

Tom George
Direct Dial: 303-839-3708
tgeorge@spencerfane.com

File No. 5112528-0026

October 1, 2025

VIA EMAIL ONLY

City of Littleton, Colorado
Colleen Norton, City Clerk
Reid Betzing, City Attorney
2255 W. Berry Avenue
Littleton, CO 80120
rbetzing@littletongov.org
colcityclerk@littletonco.gov

Re: Highline Business Improvement District – Petition for Dissolution

Dear Ms. Norton and Mr. Betzing:

This firm serves as legal counsel to the Highline Business Improvement District (the “District”), which is located in a portion of the SouthPark business park in Littleton. Enclosed with this letter is an executed Petition for Dissolution of the Highline Business Improvement District (the “Petition”), submitted in accordance with the Colorado Business Improvement District Act, Section 31-25-1201, et seq., C.R.S. On behalf of the District, we respectfully request the City Council approve the Petition and adopt an ordinance to dissolve the District.

As background, the District was formed by City Ordinance Number 25, Series of 1998, on August 18, 1998, generally to provide financing for public improvements and services needed within the area commonly known as the Ridge at SouthPark. All such infrastructure has long been completed and was long ago dedicated to the appropriate jurisdiction. The District does not own, operate or maintain any improvements and does not provide any ongoing services.

The District’s only outstanding financial obligation is a 2015 loan from CoBiz Bank, issued in the original amount of \$3,000,000. As of the date of this letter, the District has sufficient funds on hand to pay off the loan in its entirety, and it is anticipated that a final payment will be made in the next 30 days. Confirmation of the final satisfaction of the loan will be provided to the City in writing as soon as possible.

Pursuant to the Business Improvement District Act, specifically C.R.S. § 31-25-1225, dissolution of the District may be commenced by petition of the owners of at least 50% of the valuation for assessment of all real and personal property in the District and at least 50% of the acreage in the District. Following a public hearing on the proposed dissolution, and provided the District does not have any outstanding indebtedness, if the Littleton City Council determines that

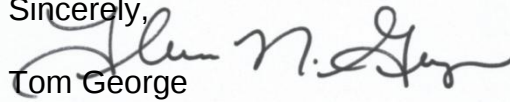
it is for the best interests of all concerned to dissolve the District, City Council may adopt an ordinance dissolving the District.

As shown in Exhibit B to the Petition, the Petition was executed by the owners of more than 50% of the valuation for assessment of all real and personal property in the District and more than 50% of the acreage in the District as required by C.R.S. § 31-25-1225.

Upon final payment of its loan, the District will not have any other financial obligations or outstanding bonds, and the District will have accomplished the purposes for which it was organized.

Therefore, the District respectfully requests City Council set a public hearing to consider the Petition and adopt an ordinance dissolving the District.

Please do not hesitate to contact us with any questions.

Sincerely,

Tom George

Enc.

cc: Board of Directors, Highline Business Improvement District
David Solin, Manager, Highline Business Improvement District