



August 25, 2025

Colorado Springs City Council
107 N. Nevada
Colorado Springs, CO 80903

Dear Members of the City Council,

I am writing to notify the city that Challenger Communities LLC is under contract to purchase a vacant parcel Tax ID # 6435100007 located at the intersection of S. Chelton Rd. and Hancock Expressway. Challenger is scheduled to close on this property in October 2025. At that time Challenger will formally request the inclusion of the property into the Hancock Metropolitan District.

From a community perspective, inclusion ensures consistent service standards and equitable funding mechanisms, while supporting long-term sustainability. For the City, this request aligns with smart growth principles and relieves the municipality of certain financial and operational burdens by leveraging the district's dedicated funding and management structure.

We respectfully request that the City Council review and approve this property for inclusion into the Hancock Metropolitan District following the completed purchase. We are prepared to provide any necessary documentation, agreements, or additional information required to support your review.

Thank you for your time and thoughtful consideration of this matter. We value the City's leadership and partnership in fostering responsible development and enhancing the quality of life for our community.

Respectfully

A handwritten signature in blue ink, appearing to read 'Jim Byers', with a stylized flourish at the end.

Jim Byers
VP of Community Development
Challenger Communities LLC