



Ellicott School District 22

Home of the Thunderhawks

Chris Smith- Superintendent

December 17, 2020

The Equity Group
90 S. Cascade Suite 1500
Colorado Springs, CO. 80903

The Ellicott Board of Education appreciates that The Equity Group taken the time to meet with the school district on different occasions and shared with us their plans in regards to the Reagan Ranch Development. We are excited about the opportunity of welcoming more students and their families into our district.

Of course with this excitement there will be several challenges that we are hoping you are willing to work through with us. We believe that to create a strong community and a successful educational atmosphere it takes a team. In order for the district to meet the demand of inflow that occur from your newly planned community, we are requesting both land for the future development of a new school and development fees to be escrowed until a later date. We are willing to continue to support you through the development plan and rezoning process and look forward to working with you and your firm in regards to the following:

- School Fees in lieu will be paid at time of building permit for the first 289 units of the Reagan Ranch development.
- When a Development Plan is submitted to the City of Colorado Springs for entitlement of the 290th residential unit, a written notice will be sent to Ellicott D22.
- At this time Ellicott D22 will have thirty-five (35) days to respond stating the district's preference for either a future eight (8) acre school site land dedication in the general area as indicated on the concept plan or, forego the land dedication continuing to receive fees in lieu of to be paid at time of building permit for the remainder of the Reagan Ranch development.
- Shall the district decide to collect fees in lieu for the balance of the Reagan Ranch development, the eight (8) acres as identified on the concept plan will revert back to a permitted use of residential. (The land dedication area of eight (8) acres was determined using the formula within resolution No. 13-07 effective January 24, 2007.) Any dedication of land to be used for a school site will occur at time of final plat of adjacent land development.
- Shall Ellicott D22 chose not to provide a written response within thirty-five (35) days of the submitted entitlements containing the 290th residential unit, it will be assumed D22 would like to continue the receipt of fees in lieu of to be paid at the time of residential building permit for the duration of the Reagan Ranch development project.



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Once development has started the district would request a monthly progress report so that we can begin to prepare for your new families.

Thank you,

On behalf of Ellicott District Board of Education

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Smith', is written over the word 'Sincerely'.

Chris Smith, ESD22
Superintendent