2018 operating fund revenues. When including the capital leases, the $21.5 million annual payment remains modest at 6% of operating revenues. Lease payments are subject to annual appropriation; however, we consider the risk of non-payment for Aurora's leases as remote given strong management, the modest appropriation burden, and essential nature of the leased assets.

DEBT STRUCTURE

Principal amortization on the outstanding leases is average at 60.4% repaid in ten years. All COP debt matures in fiscal 2042.

DEBT-RELATED DERIVATIVES

The city is not party to any derivative agreements.

PENSIONS AND OPEB

Although the city's pension burden exceeds bonded debt, it is expected to remain manageable given adequate annual contributions as well as the city's choices to offer certain employees defined contribution retirement plans. The city participates in 6 defined benefit pension plans of which 2 are closed (the old hire fire and police plans). The largest of the 6 plans in terms of participation is the General Employees' Retirement plan, but the two closed public safety plans carry the largest unfunded liabilities. All current police officers participate in one of the city's defined contribution plans and the city's firefighters participate in a statewide cost sharing defined benefit plan.

The aggregated Moody's adjusted net pension liability (ANPL) for the 6 defined benefit plans totals $489.7 million, or roughly 1.4 times the city's operating revenues, or 1.3% of the city's full valuation. The three year average ANPL to operating revenues has remained fairly consistent at 1.4 times operating revenues.

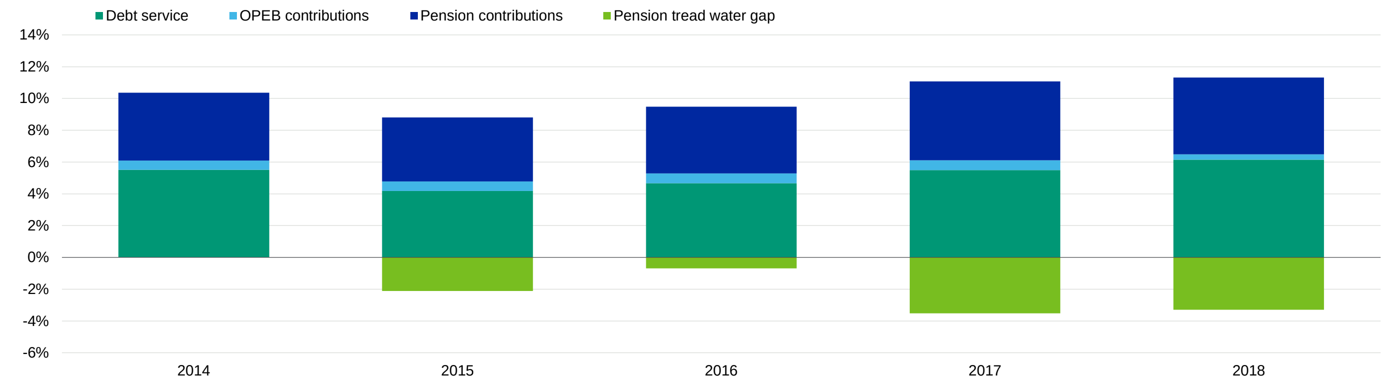
Favorably, annual contributions over the last 4 years into the 6 plans exceed Moody's tread water indicator, which is the amount necessary to keep unfunded liabilities from growing under reported assumptions. In fiscal 2018, the city's annual contributions into the plans of $17.3 million represented 315% of the $5.5 million tread water indicator.

The city does offer other post employment benefits (OPEB) through its group health insurance plan. The Moody's adjusted net OPEB liability is minimal at $15.9 million, or just 4% of operating revenues.

Given the city's low leverage, fixed costs related to debt, OPEB, and pensions remain very affordable and provide the city with operating flexibility (see Exhibit 3). All in fixed costs equated to a very manageable 11% of fiscal 2018 operating revenues, but would fall to just 7.6% when using Moody's tread water indicator instead of the actual pension contributions.

Exhibit 3

Low fixed costs provide the city with ample operating flexibility



Negative tread water gap signals annual pension contributions exceed tread water indicator

Source: Aurora, CO's CAFRs; Moody's Investors Service

Management and governance: strong management team

The city is a home rule city and operates under a council manager form of government. Financial and capital management of the city is conservative and forward looking, evidenced by healthy reserves, detailed financial policies, and continued investment in infrastructure based on long-range planning.

Colorado cities have an Institutional Framework score of “Aa”,or strong. Economically sensitive sales taxes, one of the sector's major revenue sources, can be raised incrementally with voter approval, which allows for moderate revenue-raising ability. Unpredictable revenue fluctuations tend to be minor, or under 5% annually. Across the sector, fixed and mandated costs are generally less than 25% of expenditures and are primarily debt service expenditures. Unpredictable expenditure fluctuations tend to be minor, under 5% annually.

Rating methodology and scorecard factors

The US Local Government General Obligation Debt methodology includes a scorecard, a tool providing a composite score of a local government's credit profile based on the weighted factors we consider most important, universal and measurable, as well as possible notching factors dependent on individual credit strengths and weaknesses. Its purpose is not to determine the final rating, but rather to provide a standard platform from which to analyze and compare local government credits.

Exhibit 4

Aurora (City of) CO

Rating Factors	Measure	Score
Economy/Tax Base (30%) [1]		
Tax Base Size: Full Value (in 000s)	$49,400,000	Aaa
Full Value Per Capita	$132,031	Aa
Median Family Income (% of US Median)	94.3%	Aa
Notching Factors:[2]		
Institutional Presence		Up
Finances (30%)		
Fund Balance as a % of Revenues	33.0%	Aaa
5-Year Dollar Change in Fund Balance as % of Revenues	10.4%	Aa
Cash Balance as a % of Revenues	22.0%	Aa
5-Year Dollar Change in Cash Balance as % of Revenues	2.0%	A
Notching Factors:[2]		
Unusually volatile revenue structure		Down
Management (20%)		
Institutional Framework	Aa	Aa
Operating History: 5-Year Average of Operating Revenues / Operating Expenditures	1.0x	A
Debt and Pensions (20%)		
Net Direct Debt / Full Value (%)	0.5%	Aaa
Net Direct Debt / Operating Revenues (x)	0.6x	Aa
3-Year Average of Moody's Adjusted Net Pension Liability / Full Value (%)	1.0%	Aa
3-Year Average of Moody's Adjusted Net Pension Liability / Operating Revenues (x)	1.3x	A
Notching Factors:[2]		
Other Analyst Adjustment to Debt and Pensions Factor (specify): Low fixed costs with pension contributions exceeding tread water indicator		Up
Standardized Adjustments [3]: Unusually strong or weak security features: Secured by statute		Up
	Scorecard-Indicated Outcome	Aaa
	Assigned Rating	Aaa

[1] Economy measures are based on data from the most recent year available.
[2] Notching Factors are specifically defined in the US Local Government General Obligation Debt methodology dated September 27, 2019.
[3] Standardized adjustments are outlined in the GO Methodology Scorecard Inputs Updated for 2019 publication
Source: Aurora, CO's CAFRs; Moody's Investors Service; US Census

REPORT NUMBER 1197097

Contacts

Grayson Nichols +1.214.979.6851
VP-Senior Analyst
grayson.nichols@moodys.com

CLIENT SERVICES

Americas	1-212-553-1653
Asia Pacific	852-3551-3077
Japan	81-3-5408-4100
EMEA	44-20-7772-5454

MOODY'S
INVESTORS SERVICE

S&P Global
Ratings

RatingsDirect®

Summary:

Aurora, Colorado; Appropriations

Primary Credit Analyst:
Michael Parker, Centennial + 1 (303) 721 4701; michael.parker@spglobal.com

Secondary Contact:
Angel Bacio, Centennial + 1 (303) 721 4671; angel.bacio@spglobal.com

Table Of Contents

Summary:

Aurora, Colorado; Appropriations

Credit Profile		
US$62.12 mil rfdg and imp certs of part ser 2019 dtd 10/24/2019 due 12/01/2036		
Long Term Rating	AA/Positive	New
Aurora APPROP		
Long Term Rating	AA/Positive	Outlook Revised

Rationale

S&P Global Ratings revised its outlook to positive from stable and affirmed its 'AA' long-term rating on Aurora, Colo.'s appropriation debt outstanding. At the same time, S&P Global Ratings assigned its 'AA' long-term rating, with a positive outlook, to the city's series 2019 (estimated par amount: $62.12 million) certificates of participation (COPs).

The revised outlook reflects the city's large and continually growing tax base in the Denver-Aurora-Lakewood metropolitan statistical area (MSA), as property wealth continues to increase through additional development and valuation increases. Citywide actual property values (market value) have grown an aggregate 118% since 2014. While broader and local economic characteristics remain strong, in recent years the city has benefitted from strong growth in sales taxes, which are the largest source of general fund revenue. As a result, the city's operations have remained strong dating back several years, and general fund reserves have been maintained at a very strong level. Adding to the city's credit strength are management's very strong financial policies, including a broader managerial philosophy of conservative revenue projections even though the economy and tax base continue to improve. These budget practices support our belief that the city is in a strong position financially to handle an economic downturn or slowdown. Finally, the outlook reflects our view of the city's manageable and relatively low overall debt profile.

Security and purpose

The city's series 2019 and existing appropriation obligations represent an interest in lease payments the city makes, as lessee, for the use of city facilities. Payments related to the series 2019 obligations will be for the use of the city's police headquarters, a municipal parking structure, the municipal courthouse, and the city's detention center, all of which are already developed structures. Lease payments are subject to annual appropriation, and the city does not have the right or obligation to abate lease payments in the event of nonuse of the facilities. Payments are not subject to set-off or counterclaim, and the city is responsible for maintenance, taxes, and utilities. Our ratings on the city's appropriation obligations are one notch below the city issuer credit rating. Of the estimated $62.12 million par amount, approximately $55.5 million will be used to refund the city's 2009 COPs outstanding, and roughly $6.6 million will be used to fund various capital improvements around the Aurora Municipal Center Campus.

Credit fundamentals

The rating reflects our view of the city's:

- Strong economy, with access to a broad and diverse MSA;

- Very strong management, with strong financial policies and practices under our Financial Management Assessment (FMA) methodology;
- Strong budgetary performance, with an operating surplus in the general fund and a slight operating surplus at the total governmental fund level in fiscal 2018;
- Very strong budgetary flexibility, with an available fund balance in fiscal 2018 of 37% of operating expenditures;
- Very strong liquidity, with total government available cash at 29.1% of total governmental fund expenditures and 6.2x governmental debt service, and access to external liquidity we consider strong;
- Very strong debt and contingent liability profile, with debt service carrying charges at 4.7% of expenditures and net direct debt that is 32.4% of total governmental fund revenue, as well as low overall net debt at less than 3% of market value; and
- Strong institutional framework score.

Strong economy

The city serves a 160-square-mile area spanning the eastern area of the Denver metropolitan region and is just south of the Denver International Airport. With an estimated population of 375,000, Aurora is located in Adams, Arapahoe, and Douglas counties within the Denver-Aurora-Lakewood MSA, which we consider broad and diverse. The city has a projected per capita effective buying income of 94% of the national level and per capita market value of $131,300. The city's actual property value grew by 22.8% over the past year to $49.4 billion (this total is preliminary until it is officially certified in December of 2019). The weighted-average unemployment rate of the counties was 3.2% in 2018.

The city's market value fluctuated before and after the Great Recession, with the largest single-year decline being 10% (2010 collection year), but has grown at an average annual rate of 12.8% since 2014. The majority of the increases occurred in revaluation years, with assessed value (AV) rising by 21.3%, 17.9%, and 21.5% in fiscals 2016, 2018, and 2020, respectively. In addition to the revaluation of property, several large scale residential, commercial, and industrial projects have come online in recent years. Although their facilities generally do not include taxable property, we believe that the city's economy benefits from the anchoring effect of the University of Colorado Anschutz Medical Campus (21,000 employees consisting of the university operations and those of other entities) and Buckley Air Force Base (approximately 12,000 airmen and staff). We understand that both facilities generate demand for ancillary services across the city. Moreover, the Rocky Mountain Regional Veterans Administration Medical Center opened in August of 2018, and has already contributed to significant employment growth its first year of operation. Officials expect further growth remain in the next several years, given the continued development occurring throughout the city.

The city's property tax base is very diverse, in our view, with the 10 leading property taxpayers accounting for roughly 9.2% of total AV in 2019. Other major developments that have come online in recent years include a 1 million-square-foot Amazon.com distribution center, the Gaylord Rockies Resort and Convention Center complex including 485,000 square feet of meeting and exhibition space and an over 1,500-room hotel, and a new, 10.5-mile Regional Transportation District (RTD) light rail line with 10 stops in the city. The city has secured long-term water supply and conveyance and is positioned well to absorb regional housing, commercial, and industrial demand, with a large footprint of developable land and what management reports are significant infill opportunities. The city has significant transportation infrastructure in place to facilitate access to regional employment centers, including multiple interstate highways and RTD light rail and bus routes.

Very strong management

We view the city's management as very strong, with strong financial policies and practices under our FMA methodology, indicating financial practices are strong, well embedded, and likely sustainable.

Our assessment of the city's policies and practices reflects its:

- Analytic approach to revenue and cost trends, along with external economic forecasting sources, to build budget assumptions, which are transparently outlined in a comprehensive budget document;
- Quarterly budget-to-actual discussions with council and the production of detailed reports that include narratives explaining performance for each presented fund;
- Annual updates to five-year financial forecasts, which include transparent discussions of supportable assumptions and clear use of projections to inform current-year budget discussions;
- Annual updates to five-year capital plans, which are integrated into financial forecasts and clearly identify capital spending by year, although funding sources are not reported on a rolled-up basis;
- Formal internal investment policy with qualitative explanation and quantitative portfolio allocation guidelines, supported by quarterly reports on holdings and performance that include brief macroeconomic narratives;
- Debt policy that includes a clear conceptual framework, a detailed swap policy, and limited ratio constraints, although its annual "debtbook" provides strong transparency as to debt obligations, including private placement financings; and
- Two-pronged reserve policy that includes 1% to 3% of budgetary revenue as a cushion against unexpected events and 10% of budgetary operating expenditures (excluding certain transfers) to manage longer-term structural challenges such as economic downturns.

Strong budgetary performance

Aurora's budgetary performance is strong, in our opinion. The city had surplus operating results in the general fund of 3.8% of expenditures, and slight surplus results across all governmental funds of 0.9% in fiscal 2018.

Our calculation of the city's financial performance includes adjustments to treat recurring transfers in and out of the general fund as revenue and expenditures, respectively. The city's general fund performances have been strong in recent years, demonstrated by an operating surplus or essentially balanced operations (after net transfers) in every year within the last decade. Management attributes the positive general fund performances in recent years to conservative and comprehensive budgeting, along with robust sales tax revenue growth and cumulative sales and use tax receipt increases of 24.2% since 2014. Overall general fund revenue growth followed a similar trend during that time, increasing an aggregate 23.8% in that four-year span. Sales and use taxes account for the majority of general fund revenue, at roughly 66% in fiscal 2018, followed by property taxes (10%) and charges for services (4%). We note that the city's sales tax revenues, along with city fees, have been "de-bruced" for several years, meaning that all revenue and spending restrictions under the Taxpayer Bill of Rights (TABOR) in Colorado are effectively removed; property tax collections are still subject to TABOR revenue limitations.

The city's general fund expenditures have increased approximately 4.8% a year since 2014, and according to management, the increases are largely associated with hiring additional police and fire department staff to handle the large amount of growth occurring within the city, including several new fire stations that have come online in the last four years. In addition, the city has increased employee compensation in recent years as part of an effort to maintain competitiveness in the employment market. The city's July 2019 year-to-date report shows total revenue tracking 5.2% above original budget estimates, and expenditures within 1% of the projections. Therefore, officials expect to close out 2019 at least balanced operationally. We note that the city does intend to utilize a portion of available fund balances for one-time projects in the near term, as it has done historically. Because the continued economic expansion occurring citywide has led to strong revenue growth, we do not anticipate the additional spending to have a significant impact on overall available fund balances.

Very strong budgetary flexibility

Aurora's budgetary flexibility is very strong, in our view, with an available fund balance in fiscal 2018 of 37% of operating expenditures, or $103.5 million. We expect the available fund balance to remain above 30% of expenditures for the current and next fiscal years, which we view as a positive credit factor.

Our calculation of available fund balance combines assigned, unassigned, and portions of the city's committed portions of the general fund balance. The city's financial flexibility inclusive of our adjustments has been very stable in recent years, ranging from 33% to 37% of expenditures in 2016 to 2019. While the city intends to use a portion of its reserves in 2019 and 2020 for mostly one-time capital expenses, management anticipates sustaining its fund balance position well above its minimum reserve policy.

Very strong liquidity

In our opinion, Aurora's liquidity is very strong, with total government available cash at 29.1% of total governmental fund expenditures and 6.2x governmental debt service in 2018. In our view, the city has strong access to external liquidity if necessary.

Our calculation of the city's liquidity consists of the city's legally available primary government cash and cash equivalents, as well as our estimate of its U.S. Treasuries and U.S. Agencies maturing in one year or less (pooled for both unrestricted and restricted uses). Because our calculation has excluded other at least partly liquid investments, we believe that liquidity on a practical basis could be stronger. As of June 2018, the city's largest investments, including those restricted as to use, were corporate notes (44% of the portfolio), followed by treasuries and agencies (36%) and municipal bonds (15%). Our view of access to external liquidity reflects the city's issuance of multiple debt types over the past 20 years.

Very strong debt and contingent liability profile

In our view, Aurora's debt and contingent liability profile is very strong. Total governmental fund debt service is 4.7% of total governmental fund expenditures, and net direct debt is 32.4% of total governmental fund revenue. Overall net debt is low at 2.0% of market value, which is in our view a positive credit factor.

Our view of the city's debt profile has strengthened since our previous analysis as a result of several bond redemptions and refunding obligations, in addition to strong revenue growth having a positive impact on our net direct debt against total governmental fund revenue calculations. We understand that the city is considering issuing approximately $30 million in COPs in the spring of 2020; however, we expect debt levels to remain very strong in the near term.

The city has been an active user of alternative financing in recent years, and management reports that the city uses a request-for-proposal process that lays out the city's proposed terms and conditions, which helps it to avoid considering transactions that include onerous contingent liquidity provisions. We have reviewed the terms and conditions and have not identified any provisions that present contingent liquidity concerns that we find can be associated with alternative financing, such as acceleration provisions, although we consider events of default for many of the city's alternative financing obligations to be nonremote.

Aurora's combined required pension and actual other postemployment benefit (OPEB) contributions totaled 4.1% of total governmental fund expenditures in 2018. The city made 100% of its annual required pension contribution in 2018.

The city's required pension contribution is its actuarially determined contribution. We view the largest plan's (the General Employees' Retirement Plan) funded ratio, which we estimate as the plan fiduciary net position as a percentage of the total pension liability, as good, at 99.6% at the end of 2018. The city's OPEB liability is associated with an implicit subsidy consisting of the ability for retirees to participate in the city's health benefit plans after 19.5 years of service for public safety employees and 10 years for most other employees at age 50 or greater. The OPEB unfunded actuarial accrued liability stood at $19.2 million at the end of 2018, and the city takes a pay-as-you-go approach that, for 2018, resulted in a contribution that was slightly higher than the actuarially calculated annual required contribution.

Strong institutional framework

The institutional framework score for Colorado municipalities required to produce annual audits is strong.

Outlook

The positive outlook reflects our view of the city's strong economy and tax base, which we expect will continue to grow. The outlook also reflects our view of the city's recent history of strong operational performances, supported by management's robust budgeting, financial planning, and debt disclosures, which give it the tools to manage the risks associated with accommodating growth.

Upside scenario

If the city's key economic indicators continue to improve to levels comparable with those of higher-rated peers, and it is able to maintain a strong financial and debt profile through this period of high growth and a potential future economic slowdown, we could raise the ratings.

Downside scenario

If the city is unable to achieve operational balance for multiple years, resulting in a decline in overall reserves, we would likely revise the outlook back to stable.

Related Criteria And Research

2018 Update Of Institutional Framework For U.S. Local Governments

Ratings Detail (As Of October 7, 2019)		
Aurora certs of part		
Long Term Rating	AA/Positive	Outlook Revised
Aurora certs of part ser 2017B due 12/01/2037		
Long Term Rating	AA/Positive	Outlook Revised
Aurora APPROP		
Long Term Rating	AA/Positive	Outlook Revised

Aurora, Colorado

New Issue Report

Ratings

Long-Term Issuer Default Rating	AA
New Issues	
$29,440,000 Certificates of Participation, Series 2017	AA–
Outstanding Debt	
Certificates of Participation	AA–

Rating Outlook

Stable

Related Research

Fitch Rates Aurora, CO's COPs 'AA–'; Outlook Stable (April 2017)

Analysts

Jose Acosta
+1 512 215-3726
jose.acosta@fitchratings.com

Leslie Cook
+1 512 215-3740
leslie.cook@fitchratings.com

New Issue Summary

Sale Date: Negotiated sale scheduled the week of April 17.

Series: $29,440,000 Certificates of Participation, Series 2017.

Purpose: Design and build a recreation center.

Security: Payable solely from lease revenue payments from Aurora's general revenues, subject to annual appropriation.

Analytical Conclusion

The 'AA' Issuer Default Rating (IDR) is based on the city's strong revenue growth prospects, solid expenditure flexibility, low liability burden, and exceptionally strong financial resilience through economic downturns relative to modest expected revenue volatility. The 'AA–' certificate of participation (COP) rating reflects the slightly higher degree of optionality associated with payment of appropriation debt.

Key Rating Drivers

Economic Resource Base: Aurora, with a population of over 360,000, is the third largest city in the state and is located adjacent to and directly east of Denver.

Revenue Framework: 'aa' factor assessment. The city's general fund revenues are expected to continue a solid growth trajectory due to continued population growth and economic expansion. The city has no independent legal ability to raise property or sales taxes without voter approval.

Expenditure Framework: 'aa' factor assessment. Solid expenditure flexibility is derived from management's prudent budgeting practices, significant pay-as-you-go capital spending, and modest carrying costs. Fitch Ratings expects growth-related spending demands to be matched by revenue gains, keeping their trajectories in line with one another.

Long-Term Liability Burden: 'aaa' factor assessment. The liability burden is modest and driven primarily by overlapping debt. The city has achieved full funding of its pensions at actuarially determined levels and its net pension liability is modest relative to personal income.

Operating Performance: 'aaa' factor assessment. The combination of expenditure flexibility and a record of reserve funding should enable the maintenance of a high level of financial flexibility during cyclical downturns.

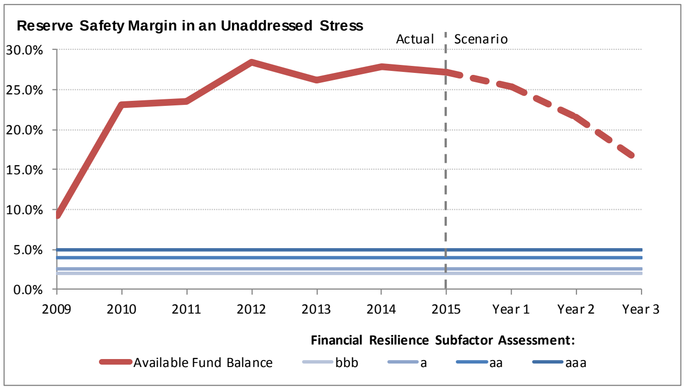
Rating Sensitivities

Shift in Fundamentals: The IDR and COP rating are sensitive to material changes in the city's strong revenue growth prospects, expenditure flexibility, and solid financial position, which Fitch expects the city to maintain throughout economic cycles.

FitchRatings

Aurora (CO)

Scenario Analysis v. 2.0 2017/03/24



Analyst Interpretation of Scenario Results:

Fitch expects the city to remain in compliance with its fund balance policy (11%-14% of spending) which supports an 'aaa' financial resilience assessment considering the city's solid revenue and expenditure flexibility and low level of expected revenue volatility. The 2015 audit posted a $5 million (1.6% of spending) operating surplus, increasing the unrestricted fund balance to a healthy $83.4 million or 27.2% of spending. Preliminary 2016 audited results point to another operating surplus despite an increase in transfers to the capital projects fund. The 2017 budget is balanced, based on a 2.9% increase in sales and use taxes which Fitch believes is reasonable given ongoing economic expansion.

Based on historical results, Fitch expects a moderate economic downturn would result in a modest decline in general fund revenues in the first year of a downturn, followed by a prompt rebound. Fitch would expect the city's financial position to remain solid throughout the economic cycle.

Scenario Parameters:	Year 1	Year 2	Year 3
GDP Assumption (% Change)	(1.0%)	0.5%	2.0%
Expenditure Assumption (% Change)	2.0%	2.0%	2.0%
Revenue Output (% Change)	(1.0%)	0.0%	0.0%
Inherent Budget Flexibility	Midrange		

Revenues, Expenditures, and Fund Balance	Actuals							Scenario Output		
	2009	2010	2011	2012	2013	2014	2015	Year 1	Year 2	Year 3
Total Revenues	222,137	231,480	235,990	254,270	266,715	288,233	309,683	306,586	306,586	306,586
% Change in Revenues	-	4.2%	1.9%	7.7%	4.9%	8.1%	7.4%	(1.0%)	0.0%	0.0%
Total Expenditures	198,925	203,865	211,718	215,709	223,040	234,859	253,095	258,157	263,320	268,587
% Change in Expenditures	-	2.5%	3.9%	1.9%	3.4%	5.3%	7.8%	2.0%	2.0%	2.0%
Transfers In and Other Sources	6,169	606	2,726	1,719	1,788	1,641	1,996	1,976	1,976	1,976
Transfers Out and Other Uses	30,030	25,879	24,170	26,620	43,879	46,248	53,588	54,660	55,753	56,868
Net Transfers	(23,861)	(25,273)	(21,444)	(24,901)	(42,091)	(44,607)	(51,592)	(52,683)	(53,777)	(54,892)
Bond Proceeds and Other One-Time Uses	-	-	-	-	-	-	-	-	-	-
Net Operating Surplus(+)/Deficit(-) After Transfers	(649)	2,342	2,828	13,660	1,584	8,767	4,996	(4,255)	(10,511)	(16,892)
Net Operating Surplus(+)/Deficit(-) (% of Expend. and Transfers Out)	(0.3%)	1.0%	1.2%	5.6%	0.6%	3.1%	1.6%	(1.4%)	(3.3%)	(5.2%)
Unrestricted/Unreserved Fund Balance (General Fund)	21,170	52,978	55,492	69,085	69,889	78,591	83,426	79,171	68,660	51,768
Other Available Funds (Analyst Input)	-	-	-	-	-	-	-	-	-	-
Combined Available Funds Balance (GF + Analyst Input)	21,170	52,978	55,492	69,085	69,889	78,591	83,426	79,171	68,660	51,768
Combined Available Fund Bal. (% of Expend. and Transfers Out)	9.2%	23.1%	23.5%	28.5%	26.2%	28.0%	27.2%	25.3%	21.5%	15.9%

Reserve Safety Margins	Inherent Budget Flexibility				
	Minimal	Limited	Midrange	High	Superior
Reserve Safety Margin (aaa)	16.0%	8.0%	5.0%	3.0%	2.0%
Reserve Safety Margin (aa)	12.0%	6.0%	4.0%	2.5%	2.0%
Reserve Safety Margin (a)	8.0%	4.0%	2.5%	2.0%	2.0%
Reserve Safety Margin (bbb)	3.0%	2.0%	2.0%	2.0%	2.0%

Notes: Scenario analysis represents an unaddressed stress on issuer finances. Fitch's downturn scenario assumes a -1.0% GDP decline in the first year, followed by 0.5% and 2.0% GDP growth in Years 2 and 3, respectively. Expenditures are assumed to grow at a 2.0% rate of inflation. Inherent budget flexibility is the analyst's assessment of the issuer's ability to deal with fiscal stress through tax and spending policy choices, and determines the multiples used to calculate the reserve safety margin. For further details, please see Fitch's US Tax-Supported Rating Criteria.

Rating History — IDR

Rating	Action	Outlook/ Watch	Date
AA	Affirmed	Stable	1/31/17
AA	Assigned	Stable	4/25/16

Rating History — COPs

Rating	Action	Outlook/ Watch	Date
AA–	Affirmed	Stable	1/31/17
AA–	Assigned	Stable	5/1/15

Related Criteria
U.S. Tax-Supported Rating Criteria (April 2016)

Credit Profile

With Denver approaching full maturity, population, and employment base growth in the Denver metropolitan area have benefited Aurora as evidenced by resurgent building activity given its ample developable land. Single-family residential building permits exceeded pre-recession levels in 2016, including a 38% increase from 2015–2016. Significant commercial development is underway, led by the $800 million, 1,500-room Gaylord Rockies resort under construction near the Denver International Airport (DIA). Amazon is planning to build a 1 million square foot distribution center in time for the 2017 Christmas holiday season with an estimated workforce of 1,000. With the completion of Regional Transportation District's two commuter rail lines within the city, including service to DIA, substantial transit-oriented development is planned or underway. A total of 10 stations are located within the city.

Buckley Air Force Base is the city's largest employer with 11,000 (6.3% of city employment) military and civilian personnel. As a U.S. Air Force Space Command base, its primary mission is to provide global surveillance of missile launches. Buckley is also home to the Colorado National Guard and numerous other tenants. Potential future reductions in military spending could impact base operations as well as the city's economic profile.

Aurora's emergence as a regional medical provider stemmed from the redevelopment of the former Fitzsimons Army Medical Center into the expansive Anschutz Medical Campus which includes two hospitals, a medical school, and research facilities. A $1.7 billion Veteran's Administration hospital complex under construction will further boost the current employment of 22,000 (13% of the city's employment base) on the campus.

The city's AV surged by 21% in the 2016 reassessment cycle after posting sluggish growth in the aftermath of a cumulative, moderate 6.6% recessionary loss from 2010 thru 2012. AV grew by a modest 1.2% in 2017 due solely to new construction. Fitch expects AV to post strong growth in the 2018 reassessment cycle based on rising home values. Median home values increased by a significant 12% (to $276,500) over the prior year per Zillow. Notably, current home prices are now above pre-recession peak levels.

Revenue Framework

General fund revenues are highly reliant on sales and use taxes which comprise 67% of general fund revenues, followed by property taxes (8%), and other local taxes (aggregate of 10.4%).

The city's general fund revenues grew by a CAGR of 3.5% for the 10 years through fiscal 2016, exceeding U.S. GDP gains. Fitch expects such revenues to continue a strong trajectory given favorable demographic trends and development prospects.

Increases in the property or sales tax rates require voter approval per state law. A modest amount of revenue flexibility is available through the city's fees and charges.

Expenditure Framework

Public safety comprised 59% of general fund expenditures in fiscal 2015.

The pace of spending growth absent policy actions is likely to be generally in line with revenue growth but pressured by an expanding population and growing service delivery needs.

The city's fixed cost burden is modest, with carrying costs for debt, pension, and other post-employment benefit (OPEB) equaling 6.6% of governmental spending. Future debt plans and pension contribution increases will cause carrying costs to rise but remain modest to moderate.

Expenditure flexibility is aided by the city's practice of making annual transfers to the capital projects fund, equal to all capital-related use taxes and 4% of all other revenue. This 4% transfer policy was scaled back somewhat during the recession but the city is progressing towards policy levels incrementally.

A substantial 50% of the general fund's workforce (all within the police and fire departments) is represented by a union. The police and fire collective bargaining agreements (CBA) are typically negotiated with two-year terms and current agreements expire in 2018. Labor negotiations have been generally positive, but in the event negotiations stall and non-binding mediation is not successful, the framework allows for CBA disputes to be decided by a general election. The administration retains strong control over headcount and strikes are prohibited.

Long-Term Liability Burden

The long-term liability burden, including unlimited tax bonds, COPs, and unfunded pension liabilities, is low at about 6% of personal income. The 10-year principal amortization rate for all direct debt is rapid at 62%. Debt issuances by overlapping school districts comprise the majority (64%) of the long-term liability burden. Continued overlapping debt issuance is likely to be accompanied by steady gains in personal income, which should keep the city's long-term liability burden modest. Nearly all of the city's general government debt is comprised of COPs due to a lack of voter support for the city's past three GO bond elections.

The city's six defined benefit pension plans are dominated by the single-employer General Employees Retirement Plan (GERP). The city achieved full funding of the GERP annually required contribution (ARC) in 2015 due to pension reforms passed in 2010 that increased employee and employer contributions and created a lower cost tier of benefits for employees hired after 2011. The ratio of aggregate assets to liabilities is solid at 93% using the city's investment rate of return of 7.75%. The Fitch-adjusted estimate, based on a 7% rate of return assumption, is also solid at 87%. The adjusted aggregate net pension liability totals $105 million, or 0.7% of personal income. OPEB benefits are limited to an implicit rate subsidy for health insurance premiums through Medicare age and are funded on a pay-as-you-go basis.

Operating Performance

Fitch expects the city to remain in compliance with its fund balance policy (11%–14% of spending) which supports an 'aaa' financial resilience assessment considering the city's solid revenue and expenditure flexibility and low level of expected revenue volatility. For details, see "Scenario Analysis" on page 2.

The city maintained healthy reserves during the last economic downturn, enabled by flexibility in its annual pay-as-you-go capital spending and general expenditure flexibility. The city's pension contributions, established by city code and previously not actuarially determined, did fall short of the ARC during this period but by modest amounts relative to total general fund spending. Pension contributions rose to nearly 100% of the ARC in 2014 and exceeded the ARC by 20% in 2015.

The ratings above were solicited by, or on behalf of, the issuer, and therefore, Fitch has been compensated for the provision of the ratings.

City of Aurora, Colorado

Tab C: Details of Outstanding ACLC Capital Lease Debt

As of January 1, 2020

City of Aurora, Colorado

All Outstanding ACLC Capital Lease Debt
As of January 1, 2020
(000's)

Year Ending December 31	$3,883,279 Rolling Stock 2019-A		$359,677 ACLC Leasing Program 2018B		$65,215 ACLC Leasing Program 2018A		$1,750,000 Rolling Stock 2018-A		$19,000,000 Stephen D. Hogan Parkway 2018		$1,220,000 Rolling Stock 2017-C	
	Principal	Coupon	Principal	Coupon	Principal	Coupon	Principal	Coupon	Principal	Coupon	Principal	Coupon
2020	567	1.768%	44	2.500%	12	2.500%	233	2.880%	1,897	3.050%	169	1.980%
2021	529	1.768%	45	2.500%	13	2.500%	240	2.880%	1,955	3.050%	172	1.980%
2022	538	1.768%	47	2.500%	13	2.500%	247	2.880%	2,015	3.050%	175	1.980%
2023	548	1.768%	48	2.500%	13	2.500%	254	2.880%	2,076	3.050%	179	1.980%
2024	557	1.768%	49	2.500%			262	2.880%	2,139	3.050%	183	1.980%
2025	567	1.768%	50	2.500%			269	2.880%	2,205	3.050%		
2026	577	1.768%							2,272	3.050%		
2027									2,341	3.050%		
2028												
2029												
2030												
2031												
2032												
TOTALS	$3,883		$283		$52		$1,505		$16,900		$878	
Next Call	Non-Callable		Non-Callable		Non-Callable		Callable Anytime		Callable Anytime		Non-Callable	
Dated Date	12/10/2019		9/17/2018		9/14/2018		8/9/2018		7/17/2018		11/8/2017	
Coupon Dates	March 27		March 1		March 1		March 27		February 1		March 27	
Maturity Dates	March 27		March 1		March 1		March 27		February 1		March 27	
Insurer	None		None		None		None		None		None	
Lender	JP Morgan		Internal		Internal		ZMFU, Inc. (Vectra Bank)		ZB, N.A.		Key Government Finance	
Purpose	New Money		New Money		New Money		New Money		New Money		New Money	

Color Legend

Callable | Non-Callable

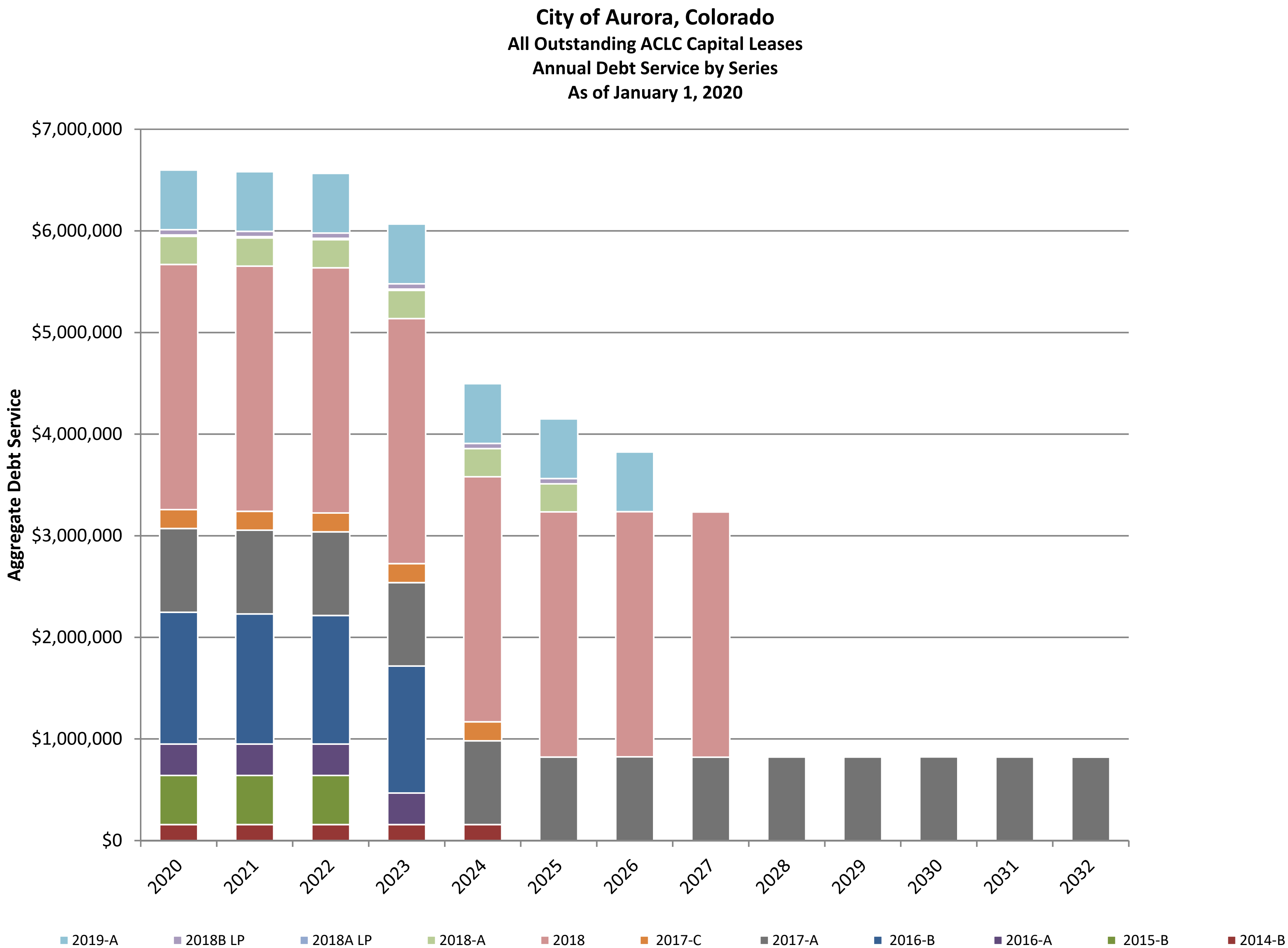
City of Aurora, Colorado
All Outstanding ACLC Capital Lease Debt
As of January 1, 2020
(000's)

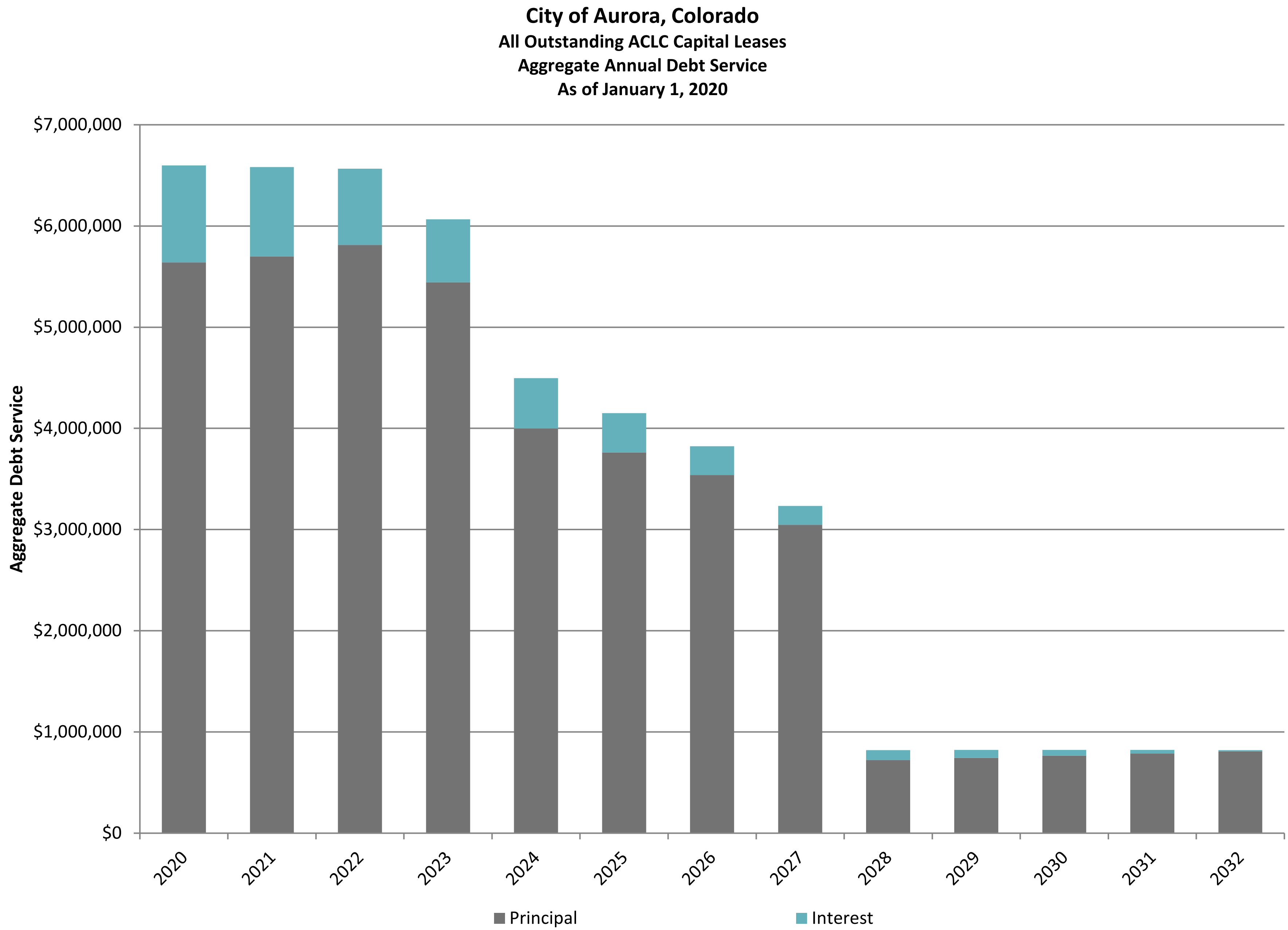
Year Ending December 31	$10,095,000 District 2 Police Station (Phase II) 2017-A		$8,643,000 Moorhead Recreation Center 2016-B		$2,060,597 Rolling Stock 2016-A		$3,182,736 Rolling Stock 2015-B		$1,383,000 History Museum Expansion 2014-B	
	Principal	Coupon	Principal	Coupon	Principal	Coupon	Principal	Coupon	Principal	Coupon
2020	590	2.650%	1,235	1.250%	292	1.460%	459	1.676%	140	2.560%
2021	605	2.650%	1,235	1.250%	296	1.460%	467	1.676%	143	2.560%
2022	620	2.650%	1,235	1.250%	301	1.460%	475	1.676%	147	2.560%
2023	635	2.650%	1,235	1.250%	305	1.460%			151	2.560%
2024	655	2.650%							155	2.560%
2025	670	2.650%								
2026	690	2.650%								
2027	705	2.650%								
2028	725	2.650%								
2029	745	2.650%								
2030	765	2.650%								
2031	785	2.650%								
2032	810	2.650%								
TOTALS	$9,000		$4,939		$1,195		$1,400		$736	
Next Call	6/7/2022 @ Par		Non-Callable		Non-Callable		Non-Callable		Non-Callable	
Dated Date	6/8/2017		8/4/2016		9/22/2016		8/19/2015		12/4/2014	
Coupon Dates	Febuary 1	August 1	February 1		March 27		March 27		June 1	December 1
Maturity Dates	February 1	August 1	February 1		March 27		March 27		June 1	December 1
Insurer	None		None		None		None		None	
Lender	Key Government Finance		Key Government Finance		Key Government Finance		JPMorgan Chase		Colorado State Bank & Trust	
Purpose	New Money		New Money		New Money		New Money		New Money	

Color Legend
Callable | Non-Callable

City of Aurora, Colorado
ACLC Capital Leases
Summary of Oustanding Obligations as of January 1, 2020

TOTAL ANNUAL DEBT SERVICE												
Year	2014-B	2015-B	2016-A	2016-B	2017-A	2017-C	2018	2018-A	2018A LP	2018B LP	2019-A	Total
2020	157,835	482,507	309,630	1,296,450	824,525	186,115	2,412,555	276,747	13,753	51,393	587,413	6,598,923
2021	157,835	482,507	309,630	1,281,016	823,824	186,115	2,412,555	276,747	13,753	51,393	587,413	6,582,787
2022	157,835	482,507	309,630	1,265,582	822,725	186,115	2,412,555	276,747	13,753	51,393	587,413	6,566,255
2023	157,835	-	309,630	1,250,148	821,163	186,115	2,412,556	276,747	13,752	51,393	587,413	6,066,752
2024	157,835	-	-	-	824,203	186,115	2,412,555	276,747		51,393	587,413	4,496,260
2025	-	-	-	-	821,779		2,412,556	276,747		51,393	587,413	4,149,887
2026	-				823,891		2,412,555				587,413	3,823,859
2027	-				820,474		2,412,555					3,233,029
2028	-				821,659							821,659
2029	-				822,314							822,314
2030	-				822,439							822,439
2031	-				822,034							822,034
2032	-				820,733							820,733
Total	**789,175**	**1,447,521**	**1,238,521**	**5,093,196**	**10,691,760**	**930,573**	**19,300,441**	**1,660,482**	**55,012**	**308,355**	**4,111,893**	**45,626,929**


City of Aurora, Colorado
All Outstanding ACLC Capital Leases
Annual Debt Service by Series
As of January 1, 2020
$7,000,000
$6,000,000
$5,000,000
$4,000,000
$3,000,000
$2,000,000
$1,000,000
$0
Aggregate Debt Service
2020
2021
2022
2023
2024
2025
2026
2027
2028
2029
2030
2031
2032
2019-A
2018B LP
2018A LP
2018-A
2018
2017-C
2017-A
2016-B
2016-A
2015-B
2014-B



HilltopSecurities
A Hilltop Holdings Company.

Original Lease Amount:	**$3,883,279**
Issuer:	**City of Aurora, Colorado**
Issue Description:	**Rolling Stock**
Lessor:	Aurora Capital Leasing Corp.
Lease Purchase No.	2019-A
Dated:	12/10/2019
Lender:	JPM Equipment Finance
Equipment/Purpose:	Two E-One Fire Pumpers,E-One Type VI Brush Truck, E-One Fire Heavy Rescue, E-One Type III Wildland Truck, Fire Truck Equipment (Hoses, SCBAs, etc), Freightliner Class 6 Dumptruck, Freightliner Class 6 Dumptruck, Altec Forestry Bucket Truck

Amortization:

	Principal	Coupon	Interest	Total P&I
2020	567,007	1.768%	20,406	587,413
2021	528,782	1.768%	58,632	587,413
2022	538,130	1.768%	49,283	587,413
2023	547,645	1.768%	39,769	587,413
2024	557,327	1.768%	30,086	587,413
2025	567,180	1.768%	20,233	587,413
2026	577,208	1.768%	10,205	587,413
TOTAL	**3,883,279**		**228,614**	**4,111,893**

Redemption Provision:	N/A
Refunding Status:	N/A
Maturity Dates:	March 27
Interest Payment Dates:	March 27

Original Lease Amount:	**$1,750,000**
Issuer:	**City of Aurora, Colorado**
Issue Description:	**Rolling Stock**
Lessor:	Aurora Capital Leasing Corp.
Lease Purchase No.	2018-A
Dated:	8/9/2018
Lender:	ZMFU, Inc. (Vectra Bank)
Equipment/Purpose:	Freightliner Dump Truck, E-One Fire Pumper Engine, E-One Fire Aerial Ladder Truck

Amortization:

	Principal	Coupon	Interest	Total P&I
2020	233,398	2.880%	43,349	276,747
2021	240,120	2.880%	36,627	276,747
2022	247,035	2.880%	29,712	276,747
2023	254,150	2.880%	22,597	276,747
2024	261,470	2.880%	15,278	276,747
2025	269,000	2.880%	7,747	276,747
TOTAL	1,505,173		155,310	1,660,482

Redemption Provision:	Any date
Refunding Status:	N/A
Maturity Dates:	March 27
Interest Payment Dates:	March 27

Original Lease Amount:	**$19,000,000**
Issuer:	**City of Aurora, Colorado**
Issue Description:	**Stephen D. Hogan Parkway Extension**
Lessor:	Aurora Capital Leasing Corp.
Lease Purchase No.	2018
Dated:	7/17/2018
Lender:	ZB, N.A. (Vectra Bank)
Purpose:	Proceeds used to finance the construction of the Stephen D. Hogan Parkway (formerly 6th Avenue) from Tower Road east to E-470. The Leased Property is the Tallyn's Reach Campus. The project received additional funding from Arapahoe County, E-470 Authority, and Aurora Water. The Parkway opened in September 2019.

Amortization:

	Principal	Coupon	Interest	Total P&I
2020	1,897,113	3.050%	515,442	2,412,555
2021	1,954,975	3.050%	457,580	2,412,555
2022	2,014,602	3.050%	397,953	2,412,555
2023	2,076,048	3.050%	336,508	2,412,556
2024	2,139,367	3.050%	273,188	2,412,555
2025	2,204,618	3.050%	207,938	2,412,556
2026	2,271,858	3.050%	140,697	2,412,555
2027	2,341,150	3.050%	71,405	2,412,555
TOTAL	**16,899,731**		**2,400,710**	**19,300,441**

Redemption Provision:	Any date
Refunding Status:	N/A
Maturity Dates:	February 1
Interest Payment Dates:	February 1

Original Lease Amount:	**$65,215**
Issuer:	**City of Aurora, Colorado**
Issue Description:	**ACLC Leasing Program**
Lessor:	Aurora Capital Leasing Corp.
Lease Purchase No.	2018A-LP
Dated:	
Lender:	Internal
Equipment/Purpose:	Interal lease from ACLC to Parks, Recreation, and Open Space (PROS) department to acquire Recreation Center Equipment

Amortization:

	Principal	Coupon	Interest	Total P&I
2020	**12,460**	2.500%	1,293	13,753
2021	**12,771**	2.500%	982	13,753
2022	**13,090**	2.500%	663	13,753
2023	**13,417**	2.500%	335	13,752
TOTAL	**51,738**		**3,274**	**55,012**

Redemption Provision:	Non-Callable
Refunding Status:	N/A
Maturity Dates:	March 1
Interest Payment Dates:	March 1

Original Lease Amount:	**$359,677**
Issuer:	**City of Aurora, Colorado**
Issue Description:	**ACLC Leasing Program**
Lessor:	Aurora Capital Leasing Corp.
Lease Purchase No.	2018B-LP
Dated:	
Lender:	Internal
Equipment/Purpose:	Interal lease from ACLC to the Police department to acquire Forensic Crime Lab Equipment.

Amortization:

	Principal	Coupon	Interest	Total P&I
2020	44,316	2.500%	7,077	51,393
2021	45,424	2.500%	5,969	51,393
2022	46,559	2.500%	4,833	51,393
2023	47,723	2.500%	3,669	51,393
2024	48,916	2.500%	2,476	51,393
2025	50,139	2.500%	1,253	51,393
TOTAL	**283,077**		**25,279**	**308,355**

Redemption Provision:	Non-Callable
Refunding Status:	N/A
Maturity Dates:	March 1
Interest Payment Dates:	March 1

Original Lease Amount:	**$1,220,000**
Issuer:	**City of Aurora, Colorado**
Issue Description:	**Rolling Stock**
Lessor:	Aurora Capital Leasing Corp.
Lease Purchase No.	2017-C
Dated:	11/8/2017
Lender:	Key Government Finance
Equipment/Purpose:	E-One Aerial Fire Truck and Caterpillar Grader

Amortization:

	Principal	Coupon	Interest	Total P&I
2020	168,735	1.980%	17,380	186,115
2021	172,076	1.980%	14,039	186,115
2022	175,483	1.980%	10,631	186,115
2023	178,958	1.980%	7,157	186,115
2024	182,501	1.980%	3,614	186,115
TOTAL	**877,753**		**52,820**	**930,573**

Redemption Provision:	Non-Callable
Refunding Status:	N/A
Maturity Dates:	March 27
Interest Payment Dates:	March 27

Original Lease Amount: **$10,095,000**
Issuer: **City of Aurora, Colorado**
Issue Description: **District 2 Police Station (Phase II)**
Lessor: Aurora Capital Leasing Corp.
Lease Purchase No. 2017-A
Dated: 6/8/2017
Lender: Key Government Finance
Equipment/Purpose: Proceeds used to finance the second phase of the construction of the City's District 2 Police Station and also to refund and terminate the City's 2015 Lease originally issued for Phase I of the District 2 Police Station. Opened in November 2017, the new station is located at 6 Abilene St.

Amortization:

	Principal	Coupon	Interest	Total P&I
2020	**590,000**	2.650%	234,525	824,525
2021	**605,000**	2.650%	218,824	823,824
2022	**620,000**	2.650%	202,725	822,725
2023	**635,000**	2.650%	186,163	821,163
2024	**655,000**	2.650%	169,203	824,203
2025	**670,000**	2.650%	151,779	821,779
2026	**690,000**	2.650%	133,891	823,891
2027	**705,000**	2.650%	115,474	820,474
2028	**725,000**	2.650%	96,659	821,659
2029	**745,000**	2.650%	77,314	822,314
2030	**765,000**	2.650%	57,439	822,439
2031	**785,000**	2.650%	37,034	822,034
2032	**810,000**	2.650%	10,733	820,733
TOTAL	**9,000,000**		**1,691,760**	**10,691,760**

Redemption Provision: Callable 6/7/2022 @ Par
Refunding Status: N/A
Maturity Dates: February 1 and August 1
Interest Payment Dates: February 1 and August 1
*Of the $620,000 of principal maturing in 2022, only the $310,000 maturing on 8/1/2022 is callable.

Original Lease Amount:	**$8,643,000**
Issuer:	**City of Aurora, Colorado**
Issue Description:	**Moorhead Recreation Center**
Lessor:	Aurora Capital Leasing Corp.
Lease Purchase No.	2016-B
Dated:	8/4/2016
Lender:	Key Government Finance

Equipment/Purpose: The City, through a lease with ACLC, intends to finance the costs of renovation and improvements to the Moorhead Recreation Center ("Moorhead"). Moorhead serves the northwest Aurora population and is in close proximity to new developments in Denver/Aurora Stapleton neighborhood. Improvement plans include expanding the current 4,500 square foot facility to 25,000 square feet and converting the existing outdoor pool to indoors. Construction work began in February 2016 and it is completed. Moorhead Recreation Center is now open.

While proceeds are being used to renovate Moorhead, the property to be leased by the City from ACLC is the MLK Complex (see Leasehold Interest section). This asset is being substituted as the City is unable to pledge Moorhead since it is designated as a park.

Amortization:

	Principal	Coupon	Interest	Total P&I
2020	1,234,714	1.250%	61,736	1,296,450
2021	1,234,714	1.250%	46,302	1,281,016
2022	1,234,714	1.250%	30,868	1,265,582
2023	1,234,714	1.250%	15,434	1,250,148
TOTAL	4,938,857		154,339	5,093,196

Redemption Provision:	Non-Callable
Refunding Status:	N/A
Maturity Dates:	February 1
Interest Payment Dates:	February 1

Original Lease Amount:	**$2,060,597**
Issuer:	**City of Aurora, Colorado**
Issue Description:	**Rolling Stock**
Lessor:	Aurora Capital Leasing Corp.
Lease Purchase No.	2016-A
Dated:	9/22/2016
Lender:	Key Government Finance
Equipment/Purpose:	4 Freightliner 108SD Single Rear Axle Dump Trucks, 3 International 7400 Tandem Rear Axle Dump Trucks & 1 E-One CYCLONE II Pumper Fire Engine

Amortization:

	Principal	Coupon	Interest	Total P&I
2020	292,189	1.460%	17,441	309,630
2021	296,455	1.460%	13,175	309,630
2022	300,783	1.460%	8,847	309,630
2023	305,175	1.460%	4,456	309,630
TOTAL	**1,194,602**		**43,919**	**1,238,521**

Redemption Provision:	Non-Callable
Refunding Status:	N/A
Maturity Dates:	March 27
Interest Payment Dates:	March 27

Original Lease Amount:	**$3,182,736**
Issuer:	**City of Aurora, Colorado**
Issue Description:	**Rolling Stock**
Lessor:	Aurora Capital Leasing Corp.
Lease Purchase No.	2015-B
Dated:	8/19/2015
Lender:	JPMorgan Chase
Equipment/Purpose:	Rolling Stock : Fire Engines, Bus, Patch & Paint Trucks, Dump Trucks

Amortization:

	Principal	Coupon	Interest	Total P&I
2020	459,037	1.676%	23,469	482,507
2021	466,731	1.676%	15,776	482,507
2022	474,553	1.676%	7,954	482,507
TOTAL	**1,400,322**		**47,199**	**1,447,521**

Redemption Provision:	Non-Callable
Refunding Status:	N/A
Maturity Dates:	March 27
Interest Payment Dates:	March 27

Original Lease Amount:	**$1,383,800**
Issuer:	**City of Aurora, Colorado**
Issue Description:	**History Museum Expanison**
Lessor:	Aurora Capital Leasing Corp.
Lease Purchase No.	2014-B
Dated:	12/4/2014
Lender:	Colorado State Bank & Trust
Equipment/Purpose:	Finance the expansion of the Aurora History Museum. The City built a 2,800 square foot addition to the existing History Museum and upgraded HVAC systems. The new wing will house a restored Aurora Trolley Car and a museum workshop.

Amortization:

	Principal	Coupon	Interest	Total P&I
2020	139,879	2.560%	17,956	157,835
2021	143,483	2.560%	14,352	157,835
2022	147,180	2.560%	10,655	157,835
2023	150,972	2.560%	6,863	157,835
2024	154,862	2.560%	2,973	157,835
TOTAL	736,375		52,800	789,175

Redemption Provision:	Non-Callable
Refunding Status:	N/A
Maturity Dates:	June 1 and December 1
Interest Payment Dates:	June 1 and December 1

City of Aurora, Colorado

Tab D: Details of Outstanding Water Enterprise Revenue Debt

As of January 1, 2020

Water Enterprise Revenue Debt

HilltopSecurities
A Hilltop Holdings Company.

City of Aurora, Colorado

All Outstanding Water Enterprise Revenue Bond Debt
As of January 1, 2020
(000's)

Year Ending December 31	$437,025,000 First-Lien Water Refunding Revenue Bonds (Green Bonds) Series 2016	
	Principal	Coupon
2020	2,350	1.500%
2021	4,855	5.000%
2022	7,565	5.000%
2023	10,410	5.000%
2024	1,625/9,305	3.000%/5.000%
2025	11,445	5.000%
2026	4,000/8,015	4.000%/5.000%
2027	12,015	5.000%
2028	12,615	5.000%
2029	13,245	5.000%
2030	13,905	5.000%
2031	14,600	5.000%
2032	6,045/8,835	4.000%/5.000%
2033	15,565	5.000%
2034	16,345	5.000%
2035	17,160	5.000%
2036	18,020	5.000%
2037	7,535/11,385	3.000%/5.000%
2038	7,760/11,955	3.000%/5.000%
2039	7,995/12,550	3.000%/5.000%
2040	8,230/13,185	3.000%/5.000%
2041	8,480/13,840	3.000%/5.000%
2042	4,710/920/9,265	3%/4%/5%
2043	4,850/960/9,730	3%/4%/5%
2044	4,995/1,000/10,210	3%/4%/5%
2045	5,145/1,040/10,725	3%/4%/5%
2046	5,300/1,080/11,260	3%/4%/5%
TOTALS	$392,025	

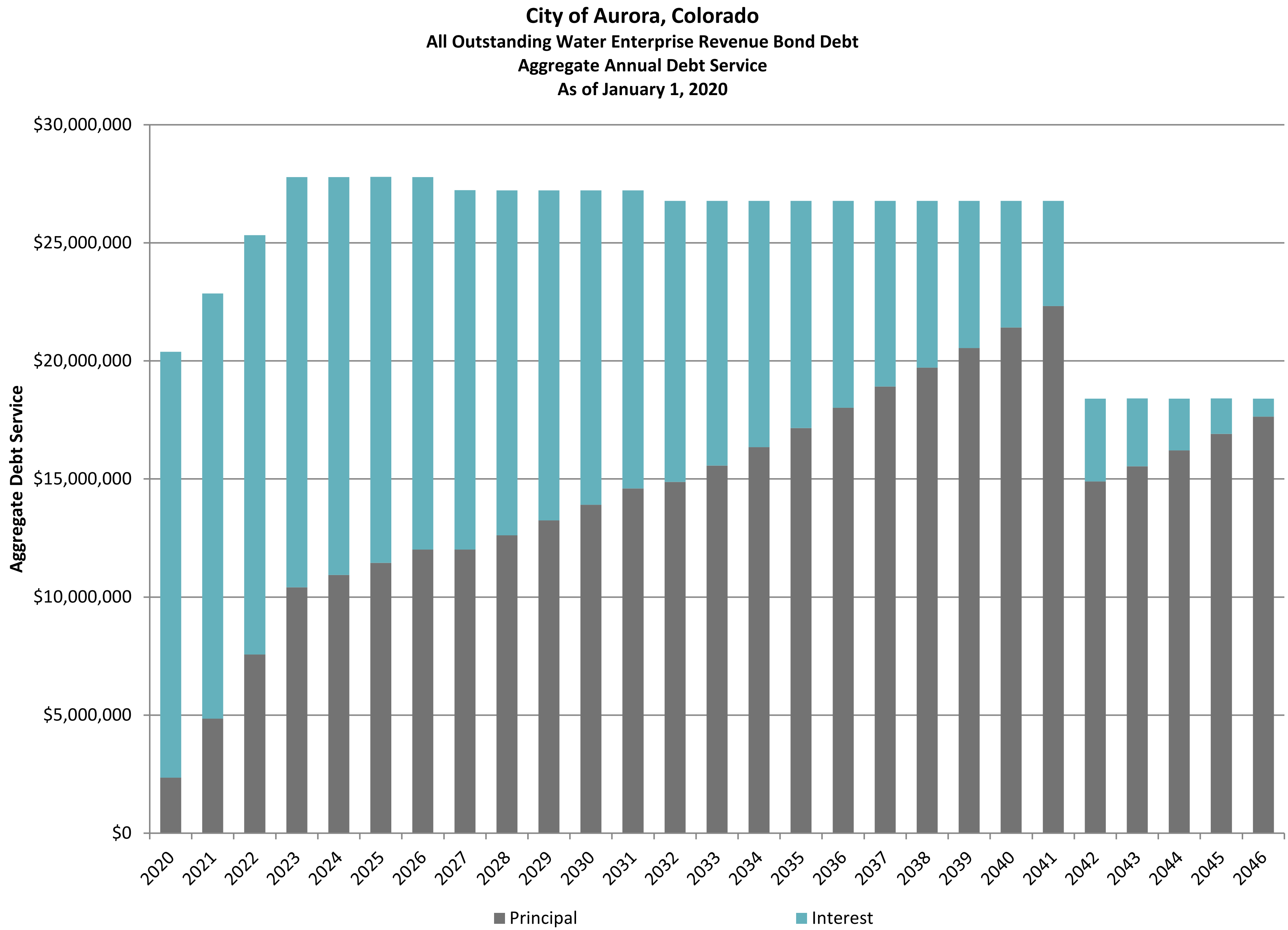
Next Call	8/1/2019 @ Par (Step Coupon) 8/1/2026 @ Par All Others	
Dated Date	8/16/2016	
Coupon Dates	February 1	August 1
Maturity Dates	August 1	
Insurer	None	
Paying Agent	UMB Bank	
Purpose	Currently Refund CWCB Loan and Advance Refund Series 2007A and Series 2008A Bonds	

Color Legend	
Callable	Non-Callable

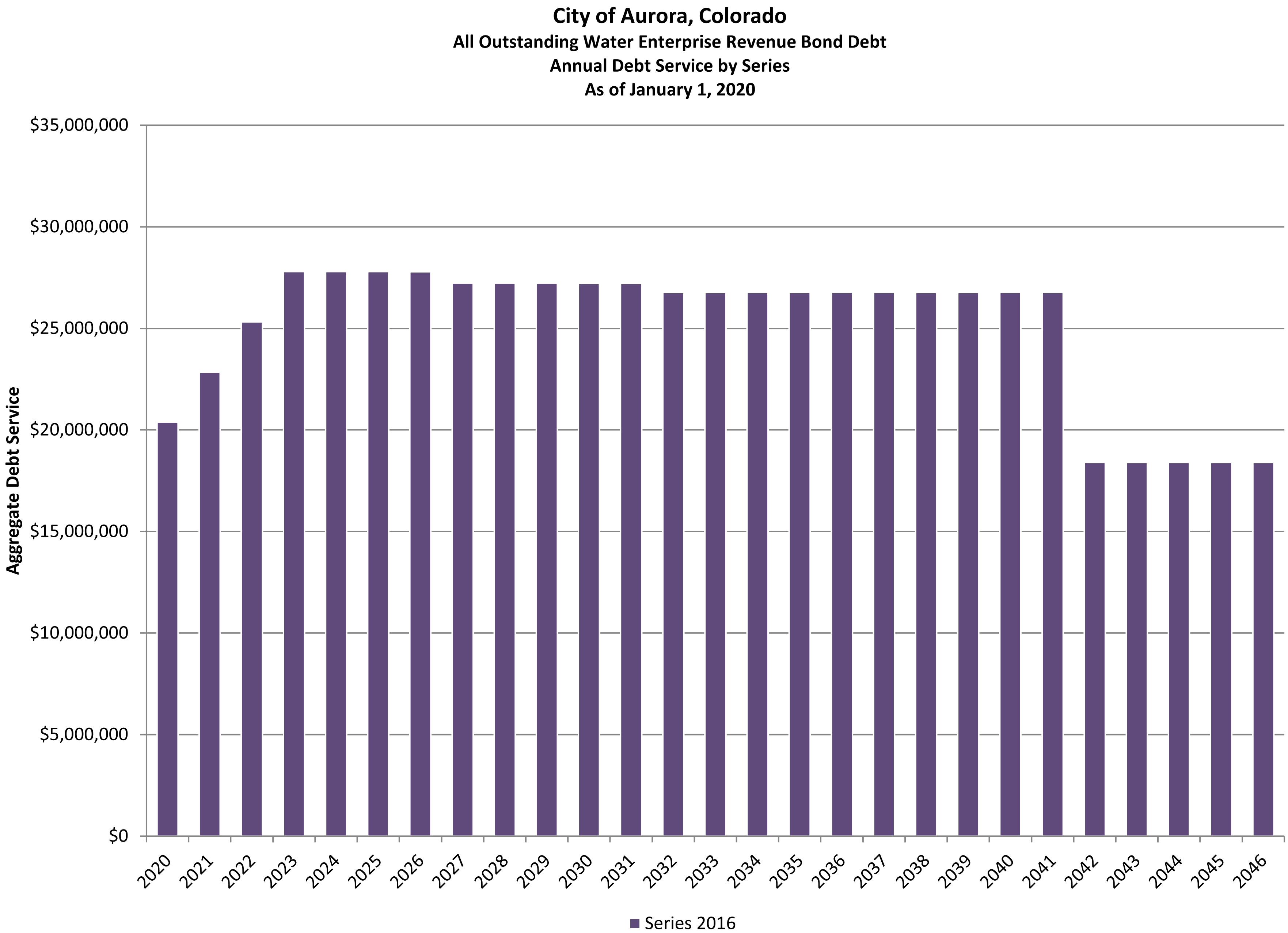
City of Aurora, Colorado
Water Debt
Summary of Oustanding Obligations as of January 1, 2020

Year	Series 2016	Total	
2020	20,386,050	20,386,050	
2021	22,855,800	22,855,800	
2022	25,323,050	25,323,050	
2023	27,789,800	27,789,800	
2024	27,789,300	27,789,300	
2025	27,790,300	27,790,300	
2026	27,788,050	27,788,050	
2027	27,227,300	27,227,300	
2028	27,226,550	27,226,550	
2029	27,225,800	27,225,800	
2030	27,223,550	27,223,550	
2031	27,223,300	27,223,300	
2032	26,773,300	26,773,300	
2033	26,774,750	26,774,750	
2034	26,776,500	26,776,500	
2035	26,774,250	26,774,250	
2036	26,776,250	26,776,250	
2037	26,775,250	26,775,250	
2038	26,774,950	26,774,950	
2039	26,774,400	26,774,400	
2040	26,777,050	26,777,050	
2041	26,775,900	26,775,900	
2042	18,404,500	18,404,500	*
2043	18,408,150	18,408,150	*
2044	18,402,750	18,402,750	*
2045	18,407,400	18,407,400	*
2046	18,405,200	18,405,200	*
Total	**675,629,450**	**675,629,450**	

*CUSIP 051595BB1 $45 Million Step Coupon Bonds Defeased in 2019 with scheduled maturities from 2042-2046



HilltopSecurities
A Hilltop Holdings Company.



HilltopSecurities
A Hilltop Holdings Company.

Original Par Amount:	**$437,025,000**
Issuer:	**City of Aurora, Colorado** **Acting by and Through its Utility Enterprise**
Issue Description:	**First-Lien Water Improvement Revenue Refunding Bonds, Series 2016 (Green Bonds)**
Registrar/Paying Agent:	UMB Bank
Bond Insurer:	None
Bond Counsel:	Kutak Rock
Underwriter:	Morgan Stanley
Method of Sale:	Negotiated
Arbitrage Yield:	2.3156%
Arbitrage Consultant:	Arbitrage Compliance Specialists, INC
DSRF Status	N/A
Rebateable Funds:	N/A
Source of Repayment:	Water Revenue
Bond Covenant:	1) 1.20x Debt Service Coverage for Senior Debt 2) 1.05x Debt Service Coverage for Total Debt

Purpose: The Series 2016 Bonds were issued for the purposes of refunding, paying and discharging all of the City's outstanding First Lien Water Improvement Revenue Bonds, as well as refinancing the City's Colorado Water Conservation Board Loan. The City has designated the bonds as "Green Bonds," in accordance with Green Bond Principles promulgated by the International Capital Markets Association, resulting in a net present value (NPV) savings of $69 million (13%).

2019 Redemption: In September 2019 Aurora Water voluntarily redeemed 100% of CUSIP 051595BB1, $45 million Step Coupon Term Bonds due to mature from 2042 to 2046. The bonds were redeemed with cash resulting in significant NPV savings of 26.3% for Aurora ratepayers.

Amortization:

	Principal	Coupon	Interest	Total P&I	
2020	2,350,000	1.500%	18,036,050	20,386,050	
2021	4,855,000	5.000%	18,000,800	22,855,800	
2022	7,565,000	5.000%	17,758,050	25,323,050	
2023	10,410,000	5.000%	17,379,800	27,789,800	
2024	10,930,000	3.00%-5.00%*	16,859,300	27,789,300	
2025	11,445,000	5.000%	16,345,300	27,790,300	
2026	12,015,000	4.00%-5.00%*	15,773,050	27,788,050	
2027	**12,015,000**	5.000%	15,212,300	27,227,300	
2028	**12,615,000**	5.000%	14,611,550	27,226,550	
2029	**13,245,000**	5.000%	13,980,800	27,225,800	
2030	**13,905,000**	5.000%	13,318,550	27,223,550	
2031	**14,600,000**	5.000%	12,623,300	27,223,300	
2032	**14,880,000**	4.00%-5.00%*	11,893,300	26,773,300	
2033	**15,565,000**	5.000%	11,209,750	26,774,750	
2034	**16,345,000**	5.000%	10,431,500	26,776,500	
2035	**17,160,000**	5.000%	9,614,250	26,774,250	
2036	**18,020,000**	5.000%	8,756,250	26,776,250	
2037	**18,920,000**	3.00%-5.00%*	7,855,250	26,775,250	
2038	**19,715,000**	3.00%-5.00%*	7,059,950	26,774,950	
2039	**20,545,000**	3.00%-5.00%*	6,229,400	26,774,400	
2040	**21,415,000**	3.00%-5.00%*	5,362,050	26,777,050	
2041	**22,320,000**	3.00%-5.00%*	4,455,900	26,775,900	
2042	**14,895,000**	3.00%-5.0%**	3,509,500	18,404,500	***
2043	**15,540,000**	3.00%-5.0%**	2,868,150	18,408,150	***
2044	**16,205,000**	3.00%-5.0%**	2,197,750	18,402,750	***
2045	**16,910,000**	3.00%-5.0%**	1,497,400	18,407,400	***
2046	**17,640,000**	3.00%-5.0%**	765,200	18,405,200	***
TOTAL	**392,025,000**		**283,604,450**	**675,629,450**	

Redemption Provision***: August 1, 2026 @ 100%
Maturity Dates: August 1
Interest Payment Dates: February 1 and August 1
*Bifurcated maturities
**Trifurcated maturities
***CUSIP 051595BB1 $45 Million Step Coupon Bonds Defeased in 2019, with scheduled maturities from 2042-2046

NEW ISSUE—BOOK-ENTRY-ONLY **RATINGS (See "RATINGS"): S&P: "AA+"**
Fitch: "AA+"

In the opinion of Kutak Rock LLP, Bond Counsel, under existing laws, regulations, rulings and judicial decisions and assuming the accuracy of certain representations and continuing compliance by the City with certain covenants, interest on the Series 2016 Bonds (including any original issue discount properly allocable to certain of the Series 2016 Bonds) is not includible in gross income for federal income tax purposes, is exempt from State of Colorado income tax, is not a specific preference item for purposes of the federal alternative minimum tax and is excluded from the computation of State of Colorado alternative minimum tax. See the caption "TAX MATTERS."

$437,025,000
City of Aurora, Colorado
acting by and through its
Utility Enterprise
First-Lien Water Refunding Revenue Bonds, Series 2016
(Green Bonds)

Dated: Date of Delivery **Due: August 1, as shown below**

The First-Lien Water Refunding Revenue Bonds, Series 2016 (the "Series 2016 Bonds") will be issued in fully registered book-entry form in denominations of $5,000 or integral multiples thereof. The Series 2016 Bonds will be registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"), securities depository for the Series 2016 Bonds. UMB Bank, n.a. will act as Paying Agent, Registrar and Transfer Agent for the Series 2016 Bonds. Individual purchases are to be made in book-entry-only form in authorized denominations. Purchasers, as Beneficial Owners, will not receive certificates evidencing their ownership interest in the Series 2016 Bonds. Interest is payable February 1, 2017 and semiannually thereafter each August 1 and February 1 to and including the maturity dates shown below, unless the Series 2016 Bonds are redeemed earlier.

$207,920,000 SERIES 2016 SERIAL BONDS

Year	Amount	Rate	Price or Yield	CUSIP	Year	Amount	Rate	Price or Yield	CUSIP
2020	$2,350,000	1.500%	0.830%	051595 AL0	2028	$12,615,000	5.000%	1.870%	051595 BF2
2021	4,855,000	5.000	0.970	051595 AM8	2029	13,245,000	5.000	1.930	051595 AU0
2022	7,565,000	5.000	1.130	051595 AN6	2030	13,905,000	5.000	1.980	051595 BG0
2023	10,410,000	5.000	1.280	051595 AP1	2031	14,600,000	5.000	2.030	051595 AV8
2024	1,625,000	3.000	1.400	051595 AQ9	2032	6,045,000	4.000	2.330	051595 AW6
2024	9,305,000	5.000	1.400	051595 BE5	2032	8,835,000	5.000	2.080	051595 BM7
2025	11,445,000	5.000	1.520	051595 AR7	2033	15,565,000	5.000	2.130	051595 AX4
2026	4,000,000	4.000	1.650	051595 AS5	2034	16,345,000	5.000	2.180	051595 AY2
2026	8,015,000	5.000	1.650	051595 BJ4	2035	17,160,000	5.000	2.220	051595 AZ9
2027	12,015,000	5.000	1.760	051595 AT3	2036	18,020,000	5.000	2.260	051595 BA3

$40,000,000 3.000% Series 2016 Term Bonds due August 1, 2041 – Price @ 100.858% CUSIP: 051595 BK1
$62,915,000 5.000% Series 2016 Term Bonds due August 1, 2041 – Price @ 123.706% CUSIP: 051595 BD7
$45,000,000 2.000% (initial rate) Series 2016 Step Coupon Term Bonds[1] due August 1, 2046 – Price @ 100.000% CUSIP: 051595 BB1
$25,000,000 3.000% Series 2016 Term Bonds due August 1, 2046 – Price @ 100.427% CUSIP: 051595 BL9
$5,000,000 4.000% Series 2016 Term Bonds due August 1, 2046 – Price @ 112.026% CUSIP: 051595 BH8
$51,190,000 5.000% Series 2016 Term Bonds due August 1, 2046 – Price @ 123.206% CUSIP: 051595 BC9

The Series 2016 Bonds are issued for the purpose of refinancing obligations originally incurred to finance or refinance additions and improvements to the Water System operated by the Utility Enterprise of the City. The Series 2016 Bonds are special, limited obligations of the City, acting by and through its Utility Enterprise, and are payable solely from and secured by a first (but not necessarily exclusively first) lien upon certain net pledged revenues, consisting of the net revenues of the Water System of the City remaining after the payment of operation and maintenance expenses. See "THE SERIES 2016 BONDS—Security and Flow of Funds."

The Series 2016 Bonds are not a debt or indebtedness or a multiple-fiscal year debt or other financial obligation of the City under the Constitution and laws of the State of Colorado. The Series 2016 Bonds are not payable from the proceeds of general property taxes or any other form of taxation, and the full faith and credit of the City is not pledged for their payment.

The Series 2016 Bonds are subject to redemption as described under the caption "THE SERIES 2016 BONDS—Redemption."

This cover page is not a summary of the issue. Investors should read the Official Statement in its entirety to make an informed investment decision.

The Series 2016 Bonds are offered when, as and if issued, subject to approval of validity by Kutak Rock LLP, Bond Counsel, and certain other conditions. Kutak Rock LLP has also been retained to assist the City in the preparation of this Official Statement. Certain legal matters will be passed upon for the City by the Office of the City Attorney and for the Underwriters by Sherman & Howard LLC. Piper Jaffray & Co. has acted as financial advisor to the City in connection with the Series 2016 Bonds. Delivery of the Series 2016 Bonds through the facilities of DTC in New York, New York, is expected on or about August 16, 2016.

Morgan Stanley **RBC Capital Markets**

BofA Merrill Lynch **Wells Fargo Securities**

The date of this Official Statement is July 21, 2016.

[1] See "THE SERIES 2016 BONDS–Description of the Series 2016 Bonds–*Step Coupon Term Bonds Due August 1, 2046*."

FitchRatings

Aurora, Colorado

Water System Revenue Bonds

New Issue Report

Ratings

New Issue

First-Lien Water Refunding Revenue Bonds, Series 2016 (Green Bonds)	AA+

Outstanding Debt

First-Lien Water Improvement Revenue Bonds	AA+

Rating Outlook

Stable

Related Research

2016 Water and Sewer Medians (December 2015)

2016 Outlook: Water and Sewer Sector (December 2015)

Analysts

Julie Garcia Seebach
+1 512 215-3743
julie.seebach@fitchratings.com

Audra Dickinson
+1 512 813-5701
audra.dickinson@fitchratings.com

New Issue Details

Sale Information: Approximately $415,360,000 First-Lien Water Refunding Revenue Bonds, Series 2016 (Green Bonds), scheduled to sell the week of July 18 via negotiation.

Security: First lien on net revenues of the city of Aurora's (the city) water system (the system).

Purpose: To refund the city's outstanding series 2007A bonds, series 2008A bonds and the city's Colorado Water Conservation Board Loan for debt service savings, and pay costs of issuance.

Final Maturity: Aug. 1, 2046.

Key Rating Drivers

Solid Financial Profile: The system continues to produce strong financial metrics, with 2015 total debt service coverage (DSC) of over 1.8x net of connection fees and unrestricted reserves of $111 million, or roughly 760 days of cash on hand.

High Debt Ramping Down: The system is highly leveraged, though the city has actively prepaid debt and has no additional borrowings planned in the near- to medium-term, so debt levels should decline. Debt per customer and per capita levels are three times higher than the 'AA' rating category medians, while debt as a percent of plant assets is more moderate at 34%.

Rate Flexibility: Water rates register at a moderately high 1.1% of median household income (MHI). But on a combined basis with sewer charges, the monthly bill is affordable at 1.6% of MHI, providing sufficient ongoing rate-raising flexibility if needed.

Strong Financial, Resource Planning: Comprehensive long-term financial, capital and water supply planning practices have positioned operations well and provide a strong enhancement to credit quality.

Rating Sensitivities

Continuation of Current Trends: Fitch Ratings would view favorably the system's maintenance of strong financial results coupled with the ability to lower debt ratios.

Rating History

Rating	Action	Outlook/ Watch	Date
AA+	Affirmed	Stable	7/8/16
AA+	Affirmed	Stable	6/19/14
AA+	Upgraded	Stable	7/18/12
AA	Affirmed	Stable	7/30/10
AA	Revised	Stable	4/30/10
AA–	Affirmed	Stable	12/8/09
AA–	Assigned	Stable	4/10/06

Related Criteria

Revenue-Supported Rating Criteria (June 2014)

U.S. Water and Sewer Revenue Bond Rating Criteria (September 2015)

Credit Profile

The water system primarily provides retail service to city residents. Aurora is located adjacent to and directly east of Denver, and with a population in excess of 351,200 is the third largest city in the state. Given the city's close proximity to downtown Denver and the Denver International Airport, its location along the light rail corridor and strong and growing employment base, the city's planning department is estimating population will grow at a rate of approximately 1.7% per year.

The city's unemployment rate is down year over year, dropping to 3.6% in May 2016, compared with 4.6% the year prior. The rate is on par with the state level of 3.6%, above the county threshold of 3.3% but below the 4.5% national rate. Wealth levels are below state (91%) but above national (104%) averages. The city maintains core military/aerospace and retail economic elements but is also transforming into a major medical/bioscience center as redevelopment continues at the Fitzsimons army base.

Strong Financial Performance

For 2015, annual DSC was 3.3x (2.2x net of connection fees) on senior bonds and 2.8x (1.8x net of connection fees) on all debt. Connection fees comprised a sizable portion of pledged sources in the past, equating to about 50% of operating revenues, but for the past five fiscal years they have declined, making up an average of 19%. Even without these one-time revenues, senior DSC has remained over 2.0x since 2008. The system also has accumulated over $111 million in unrestricted cash and investments, equal to over 760 days of operations.

Given the city currently has no future debt issuance plans and has been actively prepaying debt, senior-lien DSC is projected to range between 2.0x and 2.2x (net of connection fees) over the fiscal year 2016 to 2020 period. Nevertheless, the city currently has no rate increases built into its forecast, so cash margins are projected to decline to support all capital improvement plan (CIP) activities.

New Revenues Expected to Further Bolster Financial Profile

Aurora has formed the Water Infrastructure and Supply Efficiency (WISE) partnership with Denver Water (revenue bonds rated 'AAA'/Stable by Fitch) and the South Metro WISE Authority, which will utilize the additional yield from the city's extensive Prairie Waters Project (PWP) to provide water to 10 communities in the south Denver metro area. The full amount of water to be provided by the WISE partnership is estimated at 72,250 acre-feet (af) over 10-year periods. Limited WISE deliveries are anticipated to begin in late 2016, with full deliveries expected by 2021.

Elevated but Declining Debt Burden

Fitch acknowledges the importance of PWP and the city's long-term water development programs as well as the foresight of the city to procure such supplies. Nevertheless, we note that a key credit concern is the system's high debt ratios: debt levels on a per capita basis are over 3.2x those of similarly rated credits. The slow amortization rate of system debt, which is 76% in 20 years, is another concern. Within the past three years, the city has made strides in reducing its debt burden by using excess cash reserves to steadily prepay debt, reducing debt-to-net plant to 34% in 2015 from 62% in 2008. Debt ratios should decrease over the long term as the city continues to follow prudent debt management practices. The city also has no debt issuance plans for the next five years, which will alleviate future leverage pressures.

The five-year CIP totals over $358 million, with 64% of projects dedicated to water supply. This marks a 30% increase from the 2014–2018 CIP, primarily due to the build-out cost ($92 million) of the Wild Horse Reservoir, which is estimated to provide the city with an additional 32,000 af of water storage. The city plans to fund all of its CIP projects in a pay-as-you-go fashion, which means that reserve fund balances could decline if rates are not increased in the interim.

Advanced Resource Planning

Water supply is derived largely from renewable mountain snowmelt, which annually recharges city reservoirs. Recognizing the need to drought-harden the system and provide for ongoing growth, the city proactively began developing PWP as part of its CIP in 2007. The $637 million project was completed in 2010 and will enhance firm yield supplies by 20%. Moreover, with future expansion of PWP and other water initiatives identified in the city's long-range capital program, the city will ensure adequate supplies through at least 2045.

Combined User Rates Remain Affordable

Water charges are somewhat high on an affordability basis but are comparable to other regional providers. Concerns regarding water charges are somewhat mitigated by the low cost of wastewater treatment, which brings combined utility costs just below Fitch's affordability range (1.6% of MHI), providing sufficient overall rate making flexibility. The city has been on a rate holiday since 2011, and no rate increases are currently forecast, although adjustments may be needed over the forecast period if the city plans to entirely cash-fund its current five-year CIP.

Strong financial results have allowed the city to extend the rate relief longer than originally planned and institute smaller than originally planned rate adjustments. Over the last few years, other Colorado utilities, and western utility credits in general, have been faced with large CIPs for source water development. As a result, over the medium term, Aurora utility charges have become more in line with or even slightly below other providers.

Legal Provisions

Security

The bonds are secured by a first lien on the net income of the system.

Rate Covenant

The city covenants to set rates and charges at a level that will produce net pledged revenues, after payment of operations and maintenance (O&M) expenses, in an amount equal to at least 1.20x the combined ADS requirements on all parity debt and 1.05x the combined ADS of all outstanding subordinate revenue obligations.

Additional Bonds Test

Additional parity bonds may be issued, provided net pledged revenues for the most recently complete fiscal year or a consecutive 12 of the previous 18 months equal at least 1.2x the combined maximum annual debt service (MADS) for outstanding and proposed parity bonds. Net pledged revenues may be adjusted to include any increase in rates or charges to be effective during or prior to the year in which the MADS requirement occurs. There are no limitations for the issuance of subordinate revenue obligations.

Debt Service Reserve Fund

No debt service reserve is being funded in connection with the series 2016 bonds.

Flow of Funds

All income derived from system operations is deposited into the income account and dispersed in the following order of priority:

- For O&M expenses.
- To pay debt service on senior lien obligations.
- To the senior lien debt service reserve account, if necessary.
- To pay debt service on subordinate lien obligations.
- For any lawful purpose.

Financial Summary

($000, Audited Years Ended Dec. 31)

	2011	2012	2013	2014	2015	2016[a]	2017[a]	2018[a]	2019[a]	2020[a]
Balance Sheet										
Unrestricted Cash and Investments	155,521	123,121	146,036	146,029	111,198	—	—	—	—	—
Net Current Accounts Receivable	9,922	10,276	8,203	8,043	9,501	—	—	—	—	—
Other Unrestricted Current Assets	11,406	12,562	9,825	10,743	11,676	—	—	—	—	—
Current Liabilities Payable from Unrestricted Assets	(27,999)	(22,469)	(23,188)	(26,995)	(26,242)	—	—	—	—	—
Net Working Capital	138,928	113,214	132,673	129,778	96,631	—	—	—	—	—
Net Fixed Assets	1,519,385	1,533,156	1,530,930	1,551,720	1,587,257	—	—	—	—	—
Net Long-Term Debt Outstanding	654,835	607,034	604,811	578,547	547,506	—	—	—	—	—
Operating Statement										
Operating Revenues	104,941	112,404	97,188	125,029	102,489	101,607	102,305	104,153	107,263	110,781
Non-Operating Revenues Available for Debt Service	5,007	4,092	2,274	4,099	3,661	3,692	1,147	1,045	993	991
Connection Fees	13,840	20,304	22,098	20,491	26,932	23,432	36,141	36,637	37,531	37,998
Total Revenues Available for Debt Service	123,789	136,800	121,560	149,618	133,081	128,731	139,593	141,835	145,787	149,769
Operating Expenditures (Excluding Depreciation)	46,574	45,857	46,864	51,490	53,355	53,932	56,817	60,078	63,339	65,554
Depreciation	14,734	26,608	28,470	29,496	29,473					
Operating Income	43,634	39,938	21,854	44,043	19,661	47,675	45,488	44,075	43,924	45,227
Net Revenues Available for Debt Service	77,215	90,943	74,696	98,129	79,726	74,799	82,776	81,757	82,448	84,216
Senior Lien ADS	34,665	29,660	25,265	24,747	24,012	22,931	19,918	20,784	20,784	22,899
All-In ADS	45,357	33,221	30,372	29,384	28,640	27,508	20,114	20,971	20,786	22,901
Financial Statistics										
Senior ADS	2.2	3.1	3.0	4.0	3.3	3.3	4.2	3.9	4.0	3.7
Senior ADS (Excluding Connection Fees)	1.8	2.4	2.1	3.1	2.2	2.2	2.3	2.2	2.2	2.0
All-In ADS	1.7	2.7	2.5	3.3	2.8	2.7	4.1	3.9	4.0	3.7
All-In ADS (Excluding Connection Fees)	1.4	2.1	1.7	2.6	1.8	1.9	2.3	2.2	2.2	2.0
Days Cash on Hand	1,219	980	1,137	1,035	761	—	—	—	—	—
Days Working Capital	1,089	901	1,033	920	661	—	—	—	—	—
Debt/Net Plant (%)	43	40	40	37	34	—	—	—	—	—
Outstanding Long-Term Debt Per Customer ($)	8,415	7,725	7,590	7,178	6,713	—	—	—	—	—
Outstanding Long-Term Debt Per Capita ($)	1,968	1,790	1,750	1,640	1,523	—	—	—	—	—
Free Cash / Depreciation (%)	216	217	156	233	173	—	—	—	—	—

[a]Projected. Note: Fitch may have reclassified certain financial statement items for analytical purposes.

Source: Aurora and Fitch.

The ratings above were solicited by, or on behalf of, the issuer, and therefore, Fitch has been compensated for the provision of the ratings.

S&P Global Ratings

RatingsDirect®

Summary:

Aurora, Colorado; Water/Sewer

Primary Credit Analyst:
John Schulz, Centennial (1) 303-721-4385; john.schulz@spglobal.com

Secondary Contact:
Chloe S Weil, San Francisco (1) 415-371-5026; chloe.weil@spglobal.com

Table Of Contents

Summary:

Aurora, Colorado; Water/Sewer

Credit Profile		
US$415.36 mil first lien wtr rfdg rev bnds ser 2016 due 08/01/2045		
Long Term Rating	AA+/Stable	New

Rationale

S&P Global Ratings assigned its 'AA+' long-term rating to Aurora, Colo.'s series 2016 first-lien water refunding revenue bonds (green bonds). The rating reflects, in our opinion, the combination of a very strong enterprise risk profile and an extremely strong financial risk profile. The outlook is stable.

The series 2016 water refunding revenue bonds (designated Green Bonds) are being issued to refund the series 2007A, series 2008A, and the city's Colorado Water Conservation Board loan for economic savings and to restructure the debt by extending the maturity by six years to have a more conservative future debt service. In addition, the series 2016 issuance issue is interest only through 2019 when the debt service begins to ramp up to roughly $30 million in 2022. The city water system's net revenues secure the bonds. The city estimates that more than 90% of the proceeds of the refunded obligations were allocated to Prairie Waters and other purposes of the kind contemplated by the green bond principles. The purpose of the Prairie Waters Project (the project funded by the series 2007A issuance was to make the system more drought-resistant and increase its capacity to serve customers. The Prairie Waters Project is designed to utilize these reusable water return flows from the South Platte River by transporting and treating the reusable water in a six-step process.

We view the bond provisions as credit neutral. After the refunding, Aurora's series 2016 will be the only existing senior water debt. The bonds are protected by a 1.2x additional bonds test of maximum annual debt service (MADS) and a 1.2x rate covenant of annual debt service.

Enterprise Risk

The city's very strong enterprise risk profile reflects our view of the system's:

- Service area participation in the broad and diverse Denver-Aurora metropolitan statistical area (MSA) with what we consider good resident wealth levels;
- Slightly below average water rates with low poverty rates however that is slightly off-set with average income indicators;
- Ample water supply for an expanding community; and
- Operational management assessment of 'good'.

Aurora Water operates the water system, which is the second-largest independent municipal water supply system in the Denver/Aurora metropolitan area, supplying treated water to over 81,560 active customer accounts as of Dec. 31, 2015. Residential and multi-family customers account for approximately 67% of consumption in fiscal 2015. The customer base is stable and is expanding with only being about 50% built-out. The city itself is its largest water customer which accounts for about 2.3% of total revenues in 2015. The resident population is growing and with average income levels, in our view, at 101% of national median household effective buying income (MHHEBI). Water supply and treatment resources exceed current potable water demand however projected demand indicates they will need some more raw water sources and treatment capacity to meet demand in the long term.

Consistent with our criteria "Methodology: Industry Risk," published Nov. 19, 2013, we consider industry risk for utilities covered under these criteria as very low, the most favorable assessment possible on a six-point scale, with '1' being the best.

Currently, the average residential monthly bill for water is about $43.68 per 6,000 gallons of usage. We calculated this rate assuming that a residential customer has a 6,000-gallon-per-month water budget, which may change depending on the specific type of property and irrigation needs. We view the combined fees paid by customers for water service as slightly below average for the region. This is somewhat offset some by average income indicators (MHHEBI) but still affordable, when annualized water represents 1.1% of MHHEBI. Furthermore, with lower county poverty rates in comparison to the nation levels, the city's market score is strong, as viewed by S&P Global Ratings. Rates are reviewed annually with the last planned rate increase in 2010. The city indicated they have not raised rates because net revenues have provided strong debt service coverage (DSC) after the city approved large rate increases from 2007 to 2010 to meet the capital improvements primarily to support the Prairie Waters Project. The city indicated they will assess whether future capital improvements and cost of service increases merit a future water rate increase on an annual basis.

Based on our operational management assessment, we view Aurora to be a '2' on a six-point scale, with '1' being the strongest. We view the operational management of the system as good. The water system has more than ample capacity for average and peak demand, and given the stable customer growth, management has a diverse water supply to meet future needs. Rates are reviewed annually and the city has developed several programs to manage succession.

Financial Risk

The city's extremely strong financial risk profile reflects our view of the system's:

- Extremely strong history of all-in debt service coverage (DSC) that is projected to continue;
- Extremely strong liquidity that we expect to continue;
- A moderate to large capital improvement program (CIP) funded with cash; and
- Financial management assessment (FMA) of 'strong'.

The water fund's financial performance has been extremely strong in recent years, in our view. Combined operating revenue totals roughly $129 million for audited fiscal 2015. All-in DSC provided by water fund net revenues in 2015 is also what we consider extremely strong, at 2.72x, with the past three audited years (2013-2015) averaging all-in DSC at 2.68x when excluding a one time payment of $26.3 in fiscal 2014 from Roxborough , which is at levels we view as extremely strong. Connection fee revenue for the water system was $24.5 million in audited 2015. When excluding system development fees, all-in DSC drops to 1.87x in 2015, levels we still consider extremely strong. Based on projections provided by management, we calculate the trend of extremely strong all-in DSC will continue.

The water fund's liquidity remained extremely strong, in our view, despite unrestricted cash and investments decreasing from $146.0 million (or 1,035 days' cash) in fiscal 2014, to $111.2 million (761 days' cash) in fiscal 2015. We attribute the lower unrestricted cash due to capital improvements and unscheduled prepayments of debt during fiscal 2015. We see the unrestricted cash to fluctuate in the next five years with healthy net revenues growing the fund and a cash funded capital improvement program (CIP) drawing from the unrestricted cash but remain at levels we consider very strong to extremely strong due to their strong reserve polices.

The five-year CIP totals roughly $322 million from fiscal 2017 through 2021. The largest categories of capital projects are in water storage, transmission and distribution. We view the debt to capitalization as very strong, with an adjusted ratio of 31.4%. City officials indicated they have no additional debt plans in a five-year outlook within the water fund, we expect debt to capitalization to slowly decrease as they progress through their debt service schedule.

Based on our financial management assessment (FMA), we view the Aurora to be a '1' on a six-point scale with '1' being the strongest. We view the system's financial management as strong, meaning policies are embedded and are likely sustainable. Interim financial results are produced monthly and shared with city council on a quarterly basis. The city has a formal policy regarding liquidity in the utility fund and produces strong financial forecasts that are reviewed internally and externally annually. Also, independently audited financial statements are produced annually. In addition, the city has a formal financial management plan that was adopted in 2007 and gets updated periodically.

Outlook

The stable outlook reflects our expectation that the system will continue to manage expenses and raise rates as need and produce extremely strong DSC and liquidity as the city progresses through its capital improvement plan.

Upside scenario

As they progress through their large CIP and continue to demonstrate extremely strong financial metrics that meet or exceed historic levels, or if income indicators as measured by MHHEBI rise faster relative to water rates and poverty levels, we could raise the rating.

Downside scenario

Should growth or the CIP stress liquidity substantially over period lasting more than a year, we could lower the rating.

Related Criteria And Research

Related Criteria

- USPF Criteria: Rating Methodology And Assumptions For U.S. Municipal Waterworks And Sanitary Sewer Utility Revenue Bonds, Jan. 19, 2016
- USPF Criteria: Methodology: Definitions And Related Analytic Practices For Covenant And Payment Provisions In U.S. Public Finance Revenue Obligations, Nov. 29, 2011
- Criteria: Use of CreditWatch And Outlooks, Sept. 14, 2009

Related Research

- U.S. State And Local Government Credit Conditions Forecast, April 19, 2016
- U.S. Municipal Water Utilities: No News is (Probably) Good News; The Outlook is Stable, Jan. 20, 2016

Certain terms used in this report, particularly certain adjectives used to express our view on rating relevant factors, have specific meanings ascribed to them in our criteria, and should therefore be read in conjunction with such criteria. Please see Ratings Criteria at www.standardandpoors.com for further information. Complete ratings information is available to subscribers of RatingsDirect at www.globalcreditportal.com. All ratings affected by this rating action can be found on the S&P Global Ratings public website at www.standardandpoors.com. Use the Ratings search box located in the left column.

City of Aurora, Colorado

Tab E: Details of Outstanding Sewer Enterprise Revenue Debt

As of January 1, 2020

HilltopSecurities
A Hilltop Holdings Company.

City of Aurora, Colorado

All Outstanding Sewer Enterprise Revenue Bond Debt
As of January 1, 2020
(000's)

Year Ending December 31	$28,000,000* First-Lien Sewer Revenue Bonds (Outfall) Series 2018B		$2,000,000 First-Lien Sewer Revenue Bonds (Outfall) Series 2018A		$28,900,000 First-Lien Sewer Refunding Revenue Bonds Series 2016		$16,000,000 Sub. Interfund Wastwater Revenue Note (SEAM) Series 2018	
	Principal**	Coupon***	Principal	Coupon	Principal	Coupon	Principal	Coupon
2020	**	1.821%	0	3.035%	2,810	1.560%	0	2.500%
2021	**	***	174	3.035%	2,855	1.560%	0	2.500%
2022	**	***	179	3.035%	2,895	1.560%	3,045	2.500%
2023	**	***	185	3.035%	2,945	1.560%	3,120	2.500%
2024	**	***	191	3.035%	2,990	1.560%	3,200	2.500%
2025	**	***	196	3.035%	3,035	1.560%	3,275	2.500%
2026	**	***	202	3.035%	3,085	1.560%	3,360	2.500%
2027	**	***	208	3.035%				
2028	**	***	215	3.035%				
2029	**	***	221	3.035%				
2030	**	***	228	3.035%				
TOTALS	$		$2,000		$20,615		$16,000	
Next Call	Callable with Breakage		Callable with Breakage		Non-Callable		Non-Callable	
Dated Date	12/12/2018		12/12/2018		11/4/2016		12/1/2018	
Coupon Dates	February 1	August 1	February 1	August 1	February 1	August 1	December 1	
Maturity Dates	August 1		August 1		August 1		December 1	
Insurer	None		None		None		None	
Paying Agent	PNC Bank		PNC Bank		UMB Bank		UMB Bank	
Purpose	New Money		New Money		Refund Series 2006 Bonds		New Money	

Color Legend

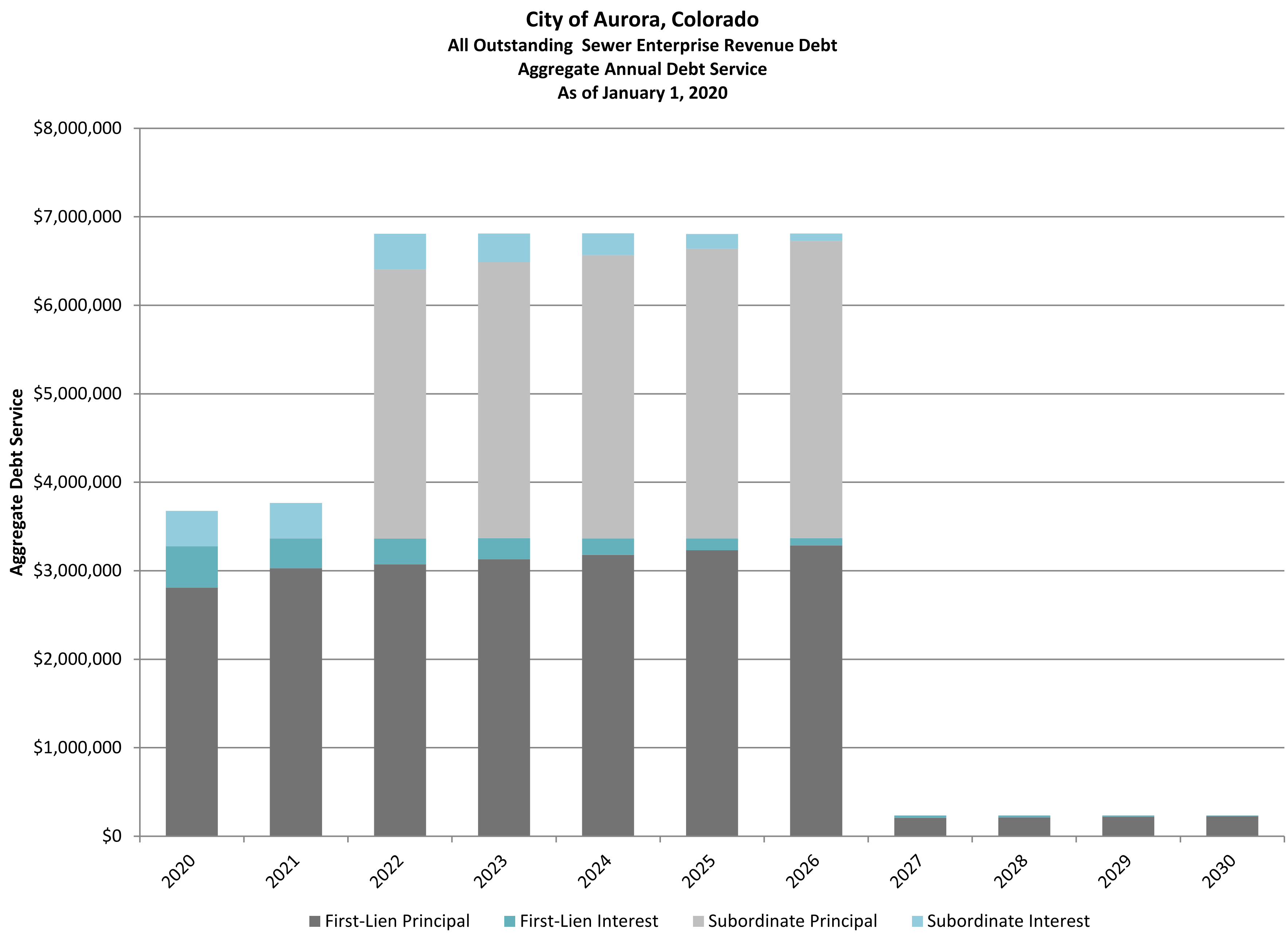
Callable — Non-Callable

* Up to $28 million available, $3 million drawn as of 1/1/2020
** Amortization schedule not establised
*** Variable rate interest until term out

City of Aurora, Colorado
Sewer Enterprise Debt
Summary of Oustanding Obligations as of January 1, 2020

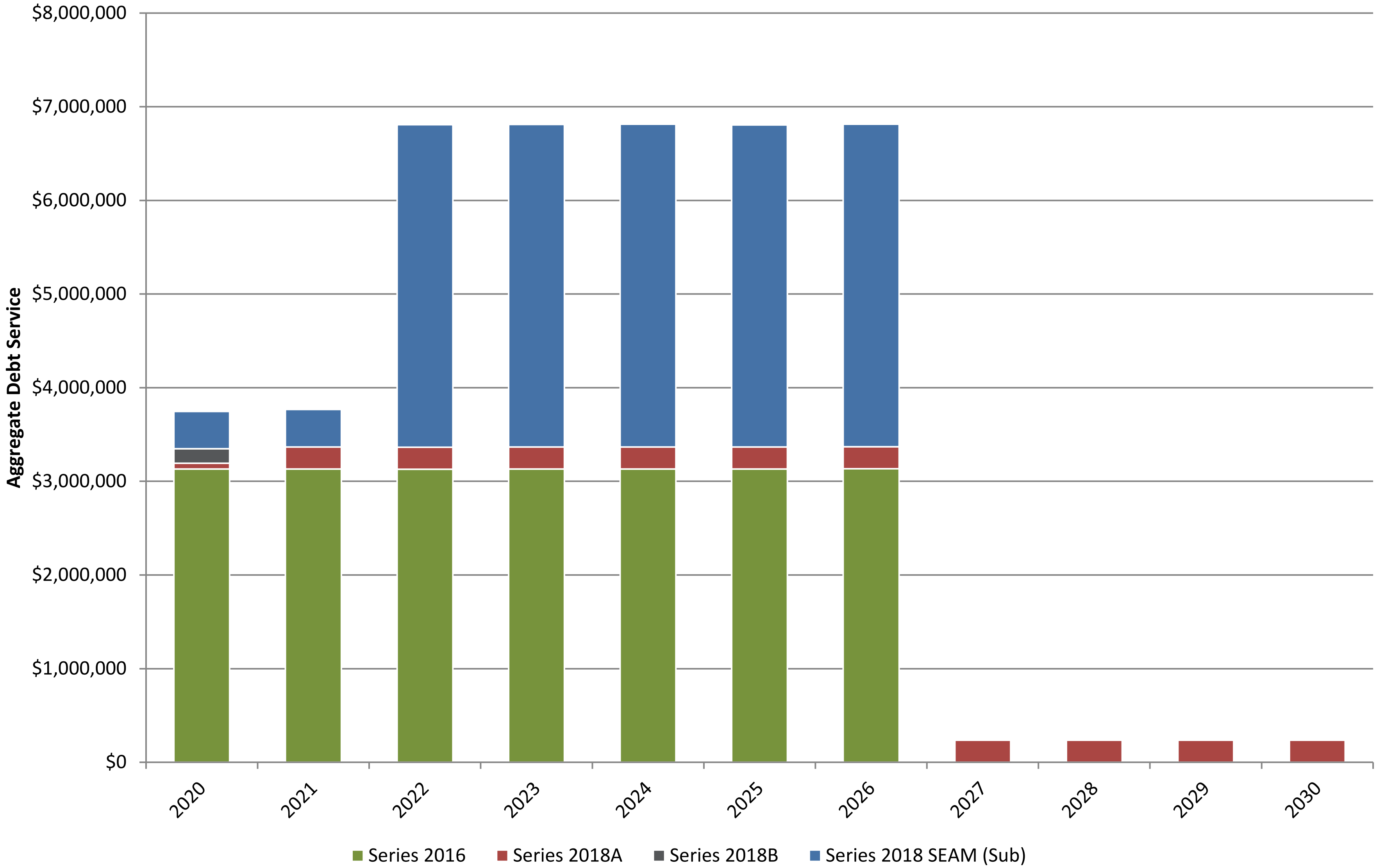
TOTAL ANNUAL DEBT SERVICE						
	Series 2016	Series 2018A	Series 2018B (1)	Total First-Lien	2018 SEAM (Sub)	Total
2020	3,131,594	60,700	84,636	3,276,930	400,000	3,676,930
2021	3,132,758	234,840		3,367,598	400,000	3,767,598
2022	3,128,220	234,849		3,363,069	3,445,000	6,808,069
2023	3,133,058	234,858		3,367,916	3,443,875	6,811,791
2024	3,132,116	234,867		3,366,983	3,445,875	6,812,858
2025	3,130,472	234,876		3,365,348	3,440,875	6,806,223
2026	3,133,126	234,886		3,368,012	3,444,000	6,812,012
2027		234,896		234,896		234,896
2028		234,907		234,907		234,907
2029		234,917		234,917		234,917
2030		234,928		234,928		234,928
Total	**21,921,344**	**2,409,524**	**84,636**	**23,475,856**	**18,019,625**	**41,495,481**

(1) The Series 2018B Bonds are a Revolving Drawdown loan with $3 million drawn as of 1/1/20



City of Aurora, Colorado
All Outstanding Sewer Enterprise Revenue Debt
Aggregate Annual Debt Service
As of January 1, 2020
Aggregate Debt Service
$8,000,000
$7,000,000
$6,000,000
$5,000,000
$4,000,000
$3,000,000
$2,000,000
$1,000,000
$0
2020
2021
2022
2023
2024
2025
2026
2027
2028
2029
2030
First-Lien Principal
First-Lien Interest
Subordinate Principal
Subordinate Interest

City of Aurora, Colorado
All Outstanding Sewer Enterprise Revenue Debt
Annual Debt Service by Series
As of January 1, 2020



HilltopSecurities
A Hilltop Holdings Company.

Original Par Amount:	**$2,000,000**
Issuer:	**City of Aurora, Colorado**
	Acting by and Through its Utility Enterprise
Issue Description:	**First-Lien Sewer Improvement Revenue Bonds, Series 2018A**
Registrar/Paying Agent:	UMB Bank
Bond Insurer:	N/A
Bond Counsel:	Kutak Rock
Purchaser	PNC Bank, National Association
Method of Sale:	Placement
Arbitrage Yield:	3.035000%
Arbitrage Consultant:	
DSRF Status	None
Rebateable Funds:	N/A
Yield Restricted Funds:	N/A
Source of Repayment:	Sewer Revenue & Storm Drain Revenue
Bond Covenant:	1.2x Debt Service Coverage for Senior Lien Debt

Purpose: Initial fixed-rate portion of the loan package to finance the Fitzsimons Stormwater Outfall Project. The $35 million project will construct stormwater infrastructure improvements on the north portion of the Fitzsimons Campus to facilitate development in the surrounding area. Construction is underway with expected completion in Mid-2021.

Amortization:

	Principal	Coupon	Interest	Total P&I
2020	-	3.035%	60,700	60,700
2021	174,140	3.035%	60,700	234,840
2022	179,434	3.035%	55,415	234,849
2023	184,889	3.035%	49,969	234,858
2024	190,509	3.035%	44,358	234,867
2025	196,301	3.035%	38,576	234,876
2026	202,268	3.035%	32,618	234,886
2027	208,417	3.035%	26,479	234,896
2028	214,753	3.035%	20,154	234,907
2029	221,281	3.035%	13,636	234,917
2030	228,008	3.035%	6,920	234,928
TOTAL	**2,000,000**		**409,524**	**2,409,524**

Redemption Provision:	Callable anytime with breakage penalties
Refunding Status:	N/A
Maturity Dates:	August 1
Interest Payment Dates:	February 1 and August 1

Original Par Amount:	**$28,000,000**
Issuer:	**City of Aurora, Colorado** **Acting by and Through its Utility Enterprise**
Issue Description:	**First-Lien Sewer Improvement Revenue Bonds, Series 2018B**
Registrar/Paying Agent:	UMB Bank
Bond Insurer:	N/A
Bond Counsel:	Kutak Rock
Purchaser	PNC Bank, National Association
Method of Sale:	Placement
Arbitrage Yield:	N/A
Arbitrage Consultant:	
DSRF Status	None
Rebateable Funds:	N/A
Yield Restricted Funds:	N/A
Note:	The Series 2018B Bonds have a Revolving Drawdown Period through August 1, 2021. During the Revolving Drawdown Period the City can fix out any drawn down balances with amortization through 2030. The City will pay a an Unutilized Committment Fee of 0.12% annual on the undrawn balance and a variable rate of 79% of LIBOR + 0.40%. As of January 1, 2020 the City has made draws in the amount of $3 million on the Series 2018B Bonds.
Source of Repayment:	Sewer Revenue & Storm Drain Revenue
Bond Covenant:	1.2x Debt Service Coverage for Senior Lien Debt
Purpose:	The $35 million Fitzsimons Stormwater Outfall Project will construct stormwater infrastructure improvements on the north portion of the Fitzsimons Campus to facilitate development in the surrounding area. Construction is underway with expected completion in Mid-2021.

Amortization:

	Principal [1]	Coupon	Interest [2]	Total P&I
2020	-	1.821%	84,636	84,636
2021				
2022				
2023				
2024				
2025				
2026				
2027				
2028				
2029				
2030				
TOTAL	**28,000,000**		**84,636**	**84,636**

[1] The Series 2018B Bonds are a Revolving Drawdown loan with $3 million drawn as of 1/1/20. Amortization is projected to commence in 2021.

[2] 2020 Interest is estmated based on December LIBOR of 1.799% on $3 million and the 0.12% Commitment Fee on the $25 million unutilized amount.

Redemption Provision:	Callable anytime with breakage penalties
Refunding Status:	N/A
Maturity Dates:	August 1
Interest Payment Dates:	February 1 and August 1

Original Par Amount:	**$16,000,000**
Issuer:	**City of Aurora, Colorado**
	Acting by and Through its Utility Enterprise
Issue Description:	**Special Obligation Interfund Wastewater Revenue Note**
Registrar/Paying Agent:	N/A
Bond Insurer:	N/A
Bond Counsel:	Kutak Rock
Purchaser	City of Aurora Water Enterprise Fund
Method of Sale:	Interfund Loan
Arbitrage Yield:	2.500000%
Arbitrage Consultant:	
DSRF Status	N/A
Rebateable Funds:	N/A
Yield Restricted Funds:	N/A
Source of Repayment:	Subordinate Lien on Sewer Revenue
Bond Covenant:	

Purpose: To finance the the Wastewater Fund's portion of the construction of the Southeast Maintenance Facility (SEAM). Currently in design and planning phase, the completed facility will house maintenance and administration for Aurora Water, Wastewater, and Public Works.

Amortization:

	Principal	Coupon	Interest	Total P&I
2020	-	2.50%	400,000	400,000
2021	-	2.50%	400,000	400,000
2022	3,045,000	2.50%	400,000	3,445,000
2023	3,120,000	2.50%	323,875	3,443,875
2024	3,200,000	2.50%	245,875	3,445,875
2025	3,275,000	2.50%	165,875	3,440,875
2026	3,360,000	2.50%	84,000	3,444,000
TOTAL	**16,000,000**		**2,019,625**	**18,019,625**

Redemption Provision:	Non-Callable
Refunding Status:	N/A
Maturity Dates:	December 1
Interest Payment Dates:	December 1

Original Par Amount:	**$28,900,000**
Issuer:	**City of Aurora, Colorado** **Acting by and Through its Utility Enterprise**
Issue Description:	**First-Lien Sewer Improvement Revenue Bonds, Series 2016**
Registrar/Paying Agent:	UMB Bank
Bond Insurer:	N/A
Bond Counsel:	Kutak Rock
Purchaser	Wells Fargo Municipal Capital Strategies, LLC
Method of Sale:	Placement
Arbitrage Yield:	1.560149%
Arbitrage Consultant:	Arbitrage Compliance Specialists, INC
DSRF Status	None
Rebateable Funds:	N/A
Yield Restricted Funds:	N/A
Source of Repayment:	Sewer Revenue & Storm Drain Revenue
Bond Covenant:	1.2x Debt Service Coverage for Senior Lien Debt

Purpose: In May 2006 the City issued $57,790,000 principal amount of First-Lien Sewer Improvement Revenue Bonds, Series 2006, for the purpose of financing the acquisition and construction of additions and improvements to its Wastewater Utility System. The transaction was a private placement instead of a public deal. As a result of serial maturities, a partial defeasance of principal, and favorable interest rate conditions, the principal amount of Series 2006 Bonds were refinanced in order to effect a Net Present Value (NPV) saving of ~$9.3 million to the taxpayers, which equates to a savings rate of ~29%.

Amortization:

	Principal	Coupon	Interest	Total P&I
2020	2,810,000	1.560%	321,594	3,131,594
2021	2,855,000	1.560%	277,758	3,132,758
2022	2,895,000	1.560%	233,220	3,128,220
2023	2,945,000	1.560%	188,058	3,133,058
2024	2,990,000	1.560%	142,116	3,132,116
2025	3,035,000	1.560%	95,472	3,130,472
2026	3,085,000	1.560%	48,126	3,133,126
TOTAL	**20,615,000**		**1,306,344**	**21,921,344**

Redemption Provision:	Non-Callable
Refunding Status:	N/A
Maturity Dates:	August 1
Interest Payment Dates:	February 1 and August 1

City of Aurora, Colorado

Tab F: Details of Outstanding Golf Enterprise Revenue Debt

As of January 1, 2020

HilltopSecurities
A Hilltop Holdings Company.

City of Aurora, Colorado

All Outstanding Golf Enterprise Debt
As of January 1, 2020
(000's)

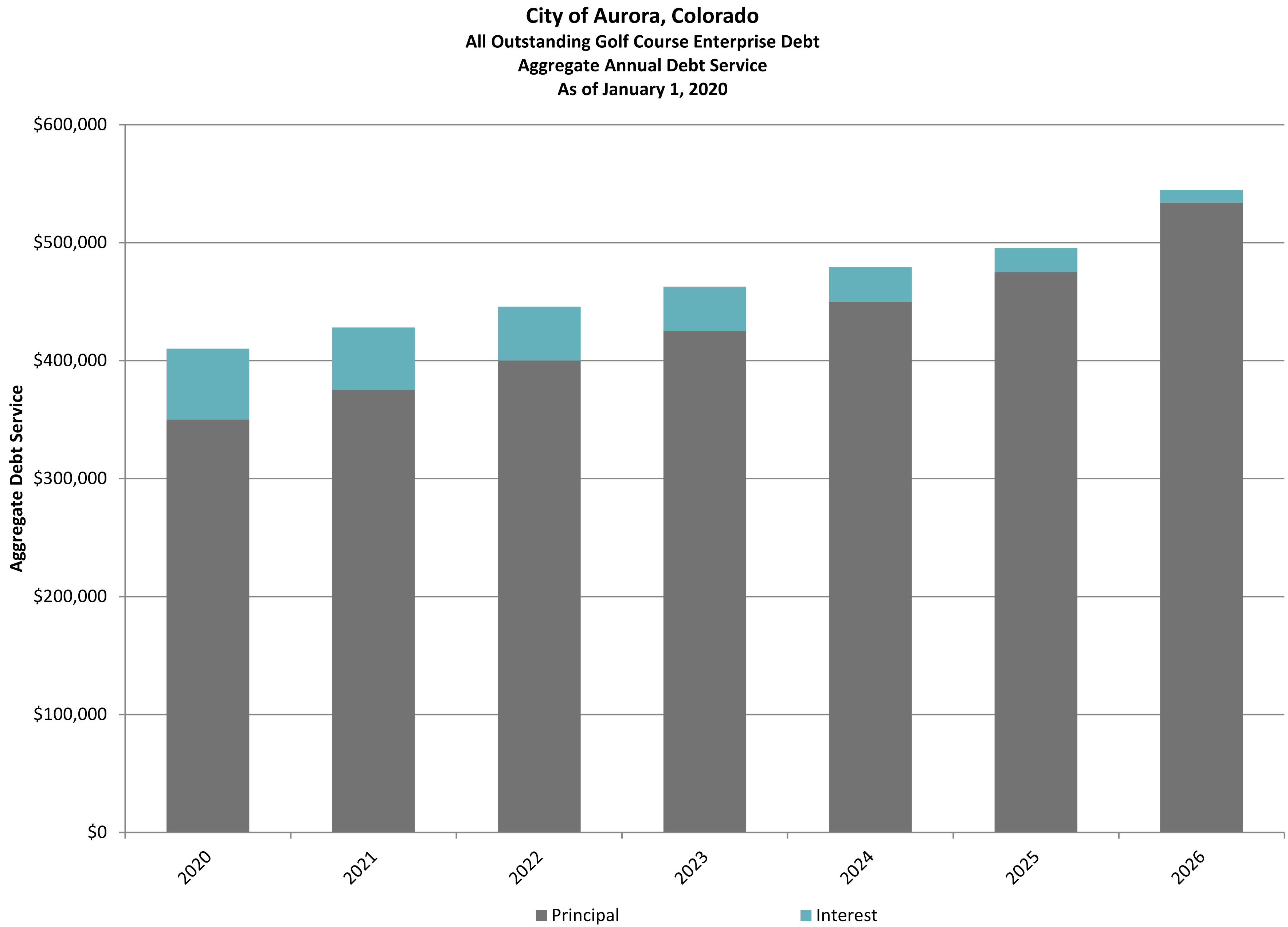
Year Ending December 31	$3,909,000 Murphy Creek Golf Course Revenue Refunding Note Series 2017	
	Principal	Coupon
2020	350	2.000%
2021	375	2.000%
2022	400	2.000%
2023	425	2.000%
2024	450	2.000%
2025	475	2.000%
2026	534	2.000%
TOTALS	$3,009	

Next Call	Callable At Any Time
Dated Date	03/2017
Coupon Dates	December 1
Maturity Dates	December 1
Insurer	None
Paying Agent	Director of Finance
Purpose	Refinance 2011 Golf Note

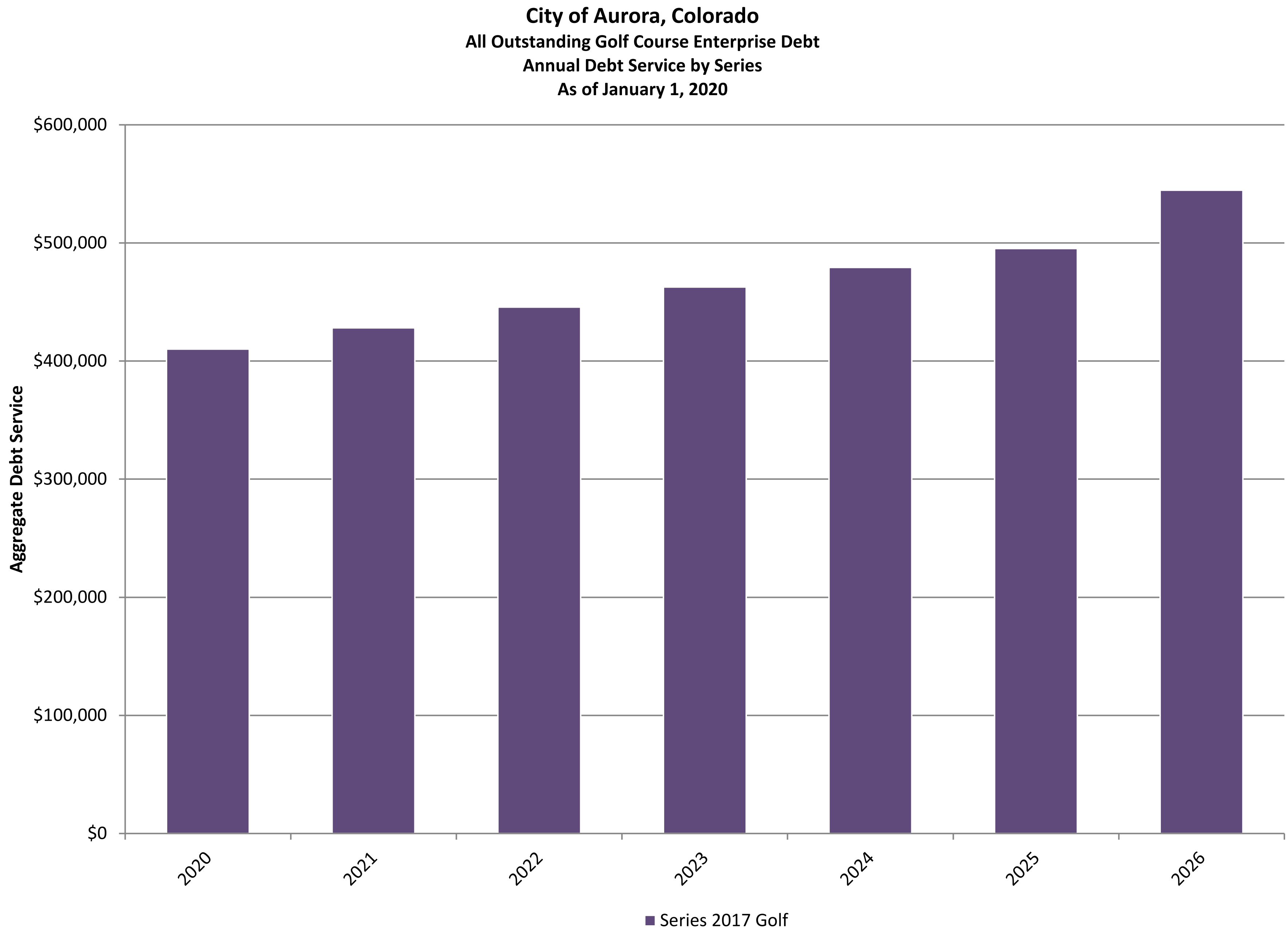
Color Legend	
Callable	Non-Callable

City of Aurora, Colorado
Golf Enterprise Debt
Summary of Oustanding Obligations as of January 1, 2020

TOTAL ANNUAL DEBT SERVICE		
	Series 2017 Golf	Total
2020	410,180	410,180
2021	428,180	428,180
2022	445,680	445,680
2023	462,680	462,680
2024	479,180	479,180
2025	495,180	495,180
2026	544,680	544,680
Total	3,265,760	3,265,760



HilltopSecurities
A Hilltop Holdings Company.



HilltopSecurities
A Hilltop Holdings Company.

Original Par Amount:	**$3,909,000**
Issuer:	**City of Aurora, Colorado**
Issue Description:	**Murphy Creek Golf Course Note Series 2017**
Current Bond Rating:	
Registrar/Paying Agent:	Director of Finance of the City
Type:	Interfund Loan
Source of Repayment:	Golf Course Revenues
Bond Covenant:	Covenant Violations Requires Rate Study

Notes: In December of 1995, City Council authorized the Utility Enterprise Wastewater Fund to provide a loan to the Golf Enterprise Fund for the construction of the Murphy Creek Golf Course. The loan between the Utility and Golf is a floating rate note that required annual principal payments of $256,000 through 2012. The loan was scheduled to mature in 2013 with a balloon payment of $3,328,000. Due to uncertainty in performance, the amortization schedule was revised in 2009 to provide immediate relief to the golf course. In November 2011 the loan was renegotiated providing a market interest rate and a final maturity in 2026, with a rate of 4%. In November 2016, given interest rate market conditions at the time, a review of the loan occurred and the rate was adjusted to reflect current market conditions and set at 2% effective March 15, 2017; the new rate will save ~$390k in interest payments.

Amortization:

	Principal	Coupon	Interest	Total P&I
2020	**350,000**	2.000%	60,180	410,180
2021	**375,000**	2.000%	53,180	428,180
2022	**400,000**	2.000%	45,680	445,680
2023	**425,000**	2.000%	37,680	462,680
2024	**450,000**	2.000%	29,180	479,180
2025	**475,000**	2.000%	20,180	495,180
2026	**534,000**	2.000%	10,680	544,680
TOTAL	**3,009,000**		**256,760**	**3,265,760**

Redemption Provision:	Callable at Any Time
Refunding Status:	Any Date
Maturity Dates:	December 1
Interest Payment Dates:	December 1

City of Aurora, Colorado

Tab G: Details of Outstanding General Improvement District Debt

As of January 1, 2020

Member FINRA/SIPC/NYSE | © 2019 Hilltop Securities

City of Aurora, Colorado

All Outstanding General Improvement District Debt
As of January 1, 2020
(000's)

Year Ending December 31	$650,000 GID 1-16 (Cobblewood) General Obligation Bonds Series 2017		$2,600,000 GID 2-09 (Pier Point 7) General Obligation Bonds Series 2011		$520,000 GID 3-08 (Meadow Hills) General Obligation Bonds Series 2010		$375,000 GID 1-08 (Peoria Park) General Obligation Bonds Series 2010		$700,000 GID 1-07 (Cherry Creek) General Obligation Bonds Series 2009	
	Principal	Coupon	Principal	Coupon	Principal	Coupon	Principal	Coupon	Principal	Coupon
2020	21	3.270%	120	4.380%	20	4.990%	16	5.450%	35	5.250%
2021	21	3.270%	125	4.380%	25	4.990%	17	5.450%	35	5.250%
2022	22	3.270%	130	4.380%	25	4.990%	18	5.450%	40	5.250%
2023	23	3.270%	135	4.380%	25	4.990%	19	5.450%	40	5.250%
2024	23	3.270%	140	4.380%	25	4.990%	20	5.450%	40	5.250%
2025	24	3.270%	145	4.380%	25	4.990%	21	5.450%	45	5.250%
2026	25	3.270%	155	4.380%	30	4.990%	22	5.450%	45	5.250%
2027	26	3.270%	160	4.380%	30	4.990%	23	5.450%	50	5.250%
2028	27	3.270%	165	4.380%	30	4.990%	25	5.450%	50	5.250%
2029	28	3.270%	175	4.380%	35	4.990%	26	5.450%	55	5.250%
2030	28	3.270%	180	4.380%	35	4.990%	27	5.450%		
2031	29	3.270%	190	4.380%	35	4.990%	29	5.450%		
2032	30	3.270%								
TOTALS	$327		$1,820		$340		$263		$435	
Next Call	11/16/2022		Non-Callable		Non-Callable		Non-Callable		Non-Callable	
Dated Date	10/3/2017		10/31/2011		12/22/2010		6/1/2010		12/8/2009	
Coupon Dates	May 15	November 15	May 15	November 15	May 15	November 15	May 15	November 15	May 15	November 15
Maturity Dates	November 15		November 15		November 15		November 15		November 15	
Insurer	None		None		None		None		None	
Paying Agent	Director of Finance		Director of Finance		Director of Finance		Director of Finance		Director of Finance	
Purpose	New Money		New Money		New Money		New Money		New Money	

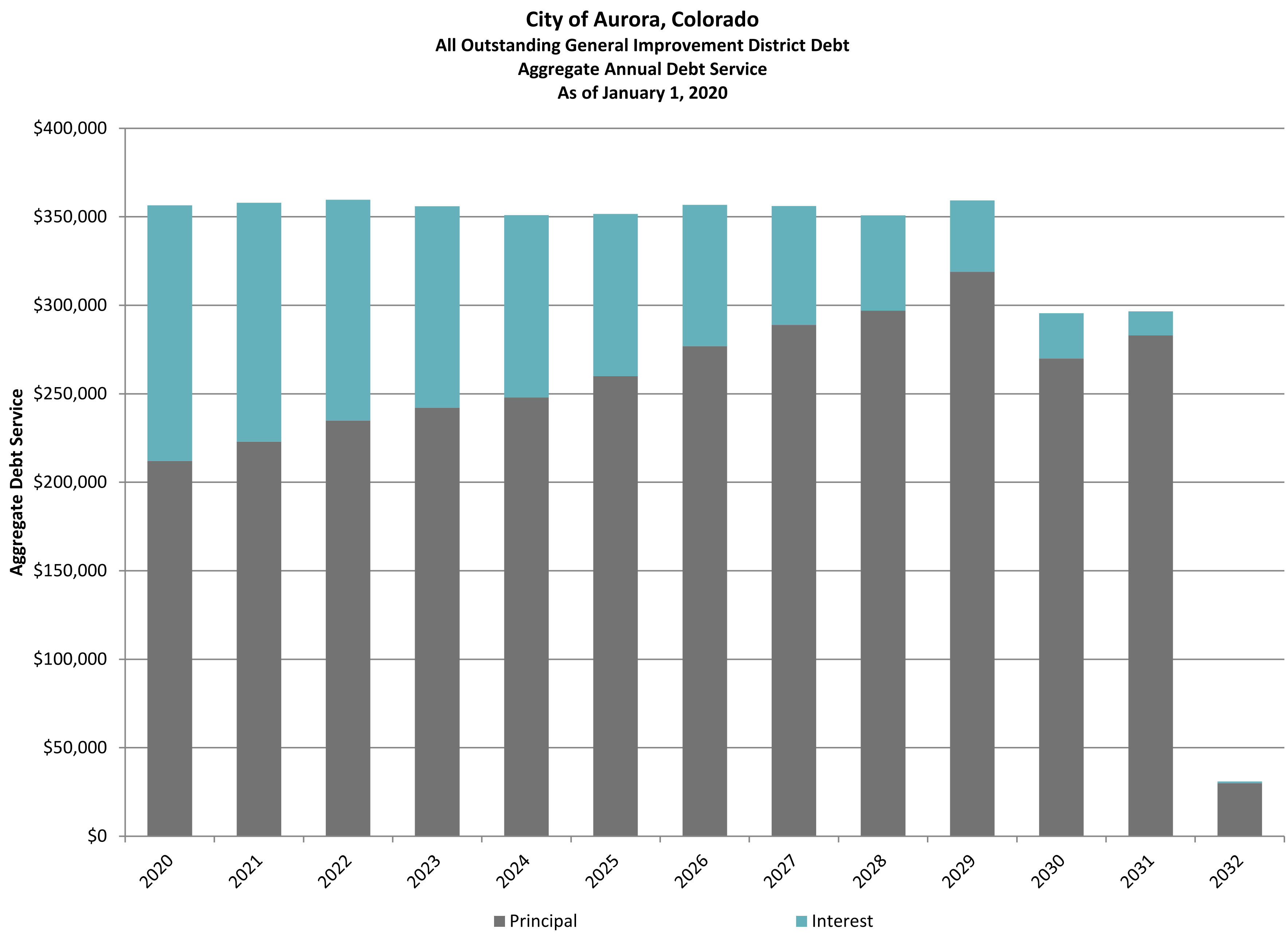
Color Legend
Callable Non-Callable

City of Aurora, Colorado

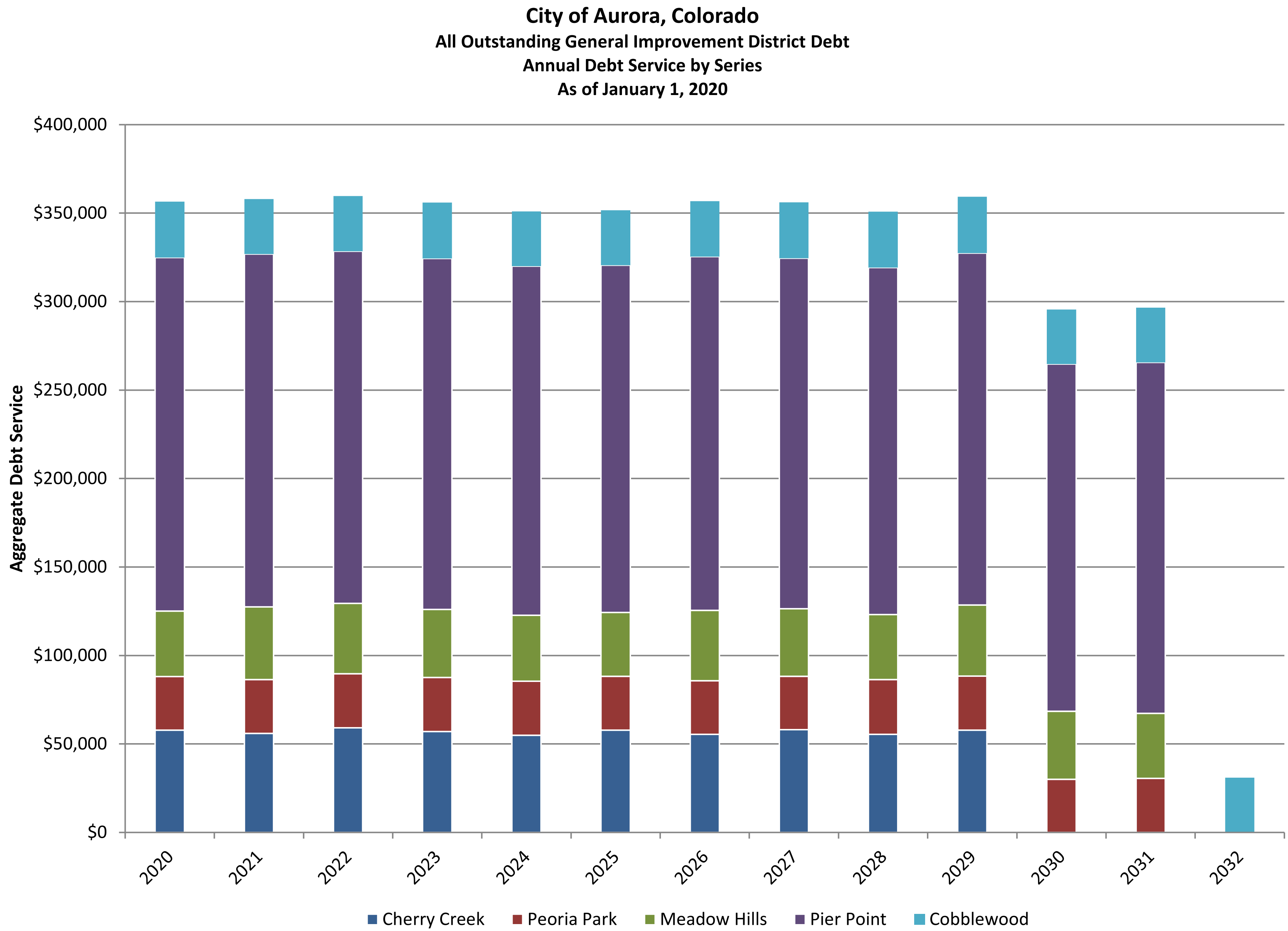
GIDs

Summary of Oustanding Obligations as of January 1, 2020

TOTAL ANNUAL DEBT SERVICE						
Year	Cherry Creek	Peoria Park	Meadow Hills	Pier Point	Cobblewood	Total
2020	57,838	30,334	36,966	199,716	31,693	356,546
2021	56,000	30,462	40,968	199,460	31,006	357,896
2022	59,163	30,535	39,721	198,985	31,320	359,723
2023	57,063	30,554	38,473	198,291	31,600	355,981
2024	54,963	30,519	37,226	197,378	30,848	350,933
2025	57,863	30,429	35,978	196,246	31,096	351,611
2026	55,500	30,284	39,731	199,895	31,311	356,721
2027	58,138	30,085	38,234	198,106	31,494	356,056
2028	55,513	30,832	36,737	196,098	31,643	350,822
2029	57,888	30,469	40,240	198,871	31,761	359,228
2030	-	30,052	38,493	196,206	30,845	295,596
2031	-	30,581	36,747	198,322	30,929	296,578
2032	-	-	-	-	30,981	30,981
Total	**569,925**	**365,133**	**459,511**	**2,377,574**	**406,526**	**4,178,669**



HilltopSecurities
A Hilltop Holdings Company.



HilltopSecurities
A Hilltop Holdings Company.

Original Par Amount:	**$650,000**
Issuer:	**City of Aurora, Colorado**
	General Improvement District 1-16 (Cobblewood)
Issue Description:	**General Obligation Bonds, Series 2017**
Registrar/Paying Agent:	Director of Finance of the City
Bond Insurer:	N/A
Bond Counsel:	Kutak Rock
Underwriter	NBH Bank
Arbitrage Yield:	3.2695%
Arbitrage Consultant:	N/A
DSRF Status	N/A
Rebateable Funds:	N/A
Yield Restricted Funds:	N/A
Last Rebate Calc. Date:	N/A
Next Rebate Calc. Date:	N/A
Arbitrage Liability Calc:	N/A
Source of Repayment:	Taxes levied by the GID on property within its boundaries.
Bond Covenant:	Covenant by the GID to levy property taxes for debt service on its bonds.
Purpose:	The Cobblewood community is a group of 43 homes developed in 1973, in an HOA controlled community, where the street, South Kingston Circle, within the Cobblewood community was owned and privately maintained by the community's HOA. In November of 2016, the community voted to form a GID, and based on an election question, the voters elected with a vote of 43-7 to pay for the improvements to the roads through a tax levy, and have subsequently turned the ownership of the roads to the City. The debt incurred was used to bring to code the community's roadways, which included erosion control, excavation, reclamation; design and construction management, and all other necessary improvements. The scope of the project includes 2,188 linear feet of curb and gutter and the removal and/or reclamation of ~5,810 square yards of asphalt and roadway.

Amortization:

	Principal	Coupon	Interest	Total P&I
2020	21,000	3.270%	10,693	31,693
2021	21,000	3.270%	10,006	31,006
2022	22,000	3.270%	9,320	31,320
2023	23,000	3.270%	8,600	31,600
2024	23,000	3.270%	7,848	30,848
2025	24,000	3.270%	7,096	31,096
2026	25,000	3.270%	6,311	31,311
2027	26,000	3.270%	5,494	31,494
2028	27,000	3.270%	4,643	31,643
2029	28,000	3.270%	3,761	31,761
2030	28,000	3.270%	2,845	30,845
2031	29,000	3.270%	1,929	30,929
2032	30,000	3.270%	981	30,981
TOTAL	**327,000**		**79,526**	**406,526**

Redemption Provision:	11/16/2022 @ Par
Refunding Status:	N/A
Maturity Dates:	November 15
Interest Payment Dates:	May 15 and November 15

Original Par Amount:	**$2,600,000**
Issuer:	**City of Aurora, Colorado**
	General Improvement District 2-09 (Pier Point 7)
Issue Description:	**General Obligation Bonds, Series 2011**
Registrar/Paying Agent:	Director of Finance of the City
Bond Insurer:	N/A
Bond Counsel:	Kutak Rock
Underwriter	FirstBank
Arbitrage Yield:	4.3798%
Arbitrage Consultant:	N/A
DSRF Status	N/A
Rebateable Funds:	N/A
Yield Restricted Funds:	N/A
Last Rebate Calc. Date:	N/A
Next Rebate Calc. Date:	N/A
Arbitrage Liability Calc:	N/A
Source of Repayment:	Taxes levied by the GID on property within its boundaries.
Bond Covenant:	Covenant by the GID to levy property taxes for debt service on its bonds.

Purpose: Pier Point 7 is a group of seven communities, comprising 455 residential units, situated along South Parker Road just north of East Quincy Avenue in Aurora, Colorado. The Pier Point 7 sewer system was designed and constructed over a period of approximately 25 years, from the early 1970s to the completion of Village 8 (there is no Village 7) in the mid-1990s. The purpose of the District is to provide essential sanitary sewer system improvements and services within District boundaries, including, but not limited to, collection mains and laterals, transmission lines and related landscaping improvements, together with all necessary, incidental and appurtenant facilities. In the summer of 2009 the Pier Point 7 General Improvement District was created for the purpose of financing the construction/repairs of the system to bring the private system up to City standards, thereby allowing the City to take over ownership and maintenance of the system. The vote was 232 in favor (93%) and 17 opposed.

Amortization:

	Principal	Coupon	Interest	Total P&I
2020	120,000	4.380%	79,716	199,716
2021	125,000	4.380%	74,460	199,460
2022	130,000	4.380%	68,985	198,985
2023	135,000	4.380%	63,291	198,291
2024	140,000	4.380%	57,378	197,378
2025	145,000	4.380%	51,246	196,246
2026	155,000	4.380%	44,895	199,895
2027	160,000	4.380%	38,106	198,106
2028	165,000	4.380%	31,098	196,098
2029	175,000	4.380%	23,871	198,871
2030	180,000	4.380%	16,206	196,206
2031	190,000	4.380%	8,322	198,322
TOTAL	**1,820,000**		**557,574**	**2,377,574**

Redemption Provision:	Non-Callable
Refunding Status:	N/A
Maturity Dates:	November 15
Interest Payment Dates:	May 15 and November 15

Original Par Amount:	**$520,000**
Issuer:	**City of Aurora, Colorado**
	General Improvement District 3-08 (Meadow Hills)
Issue Description:	**General Obligation Bonds, Series 2010**
Registrar/Paying Agent:	Director of Finance of the City
Bond Insurer:	N/A
Bond Counsel:	Kutak Rock
Underwriter	Colorado State Bank & Trust
Arbitrage Yield:	4.9907%
Arbitrage Consultant:	N/A
DSRF Status	N/A
Rebateable Funds:	N/A
Yield Restricted Funds:	N/A
Last Rebate Calc. Date:	N/A
Next Rebate Calc. Date:	N/A
Arbitrage Liability Calc:	N/A
Source of Repayment:	Taxes levied by the GID on property within its boundaries.
Bond Covenant:	Covenant by the GID to levy property taxes for debt service on its bonds.

Purpose: In the summer of 2008, General Improvement District 3-2008 (Meadow Hills Country Club) was created for the purpose of constructing 1,670 linear feet of masonry wall. Residents within the District agreed to construct and install a masonry fence and assess an annual levy of property taxes to fund debt service on bonds and the maintenance of such fence. The vote was 40 (58.82%) to 28 (41.18%) in favor of organizing a GID to construct a fence, and 37 (54.41%) to 31 (45.59%) in favor of increasing the property tax to pay for the improvement, and a smaller levy to maintain the fence. The properties to be assessed in the District are owned by 46 property owners.

Amortization:

	Principal	Coupon	Interest	Total P&I
2020	20,000	4.990%	16,966	36,966
2021	25,000	4.990%	15,968	40,968
2022	25,000	4.990%	14,721	39,721
2023	25,000	4.990%	13,473	38,473
2024	25,000	4.990%	12,226	37,226
2025	25,000	4.990%	10,978	35,978
2026	30,000	4.990%	9,731	39,731
2027	30,000	4.990%	8,234	38,234
2028	30,000	4.990%	6,737	36,737
2029	35,000	4.990%	5,240	40,240
2030	35,000	4.990%	3,493	38,493
2031	35,000	4.990%	1,747	36,747
TOTAL	340,000		119,511	459,511

Redemption Provision:	Non-Callable
Refunding Status:	N/A
Maturity Dates:	November 15
Interest Payment Dates:	May 15 and November 15

Original Par Amount:	**$375,000**
Issuer:	**City of Aurora, Colorado**
	General Improvement District 1-08 (Peoria Park)
Issue Description:	**General Obligation Bonds, Series 2010**
Registrar/Paying Agent:	Director of Finance of the City
Bond Insurer:	N/A
Bond Counsel:	Kutak Rock
Lender:	Colorado State Bank and Trust
Method of Sale:	Negotiated
Arbitrage Yield:	5.4502%
Arbitrage Consultant:	Arbitrage Compliance Specialists, INC
DSRF Status	N/A
Rebateable Funds:	N/A
Yield Restricted Funds:	N/A
Last Rebate Calc. Date:	06/01/15
Next Rebate Calc. Date:	06/01/20
Arbitrage Liability Calc:	N/A

Source of Repayment: Taxes levied by the GID on property within its boundaries.

Bond Covenant: Covenant by the GID to levy property taxes for debt service on its bonds.

Purpose: In the summer of 2008, General Improvement District 1-2008 (Peoria Park) was created for the purpose of constructing 1,100 linear feet of masonry wall. Residents within the District agreed to construct and install a masonry fence and assess an annual levy of property taxes to fund debt service on bonds and the maintenance of the fence. With 373 registered district voters participating, the ballot question passed with 64% in favor of the District. The District is comprised of 233 single-family homes, primarily constructed from the late-1970's to the mid-1980's.

Amortization:

	Principal	Coupon	Interest	Total P&I
2020	16,000	5.450%	14,334	30,334
2021	17,000	5.450%	13,462	30,462
2022	18,000	5.450%	12,535	30,535
2023	19,000	5.450%	11,554	30,554
2024	20,000	5.450%	10,519	30,519
2025	21,000	5.450%	9,429	30,429
2026	22,000	5.450%	8,284	30,284
2027	23,000	5.450%	7,085	30,085
2028	25,000	5.450%	5,832	30,832
2029	26,000	5.450%	4,469	30,469
2030	27,000	5.450%	3,052	30,052
2031	29,000	5.450%	1,581	30,581
TOTAL	263,000		102,133	365,133

Redemption Provision:	Non-Callable
Refunding Status:	N/A
Maturity Dates:	November 15
Interest Payment Dates:	May 15 and November 15

Original Par Amount:	**$700,000**
Issuer:	**City of Aurora, Colorado**
	General Improvement District 1-07 (Cherry Creek Racquet Club)
Issue Description:	**General Obligation Bonds, Series 2009**
Registrar/Paying Agent:	Director of Finance of the City
Bond Insurer:	N/A
Bond Counsel:	Kutak Rock
Underwriter	George K. Baum
Method of Sale:	Negotiated
Arbitrage Yield:	5.2504%
Arbitrage Consultant:	Arbitrage Compliance Specialists, INC
DSRF Status	N/A
Rebateable Funds:	N/A
Yield Restricted Funds:	N/A
Last Rebate Calc. Date:	11/15/2014
Next Rebate Calc. Date:	12/8/2019
Arbitrage Liability Calc:	N/A
Source of Repayment:	Taxes levied by the GID on property within its boundaries.
Bond Covenant:	Covenant by the GID to levy property taxes for debt service on its bonds.

Purpose: In the summer of 2007, General Improvement District 1-2007 (Cherry Creek Racquet Club) was created for the purpose of constructing 1,700 linear feet of masonry wall around the District. Residents within the District agreed to construct and install a masonry fence and assess an annual levy of property taxes to fund debt service on bonds and the maintenance of the fence. The properties to be assessed in the District are owned by a total of 91 property owners.

Amortization:

	Principal	Coupon	Interest	Total P&I
2020	35,000	5.250%	22,838	57,838
2021	35,000	5.250%	21,000	56,000
2022	40,000	5.250%	19,163	59,163
2023	40,000	5.250%	17,063	57,063
2024	40,000	5.250%	14,963	54,963
2025	45,000	5.250%	12,863	57,863
2026	45,000	5.250%	10,500	55,500
2027	50,000	5.250%	8,138	58,138
2028	50,000	5.250%	5,513	55,513
2029	55,000	5.250%	2,888	57,888
TOTAL	**435,000**		**134,925**	**569,925**

Redemption Provision:	Non-Callable
Refunding Status:	N/A
Maturity Dates:	November 15
Interest Payment Dates:	May 15 and November 15

NEW ISSUE-BOOK ENTRY ONLY **NOT RATED**
BANK QUALIFIED

In the opinion of Kutak Rock LLP, Bond Counsel, under existing laws, regulations, rulings and judicial decisions and assuming the accuracy of certain representations and continuing compliance by the District with certain covenants, interest on the Series 2009 Bonds is not includible in gross income for federal and State of Colorado income tax purposes and is not a specific preference item for purposes of the federal alternative minimum tax. The District has designated the Series 2009 Bonds as "qualified tax-exempt obligations" under Section 265(b)(3) of the Internal Revenue Code of 1986, as amended. See the caption "TAX MATTERS."

$700,000
General Improvement District 1-2007
(In the City of Aurora, Colorado)
General Obligation Bonds
Series 2009

Dated: Date of Delivery **Due: November 15, as shown below**

The General Obligation Bonds, Series 2009 (the "Series 2009 Bonds") are issued in fully registered form in denominations of $100,000 or integral multiples of $5,000 in excess thereof. Interest on the Series 2009 Bonds, at the rate set forth below, is payable semiannually on May 15 and November 15, commencing on May 15, 2010. Purchasers, as Beneficial Owners, will not receive certificates evidencing their ownership interest in the Series 2009 Bonds.

$700,000 5.25% Series 2009 Term Bonds due November 15, 2029 Price @: 100%
CUSIP No. 051555 3W8

The net proceeds of the Series 2009 Bonds will be used for the purpose of reimbursing the City for the costs of constructing and installing a masonry fence. See "USE OF PROCEEDS." The Series 2009 Bonds are limited tax general obligations of the District, secured by its covenant to levy general ad valorem taxes, in limited amounts, to pay the principal of and interest on the Series 2009 Bonds as the same become due. See "SECURITY FOR THE SERIES 2009 BONDS."

The Series 2009 Bonds are subject to mandatory sinking fund redemption prior to their maturity. See "THE SERIES 2009 BONDS—Prior Redemption."

THE SERIES 2009 BONDS ARE OFFERED EXCLUSIVELY TO INVESTORS WHO ARE "QUALIFIED INSTITUTIONAL BUYERS" WITHIN THE MEANING OF RULE 144A UNDER THE SECURITIES ACT OF 1933, AS AMENDED. THE DISTRICT WILL NOT GIVE ANY UNDERTAKING OR ASSURANCE CONCERNING THE AVAILABILITY OF INFORMATION FOLLOWING THE ISSUANCE OF THE SERIES 2009 BONDS.

The District is a quasi-municipal corporation formed within the City of Aurora, Colorado (the "City") pursuant to a petition of property owners to finance the costs of a masonry fence (the "Project"). ***The Series 2009 Bonds are general obligations of the District and are payable from general ad valorem taxes required to be levied, without limitation as to rate, but subject to an annual limitation as to their dollar amount, on all taxable property within the boundaries of the District, except to the extent that other legally available funds are applied for such purpose. THE SERIES 2009 BONDS ARE NOT OBLIGATIONS OF THE CITY.***

This cover page is not a summary of the issue. Investors should read the Limited Offering Memorandum in its entirety to make an informed investment decision, giving particular attention to the matters referred to under the caption "RISK FACTORS."

The Series 2009 Bonds are offered solely to qualified institutional buyers meeting the requirements described under the caption "LIMITED OFFERING," when, as and if issued, subject to approval of validity by Kutak Rock LLP, Denver, Colorado, Bond Counsel, and certain other conditions. Piper Jaffray & Co. has acted as Financial Advisor to the District in connection with the Series 2009 Bonds. The Series 2009 Bonds are expected to be available for delivery by Wells Fargo Bank, National Association, as paying agent and registrar for the Series 2009 Bonds, through the facilities of The Depository Trust Company, on or about December 8, 2009.

George K. Baum & Co.

The date of this Limited Offering Memorandum is December 2, 2009.

City of Aurora, Colorado

Tab H: Details of Outstanding Special Improvement District Debt

As of January 1, 2020

Special Improvement District Debt

HilltopSecurities
A Hilltop Holdings Company.

City of Aurora, Colorado
All Outstanding Special Improvement District Debt
As of January 1, 2020
(000's)

Year Ending December 31	$1,230,000 Special Improvement District SID 1-10 (Dam East) Rev Note Series 2012	
	Principal*	Coupon
2020	10	2.730%
2021	10	2.730%
2022	250	2.730%
TOTALS	$270	

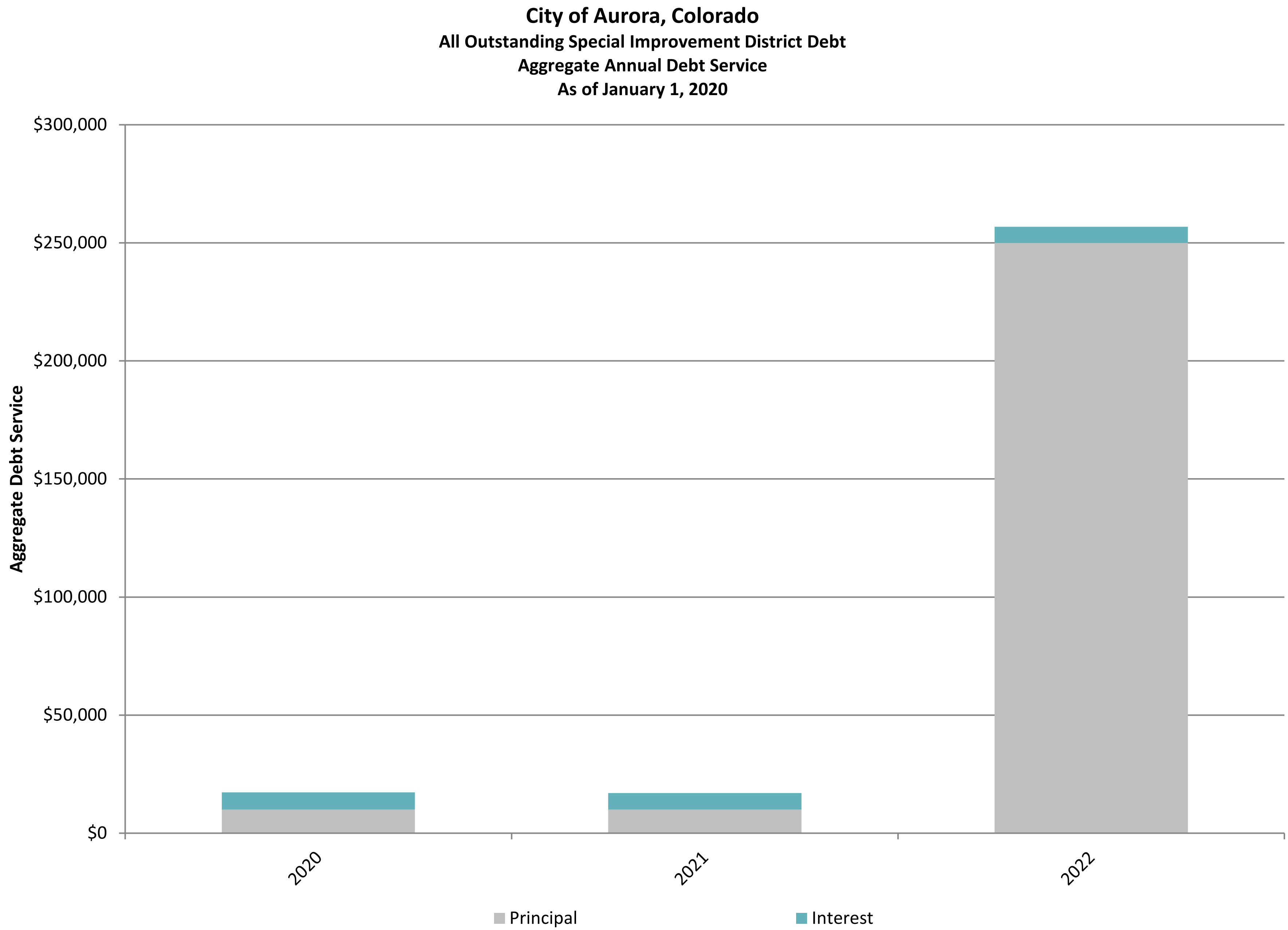
Next Call	Callable	
Dated Date	11/1/2012	
Coupon Dates	May 15	November 15
Maturity Dates	May 15	November 15
Insurer	None	
Paying Agent	Director of Finance	
Purpose	New Money	

Color Legend	
Callable	Non-Callable

**Principal and interest amounts listed above are projections and are subject to change.*

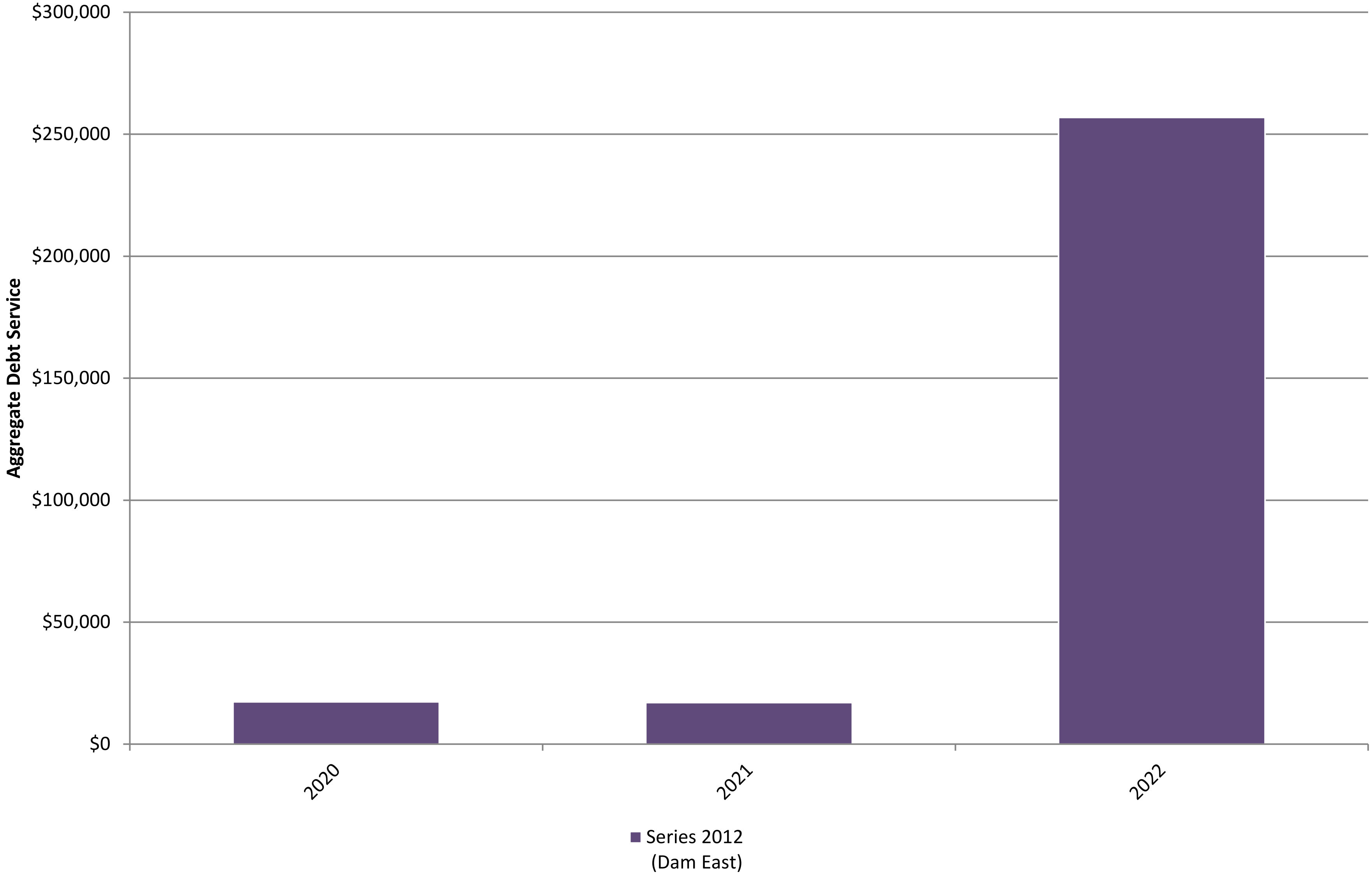
City of Aurora, Colorado
SIDs
Summary of Oustanding Obligations as of January 1, 2020

TOTAL ANNUAL DEBT SERVICE		
	Series 2012	
Year	(Dam East)	Total
2020	17,303	17,303
2021	17,030	17,030
2022	256,825	256,825
Total	**291,158**	**291,158**


City of Aurora, Colorado
All Outstanding Special Improvement District Debt
Aggregate Annual Debt Service
As of January 1, 2020
$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
$0
Aggregate Debt Service
2020
2021
2022
Principal
Interest

City of Aurora, Colorado

All Outstanding Special Improvement District Debt
Annual Debt Service by Series
As of January 1, 2020



HilltopSecurities
A Hilltop Holdings Company.

Original Par Amount:	**$1,230,000**
Issuer:	**City of Aurora, Colorado**
	Dam East Special Improvement District
Issue Description:	**Series 2012 Revenue Note**
Registrar/Paying Agent:	Director of Finance of the City
Bond Insurer:	
Bond Counsel:	Kutak Rock
Lender:	Colorado Business Bank
Method of Sale:	Private Placement
Arbitrage Yield:	2.7298%
Arbitrage Conultant:	Arbitrage Compliance Specialists, INC
DSRF Status	N/A
Rebateable Funds:	N/A
Yield Restricted Funds:	N/A
Last Rebate Calc. Date:	5/31/2014
Next Rebate Calc. Date:	12/1/2017
Arbitrage Liability Calc:	($4,996.13)
Source of Repayment:	Special Improvement District Revenues
Bond Covenant:	

Purpose: The Series 2012 Note was issued for the purpose of providing funds for costs to be expended or reimbursed for the Dam East Neighborhood Fence Project.

Amortization:

	Principal	Coupon	Interest	Total P&I
2020	**10,000**	2.730%	7,303	17,303
2021	**10,000**	2.730%	7,030	17,030
2022	**250,000**	2.730%	6,825	256,825
TOTAL	**270,000**		**21,158**	**291,158**

Redemption Provision:	Callable at Any Time
Refunding Status:	Any Date
Maturity Dates:	May 15 and November 15
Interest Payment Dates:	May 15 and November 15

**Note: Principal and interest amounts listed above are projections and are subject to change.*

City of Aurora, Colorado

Tab I: Details of Outstanding Urban Renewal Authority Debt

As of January 1, 2020

Urban Renewal Authority Debt

HilltopSecurities
A Hilltop Holdings Company.

City of Aurora, Colorado

All Outstanding Urban Renewal Authority Debt
As of January 1, 2020
(000's)

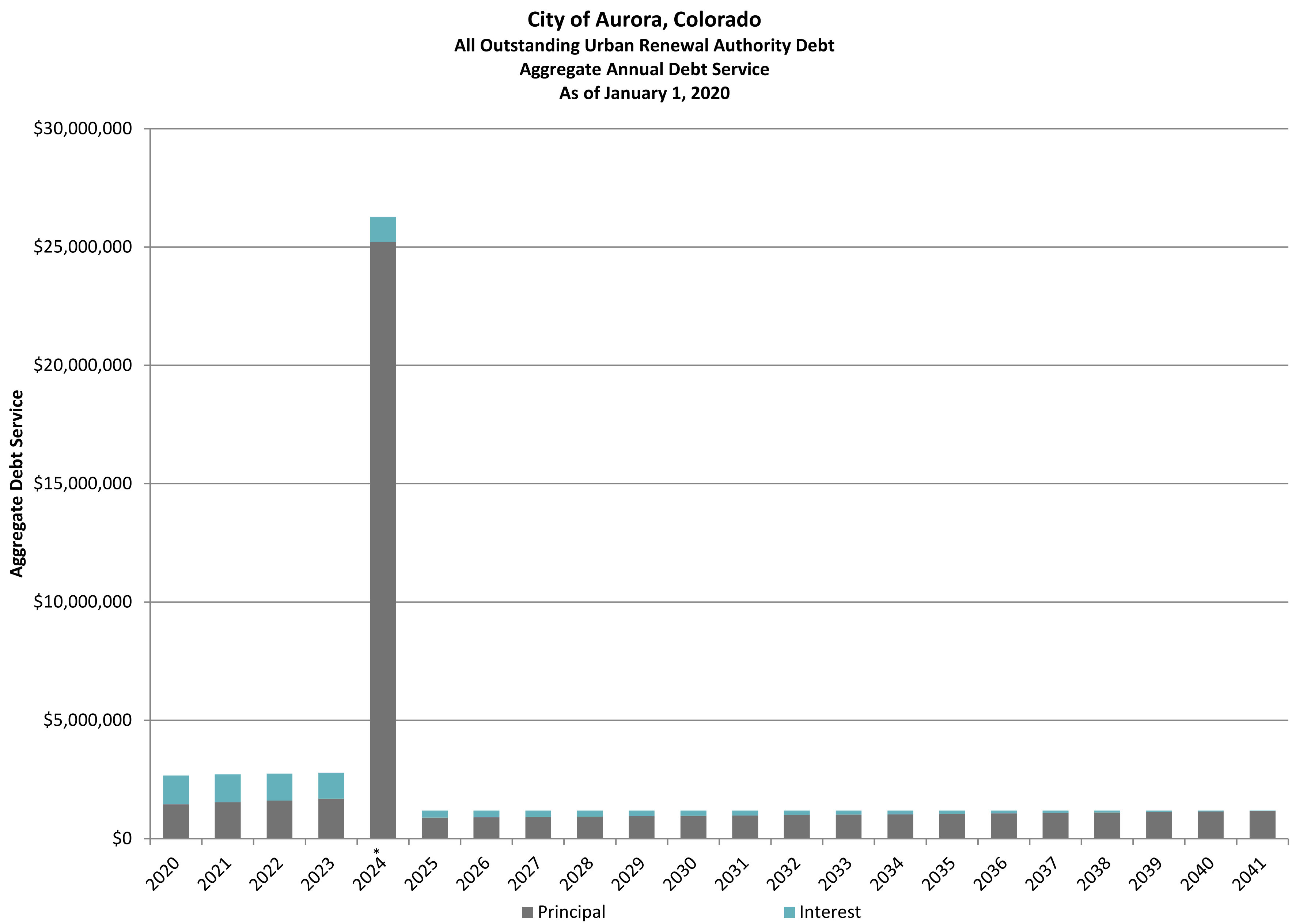
Year Ending December 31	$21,500,000 AURA The Point Loan 2016		$27,750,000 NBH Hyatt Hotel Loan 2014	
	Principal	Coupon	Principal	Coupon*
2020	810	1.750%	645	3.864%
2021	825	1.750%	715	3.864%
2022	840	1.750%	770	3.864%
2023	855	1.750%	835	3.864%
2024	865	1.750%	24,350	3.864%
2025	885	1.750%		
2026	900	1.750%		
2027	915	1.750%		
2028	930	1.750%		
2029	945	1.750%		
2030	965	1.750%		
2031	980	1.750%		
2032	995	1.750%		
2033	1,015	1.750%		
2034	1,030	1.750%		
2035	1,050	1.750%		
2036	1,070	1.750%		
2037	1,085	1.750%		
2038	1,105	1.750%		
2039	1,125	1.750%		
2040	1,145	1.750%		
2041	1,165	1.750%		
TOTALS	$21,500		$27,315	
Next Call	Callable At Any Time		Callable At Any Time	
Dated Date	12/22/2016		8/21/2014	
Coupon Dates	December 1		March 1 June 1 Sept 1 Dec 1	
Maturity Dates	December 1		December 1	
Insurer	None		None	
Purpose	New Money		New Money	

Color Legend
Callable Non-Callable

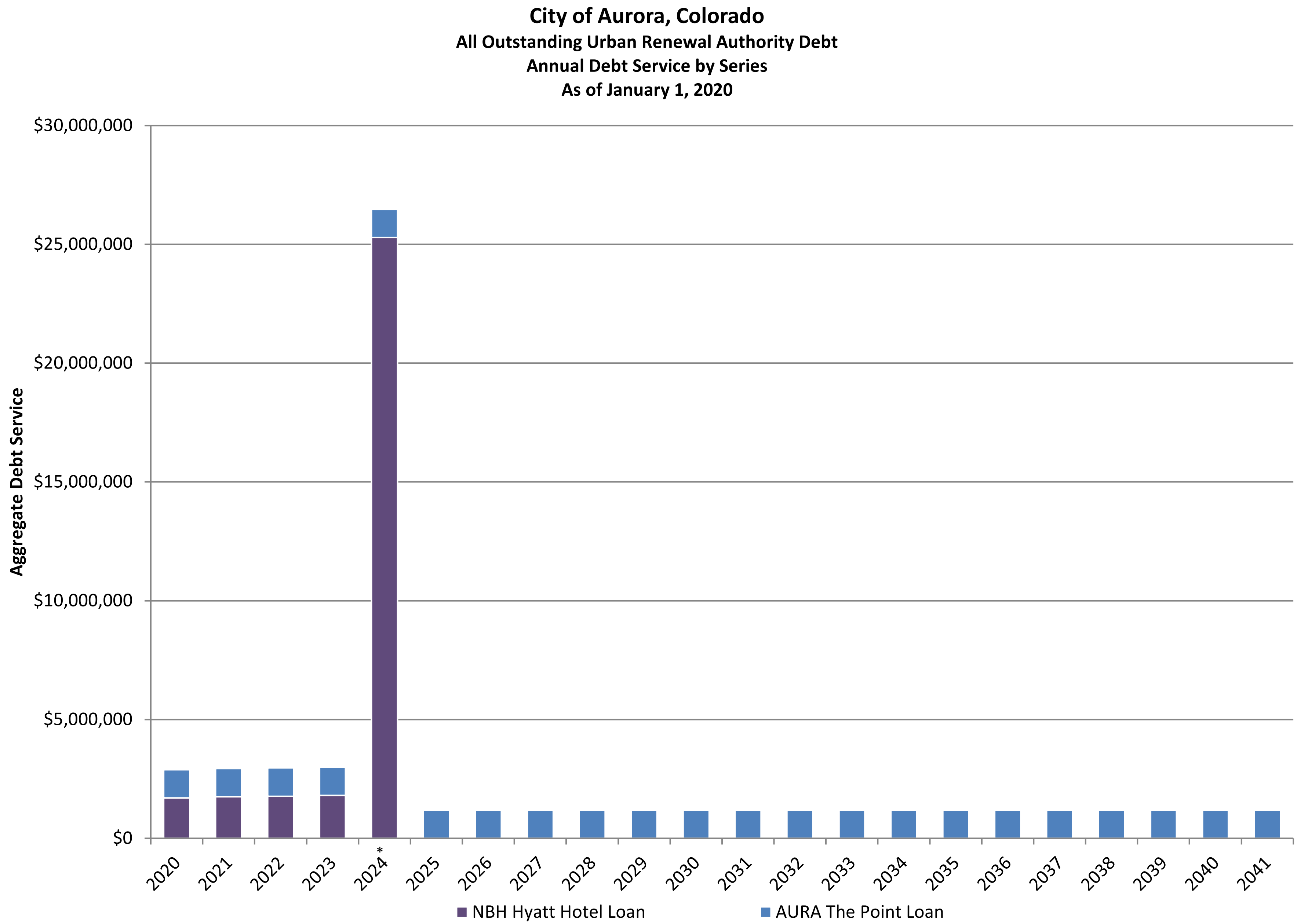
** Variable rate is calculated as follows: (12 mos LIBOR + 2.40)*.70. Rate for 2019 is 3.864%*

City of Aurora, Colorado
Urban Renewal Authority
Summary of Oustanding Obligations as of January 1, 2020

	TOTAL ANNUAL DEBT SERVICE		
	AURA The Point Loan	NBH Hyatt Hotel Loan	Total
2020	1,186,250	1,700,509	2,886,759
2021	1,187,075	1,745,585	2,932,660
2022	1,187,638	1,772,956	2,960,593
2023	1,187,938	1,808,201	2,996,139
2024	1,182,975	25,290,935	26,473,910
2025	1,187,838	-	1,187,838
2026	1,187,350	-	1,187,350
2027	1,186,600	-	1,186,600
2028	1,185,588	-	1,185,588
2029	1,184,313	-	1,184,313
2030	1,187,775	-	1,187,775
2031	1,185,888	-	1,185,888
2032	1,183,738	-	1,183,738
2033	1,186,325	-	1,186,325
2034	1,183,563	-	1,183,563
2035	1,185,538	-	1,185,538
2036	1,187,163	-	1,187,163
2037	1,183,438	-	1,183,438
2038	1,184,450	-	1,184,450
2039	1,185,113	-	1,185,113
2040	1,185,425	-	1,185,425
2041	1,185,388	-	1,185,388
Total	26,087,363	32,318,186	58,405,548



*2024 Debt service includes Hyatt Hotel $24.35 million balloon payment.



*2024 Debt service includes Hyatt Hotel $24.35 million balloon payment.

HilltopSecurities
A Hilltop Holdings Company.

Original Par Amount:	**$21,500,000**
Issuer:	**Aurora Urban Renewal Authority**
Issue Description:	**AURA The Point Loan**
Lender	Aurora General Fund
Closing Date	12/22/2016

Purpose

In 2014, City Council approved the Nine Mile Station Urban Renewal Plan, which includes the 22-acre Regatta Plaza shopping center. The Plan designates the Regatta Plaza property a catalytic project to stimulate redevelopment of the area. An interfund loan of $21.5 million from the City's General Fund to AURA provided cash to fund site acquisition and preparation costs. The loan will be paid back through land sales to the developer and tax increment revenues generated by the property's redevelopment. The sources of the loan funds were $13.4 million from the General Fund and $8.1 million from the TABOR reserve. Loan uses include land acquisition costs of approximately $16.1 million, demolition and land preparation costs of approximately $3.5 million, capitalized interest of approximately $1.1 million, and legal costs of $0.5 million. Additional project costs will be paid back through tax increment revenues. As of 2019, construction of Plaza 1, which includes a King Soopers and retail shopping center, is substantially complete. Planning is underway for the remaining site parcels to include housing, office, retail, and an entertainment venue. Also, in 2019 the City secured a DRCOG grant to build a pedestrian bridge connecting the site to the Nine Mile RTD station.

Amortization:

	Principal	Coupon	Interest	Total P&I
2020	**810,000**	1.750%	376,250	1,186,250
2021	**825,000**	1.750%	362,075	1,187,075
2022	**840,000**	1.750%	347,638	1,187,638
2023	**855,000**	1.750%	332,938	1,187,938
2024	**865,000**	1.750%	317,975	1,182,975
2025	**885,000**	1.750%	302,838	1,187,838
2026	**900,000**	1.750%	287,350	1,187,350
2027	**915,000**	1.750%	271,600	1,186,600
2028	**930,000**	1.750%	255,588	1,185,588
2029	**945,000**	1.750%	239,313	1,184,313
2030	**965,000**	1.750%	222,775	1,187,775
2031	**980,000**	1.750%	205,888	1,185,888
2032	**995,000**	1.750%	188,738	1,183,738
2033	**1,015,000**	1.750%	171,325	1,186,325
2034	**1,030,000**	1.750%	153,563	1,183,563
2035	**1,050,000**	1.750%	135,538	1,185,538
2036	**1,070,000**	1.750%	117,163	1,187,163
2037	**1,085,000**	1.750%	98,438	1,183,438
2038	**1,105,000**	1.750%	79,450	1,184,450
2039	**1,125,000**	1.750%	60,113	1,185,113
2040	**1,145,000**	1.750%	40,425	1,185,425
2041	**1,165,000**	1.750%	20,388	1,185,388
TOTAL	21,500,000		4,587,363	26,087,363

Redemption Provision:	Callable at Any Time
Refunding Status:	Any Date
Maturity Dates:	December 1
Interest Payment Dates:	December 1

Original Par Amount:	**$27,750,000**
Issuer:	**Aurora Urban Renewal Authority**
	Loan Agreement with NBH Bank
Issue Description:	**NBH Hyatt Hotel Loan**
Bond Counsel	Kutak Rock
Lender	NBH Capital Finance
Closing Date	8/21/2014

Purpose: Proceeds of the Loan will be used to finance the construction of the conference center and parking garage at the Hyatt Regency Hotel & Conference Center. The developer provided financing and will own the 249 room hotel, restaurant and kitchen. AURA will own the 30,000 sq ft conference center and 510 space garage.

Source of Repayment: TIF revenues of lodge tax, sales & use tax, property tax, net garage revenues and net conference center revenues.

Note: The Loan will bear interest from Closing Date through November 30, 2017 at 2.40% and is variable thereafter. The variable rate is the sum of the 12-month LIBOR rate plus 2.40%, multiplied by 70% (e.g.: [12 mos LIBOR + 2.40]*.70). Rate for 2020 = 3.0465%

RBC executed a rate lock on the loan commencing December 1, 2017 at the following levels to cap interest rate risk:
12/1/2017-12/1/2018: 4.90%
12/1/2018-12/1/2019: 6.50%
12/1/2019-12/1/2020: 6.00%
12/1/2020-12/1/2023: 6.05%
12/1/2023-12/1/2024: 7.20%

Amortization:

	Principal	Coupon (1)	Interest	Total P&I
2020	**645,000**	3.047%	832,151	1,700,509
2021	**715,000**	3.047%	812,502	1,745,585
2022	**770,000**	3.047%	790,719	1,772,956
2023	**835,000**	3.047%	767,261	1,808,201
2024*	**24,350,000**	3.047%	741,823	25,290,935
TOTAL	**27,315,000**		**3,944,456**	**32,318,186**

(1) Assumes 2020 interest rate of 3.0465%

Redemption Provision:	Callable at Any Time
Refunding Status:	Any Date
Maturity Dates:	December 1
Interest Payment Dates:	March 1, June 1, September 1 and December 1

*2024 Debt service includes Hyatt Hotel $24.35 million balloon payment.

City of Aurora, Colorado

Tab J: Details of Outstanding Derivatives

As of January 1, 2020

Derivatives

HilltopSecurities
A Hilltop Holdings Company.

City of Aurora, Colorado

All Outstanding Derivatives
As of January 1, 2020
(000's)

Year Ending December 31	$25,000,000 Interest Rate Cap NBH Hyatt Hotel Loan 2015	
	Notional	Cap Rate
2020	24,565	6.000%
2021	23,920	6.050%
2022	23,205	6.050%
2023	22,435	6.050%
2024	21,600	7.200%
TOTALS		
Trade Date	9/1/2015	
Effective Date	12/1/2017	
Termination Date	12/1/2024	
Purpose	Manage Interest Rate Risk for 2014 TIF Loan for the Hyatt Hotel Conference Center	

Original Par Amount:	**$25,000,000**
Issuer:	**Aurora Urban Renewal Authority**
	Interest Rate Cap
Issue Description:	**NBH Hyatt Hotel Loan**
Bond Counsel	Kutak Rock
Provider	Royal Bank of Canada
Closing Date	8/7/2015

Purpose: To manage interest rate risk on the 2014 Floating Rate Loan with NBH Bank for the Hyatt Hotel Conference Center

Amortization:

	Notional Amount	Cap Rate
2020	**24,565**	**6.000%**
2021	**23,920**	**6.050%**
2022	**23,205**	**6.050%**
2023	**22,435**	**6.050%**
2024	**21,600**	**7.200%**

Rate Determination Date:	December 1
Trade Date:	September 1, 2015
Effective Date:	December 1, 2017
Termination Date:	December 1, 2024

Management and Finance Policy Committee

Agenda Item Commentary

Item Title: Internal Audit 2019 Annual Report	
Item Initiator: Wayne Sommer	
Staff Source: Wayne Sommer, Internal Audit Manager, 37075	
Deputy City Manager Signature: Jason Batchelor	
Outside Speaker:	
Council Goal: 2012: 6.0--Provide a well-managed and financially strong City	

ACTIONS(S) PROPOSED ***(Check all appropriate actions)***

☐ Approve Item and Move Forward to Study Session

☐ Approve Item and Move Forward to Regular Meeting

☒ Information Only

HISTORY ***(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)***

Internal Audit provides quarterly progress reports on our activities to the M&F Committee to keep them informed of our progress against the annual audit plan and to inform them, where necessary, of any risk related issues.

ITEM SUMMARY ***(Brief description of item, discussion, key points, recommendations, etc.)***

Internal Audit had a productive 2019. There are no new major risk issues to report at this time.

QUESTIONS FOR Committee

EXHIBITS ATTACHED:

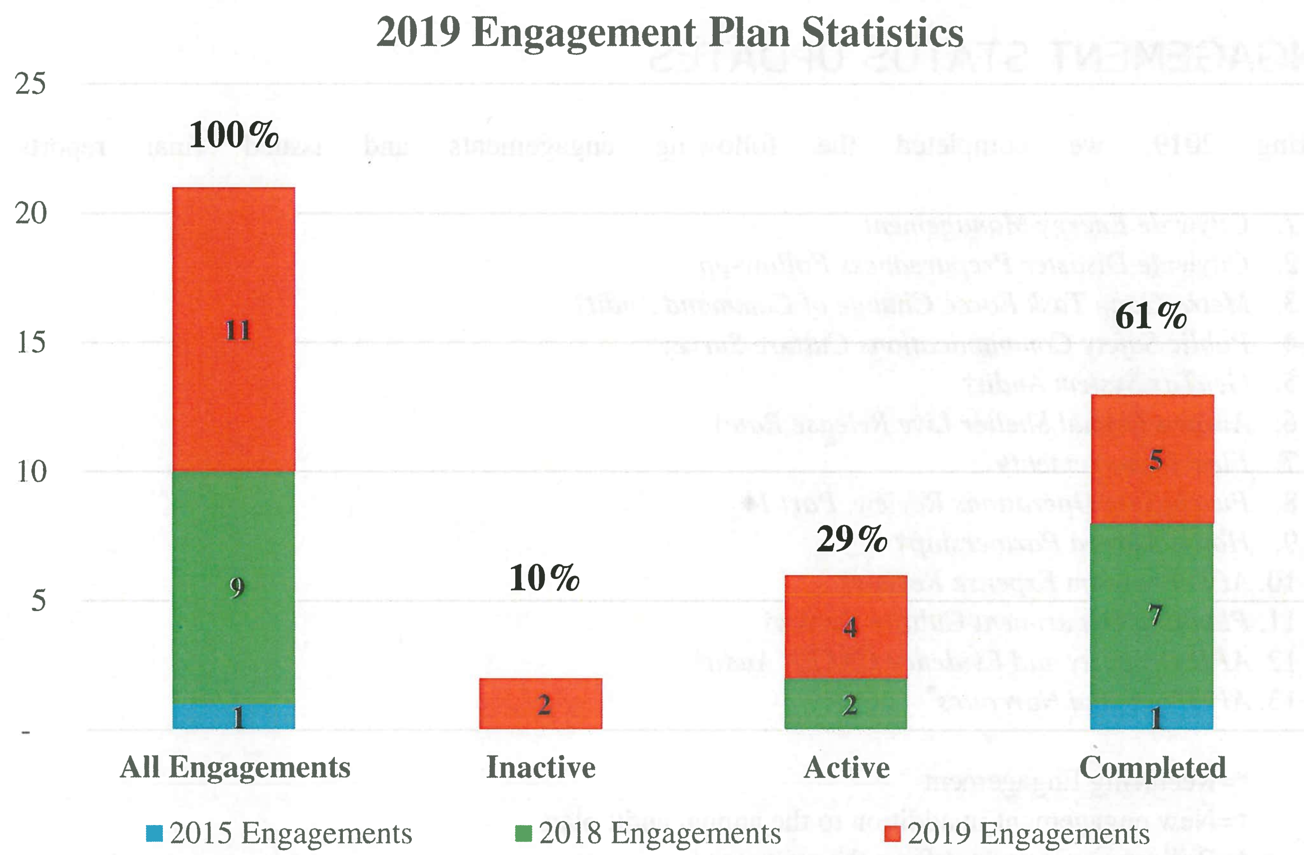
2019 Annual Engagement Progress Report FINAL.pdf

Internal Audit Report

2019 Annual Engagement Progress Report

This annual report is part of our scheduled communications with the Audit Committee. In this report we review of our progress against our 2019 annual audit plan, update the status of all open and planned engagements from the 2019 annual audit plan, provide a status report on outstanding recommendations, and describe other related activities in which we participated during the year.

2019 Engagement Plan Progress



As of December 31, 2019

Internal Audit completed 13 engagements in 2019, our largest one-year production since the team was reconstituted in 2015. We achieved a 90% rate for active and completed engagements. This included eight unplanned engagements added during the year. One engagement was removed from the original annual audit plan, one was deferred until 2020, one was deferred until an undetermined time, and one was put on hold pending the addressing of preliminary findings from an existing engagement. These are further detailed in the text below.

Due to engagement size and complexity and our limited staff resources, we frequently start engagements in one year that roll into the next or subsequent years. Most of our engagements are non-recurring, that is, they are not revisited in a repetitive pattern. Except for our two recurring Aurora Police Department (APD) engagements, each engagement is new and unique. Consequently, we may face unexpected issues during our fieldwork that require additional effort beyond what was originally planned, extending the engagement beyond its original estimated completion date and pushing other scheduled engagements into another year. This is normal.

Internal Audit consists of three positions, one manager and two auditors. The manager conducts some fieldwork, but mostly performs workpaper reviews. Auditors mostly work independently on their engagements. They may have multiple engagements underway at any given time. We annually review our audit approach for efficiencies that will enable us to cover more engagements in a year. In 2019, we made some minor adjustments to our standard audit program that should improve the quality of our work.

ENGAGEMENT STATUS UPDATES

During 2019, we completed the following engagements and issued final reports.

1. *Citywide Energy Management*
2. *Citywide Disaster Preparedness Follow-up*
3. *Metro Gang Task Force Change of Command Audit*†
4. *Public Safety Communications Culture Survey*†
5. *GenTax System Audit*†
6. *Aurora Animal Shelter Live Release Rate*†
7. *Fleet Management*♦
8. *Purchasing Operations Review, Part 1*♦
9. *House Aurora Partnership*†
10. *APD Program Expense Review*†
11. *Planning Department Culture Survey*†
12. *APD Property and Evidence CALEA Audit**
13. *APD Vice and Narcotics**

*=Recurring Engagement
†=New engagement in addition to the annual audit plan
♦=Rollover engagement from the prior year

These engagements were removed from the 2019 audit plan.

1. *Vehicle Replacement*: This engagement involved the development of a vehicle replacement schedule for APD and Public Works. We determined that this could be better handled by another department and removed it from our audit plan. Management agreed.
2. *DOT/FMCSA Compliance*: In consultation with management, we determined that significant remediation work needed to be completed before the activity was ready for an audit. This engagement may be reconsidered at a future date.
3. *City Governance*: Because of our 2020 risk assessment work, we determined that the scope for this engagement needed to be expanded. We included it in the 2020 annual audit plan.
4. *Grants Administration Processes, Part 2*: We determined that the client needed to have time to implement any recommendations from Part 1 before we commenced Part 2.

The following engagements are currently active.

Engagement	Milestones								Targeted Completion
	1	2	3	4	5	6	7	8	
	Team Prep	Client Evaluation	Internal Controls Review	Risk Evaluation	Prep Finalization	Fieldwork	Reporting	Wrap Up	
Finance—Payroll Operations Review♦									End of Q2
Finance—Grants Administration Processes, Part 1♦									End of Q1
Succession Planning Survey									End of Q3
Purchasing Card Transactions									End of Q1
Finance—Purchasing Operations Review, Part 2									End of Q2
Perfect Mind/World Pay Reconciliation Review†									End of Q1
Public Safety Communications Culture Survey Follow-up†									End of Q2[1]

*=Recurring engagement
†=New engagement in addition to the annual audit plan
♦=Rollover engagement from the prior year

Completed

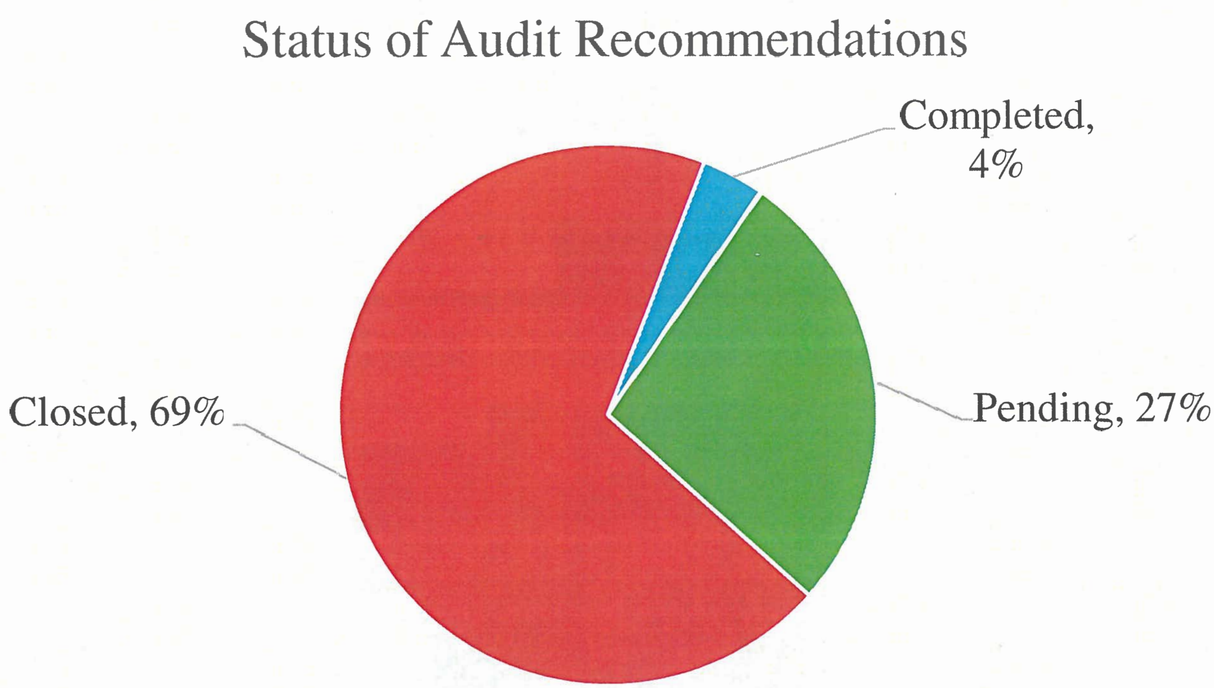
Active

Completion targets are subject to change

[1] This is a limited scope engagement. We are only completing through the Client Evaluation and the Reporting milestones.

RECOMMENDATIONS

We record and regularly track implementation progress of audit recommendations in our TeamMate audit software. The chart below displays the status of recommendations as of December 31, 2019. As of that date, only 27% of all audit recommendations issued remained incomplete. The table that follows shows pending audit recommendations by engagement and provides status totals for audit engagements for which all recommendations are either closed or completed.



Closed: Client management has approved the implementation. No further action is necessary.

Completed: The client has implemented the recommendation and is waiting for client management's final approval in TeamMate.

Pending: Implementation is not completed.

Report Release Date	Audit Plan Year	Engagement Name	Closed	Completed	Pending	Total
January 2016	2015	Payroll and HR Audit	13	-	2	15
February 2017		HIPAA Compliance	7	-	2	9
January 2016		PROS Timesheet Audit	2	-	1	3
		Subtotal 2015	22	-	5	27
		Percentage of Total	*81%*	*0%*	*19%*	*100%*
September 2017	2016	Citywide Physical Security Assessment	14		9	23
April 2017		Overall Disaster Preparedness Assessment	6	3	2	11
March 2018		Fire Department Overtime	16	5	1	22
September 2017		Core 4 Culture Impact Assessment	2	1	1	4
		Subtotal 2016	38	9	13	60
		Percentage of Total	*63%*	*15%*	*22%*	*100%*
May 2018	2017	Lethal and Less Lethal Weapons Inventory and Control Review	11		7	18
		Subtotal 2017	11	-	7	18
		Percentage of Total	*61%*	*0%*	*39%*	*100%*
May 2019	2018	Fleet Management Operational Review	12	1	21	34
October 2019		Purchasing Operations Review-Part 1	-	-	6	6
June 2019		Overall Disaster Preparedness: Recommendations Follow-up	2	-	5	7
January 2019		Change of Command MGTF	7	-	1	8
		Subtotal 2018	21	1	33	55
		Percentage of Total	*38%*	*2%*	*60%*	*100%*
October 2019	2019	Planning Culture Survey			14	14
October 2019		House Aurora Partnership	-	1	12	13
August 2019		APD Program Expenses	3	-	1	4
		Subtotal 2019	3	1	27	31
		Percentage of Total	*10%*	*3%*	*87%*	*100%*
		Total for all years above combined	**95**	**11**	**85**	**191**
		Percentage of Total	*50%*	*6%*	*45%*	*100%*
		Totals for Engagements with all Completed or Closed	**123**	**1**	**-**	**124**
		Percentage of Total	99%	1%	0%	100%
		Grand Total	**218**	**12**	**85**	**315**
		Percentage of Total	69%	4%	27%	100%

Recommendation Implementation Notes

Audit Plan Year	Engagement Name	Implementation Comments
2015	Payroll and HR Audit	Implementation is in process.
	HIPAA Compliance	Sign-off on final completed items is pending.
	PROS Timesheet Audit	Completion is dependent upon a City decision regarding a new timekeeping system.
2016	Citywide Physical Security Assessment	Management charged a cross-departmental steering committee with overseeing the recommendation implementation process. This committee is progressing and providing regular progress reports to the City Manager. The 2020 budget included resources to address several of the recommendations.
	Overall Disaster Preparedness Assessment	Revised completion dates are Q1 2020. Internal Audit completed a follow-up engagement on the recommendations from this original engagement: see *2018 Overall Disaster Preparedness: Recommendations Follow Up* below.
	Fire Department Overtime	The final recommendation will be addressed during the City strategic planning discussion in 2020.
	Core 4 Culture Impact Assessment	Human Resources is addressing the recommendations.
2017	Lethal and Less Lethal Weapons Inventory and Control Review	A new inventory system has been selected. Once acquired and installed, the recommendations should be completed.
2018	Fleet Management Operational Review	Implementation is in process.
	Purchasing Operations Review-Part 1	Implementation is in process.
	Overall Disaster Preparedness: Recommendations Follow-up	Implementation is in progress; revised target dates are in Q3 2020.
	Change of Command MGTF	The final recommendation will be addressed in Spring 2020.
2019	Planning Culture Survey	Implementation is in process.
	House Aurora Partnership	Implementation is in process.
	APD Program Expenses	The final recommendation will be addressed in Spring 2020.

OTHER ACTIVITIES

Information Technology (IT) and Risk Operations

Internal Audit conducted separate quarterly meetings with the City's Chief Information Security Officer (CISO) and the Risk Operations staff. In these meetings we discussed topics of mutual interest that aided our risk assessment and monitoring efforts. These functional areas also contributed questions that Internal Audit used in our annual risk assessment questionnaire.

Staff Professional Development

All audit staff completed their 40 hours of required annual professional development. Additionally, Internal Auditor Michelle Crawford obtained her Certification in Risk Management Assurance® (CRMA®) from the Institute for Internal Auditors. The Certification in Risk Management Assurance® (CRMA®) validates one's ability to provide advice and assurance on risk management to audit committees and executive management. Michelle is also a Certified Internal Auditor (CIA) and a Certified Fraud Examiner (CFE.)

Internal Audit Reporting Structure

Attached Engagement Summary Reports

- Planning and Development Services Culture Survey Engagement

The Executive Summary should be interpreted within the context of the complete engagement report.

BACKGROUND

Planning and Development Services has experienced high turnover in the last year.

According to Human Resources data, in 2018 the Planning turnover rate was 24.3% including retirees; in 2019 (through September 5) the turnover rate was 15% including retirees. The citywide turnover rate including retirees for the same periods were 11.33% and 9.6% respectively.

We issued a culture survey to all Planning and Development employees to establish a culture status baseline and will issue a follow up survey in 2020.

PLANNING AND DEVELOPMENT SERVICES CULTURE SURVEY ENGAGEMENT

SCOPE

Our scope included all the Planning and Development Services staff as of our survey date, August 12, 2019.

OBJECTIVES

Establish a benchmark for the state of the culture in Planning and Development Services.

CONCLUSIONS

It is our opinion—based on the survey results, interview comments, and review of other materials—that there are pervasive undercurrents operating within Planning and Development Services that are leading to a less then desirable department culture. It is our opinion that the culture's current state can be righted with proper time and attention.

KEY RECOMMENDATIONS AND RESPONSE

RECOMMENDATIONS

We recommend that the Director take direct responsibility for addressing the issues, drawing upon resources from Human Resources, Internal Audit, and outside consultants.

RESPONSES

We appreciate the department culture survey undertaken by the Auditor's Office. While I [George Adams, Director] do not agree with all of the conclusions found in the PDS Culture Survey, I do support the recommendations and see this as an opportunity to improve the services we provide and create a more productive and fulfilling culture within the department.

We will strive to implement all of the auditor's recommendations. Some of these are completely within our ability to address while others require coordination with executive management or other departments. In general, we believe the timeline for implementation is reasonable, however, we may try to achieve some of the recommendations sooner if possible.

THIS PAGE

INTENTIONALLY

LEFT BLANK

Management and Finance Policy Committee

Agenda Item Commentary

Item Title: 2020 Management and Finance Policy Committee Work Plan	
Item Initiator: Terri Velasquez	
Staff Source: Terri Velasquez, Finance Director	
Deputy City Manager Signature: Roberto Venegas	
Outside Speaker:	
Council Goal: 2012: 6.0--Provide a well-managed and financially strong City	

ACTIONS(S) PROPOSED ***(Check all appropriate actions)***

☐ Approve Item and Move Forward to Study Session

☐ Approve Item and Move Forward to Regular Meeting

☒ Information Only

HISTORY ***(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)***

Review of the 2020 proposed work plan for the Management and Finance Policy Committee.

ITEM SUMMARY ***(Brief description of item, discussion, key points, recommendations, etc.)***

Review of the 2020 proposed work plan for the Management and Finance Policy Committee.

QUESTIONS FOR Committee

Does the Committee have any items to add to the 2020 work plan?

EXHIBITS ATTACHED:

2020 MF Committee Planning.pdf

Planning M&F ITEMS – 2020

(Meetings are held on the fourth Tuesday of each month at 1:00 pm in the Ponderosa Room) unless changed due to conflicts in schedule.

January
- Sales Tax Chart
- Audit Engagement Letter
- Grants Process Overview
- Southeast Recreation Center Financing Ordinance
- Debt Manual- Review of Outstanding Debt
- Internal Audit Annual Report
- Committee Work Plan

February
- Sales Tax Chart
- Review of Outstanding Moral Obligations

March
- Sales Tax Chart
- Spring Supplemental
- IT Update
- Metropolitan Districts

April
- Sales Tax Chart
- Quarterly Financial Report
- External Audit Pre-Audit Letter (Information Only)
- COA 457 Deferred Compensation Plan AUPs Engagement Letter
- Internal Audit Report

May
- Sales Tax Chart

June
- Sales Tax Chart
- Reappointment to Investment Advisory Committee
- Metropolitan Districts
- Internal Audit Report

July
- Sales Tax Chart
- External Audit Results and Comprehensive Annual Financial Report
- City Facilities

August

- Sales Tax Chart
- Service Fees
- Election Commission
- Career Service Commission
- GERP Update
- Business Advisory Board Update
- CABC Update

September

- Sales Tax Chart
- Metropolitan Districts
- Pay Resolution
- GID Budgets
    - Aurora Conference Center
    - Cherry Creek
    - Meadow Hills
    - Peoria Park
    - Pier Point 7
    - Cobblewood
- IT Update
- Internal Audit Report

October

- Sales Tax Chart
- Fall Supplemental

November/ December Combined

- Sales Tax Chart
- ACLC Capital Equipment Program Financing Ordinance
- Committee Recap
- Proposed Internal Audit Plan