

**Notice of City of Aurora Management and Finance Policy Committee Meeting
and Consideration of Proposed Service Plan Amendment**

A proposed Service Plan Amendment (the “Service Plan Amendment”) for The Overlook at Kings Point South Metropolitan District (the “District”) has been filed with the City of Aurora. The Service Plan Amendment will be discussed at the City of Aurora Management and Finance Policy Committee Meeting (the “Committee”) to be held on February 6, 2025, at 1:30 p.m. The meeting will be held by virtual means only, and information regarding attendance by the public is available on [The City of Aurora Management and Finance Committee website](#).

The meeting is open to the public. The purpose of the meeting is for the Committee to discuss the proposed Service Plan Amendment and determine whether to advance it on to the full City Council for consideration; the Committee will not be approving or disapproving the Service Plan Amendment at this meeting.

THERE ARE NO CHANGES BEING PROPOSED OR CONSIDERED AS TO THE DISTRICT’S DEBT LIMIT, DEBT SERVICE PROPERTY TAX MILL LEVY, OR OPERATIONS AND MAINTENANCE PROPERTY TAX MILL LEVY. THE PROPOSED SERVICE PLAN AMENDMENT ONLY MODIFIES THE DISTRICT’S ARI MILL LEVY AS DESCRIBED HEREIN.

The limited purpose of the Service Plan Amendment is to adjust the District’s regional improvement property tax mill levy known as the “ARI Mill Levy” (as further defined in the District’s Service Plan).

The District is currently required to impose an ARI Mill Levy, separate from the District’s operations mill levy and debt service mill levy, beginning the first year the District imposed a debt service mill levy, which is consistent with the City of Aurora’s Model Service Plan (in place since 2004). For clarity, all ARI Mill Levies discussed herein and as may be amended under such Service Plan Amendment shall be adjusted in accordance with the District’s Service Plan to adjust for changes occurring after January 1, 2004. The Current ARI Mill Levy and the proposed Service Plan Amendment ARI Mill Levy are, as follows:

Current ARI Mill Levy	Service Plan Amendment ARI Mill Levy
Tier 1: 1 mill from Years 1-20 (“Tier 1 Levy”);	Tier 1: 5 mills from Years 1-20 (<i>increased from 1 to 5</i>)
Tier 2: 5 mills from Years 21-40, or the date of repayment of the District’s debt, whichever first occurs (“Tier 2 Levy”); and	Tier 2: 5 mills from Years 21-40, or the date of repayment of the District’s debt, whichever first occurs (<i>unchanged</i>); and
Tier 3: for an additional ten (10) years, a mill levy equal to the average debt service mill levy imposed by the District in the ten (10) years prior to the date of repayment of the District’s debt (“Tier 3 Levy”).	Tier 3: for an additional ten (10) years, a mill levy equal to 30 mills (<i>fixed at 30 mills</i>).

The Service Plan Amendment does not propose any other changes to the District’s Service Plan. For additional information regarding the proposed Service Plan Amendment, please visit the [District’s website](#) or the website of the [South Aurora Regional Improvement Authority](#).