

March 3, 2026

Via E-mail: info@hraswim.org

Attn: Jim Bocci

Colorado Aquatics Institute, LLC

and Highlands Ranch Aquatics Club, Inc.

9249 S. Broadway #200-182

Highlands Ranch, CO 80129

**Re: Douglas County Acceptance of Letter of Intent
– Colorado Aquatics Institute LLC and Highlands Ranch Aquatic Club Inc.**

Dear Mr. Bocci:

Thank you for submitting your January 2025 Letter of Intent regarding the proposed recreational land lease of approximately 35,000 square feet for 25 years to develop, operate, and maintain an Olympic Pool complex at the Zebulon Regional Sports Complex in Douglas County.

We recognize the significant community value that an Olympic-caliber aquatic facility could bring, including expanded recreational opportunities, enhanced athletic development, and the potential to host regional, national, and international events. Your organization's combined experience of Colorado Aquatics Institute's operational and construction leadership and Highlands Ranch Aquatics Club's long-standing commitment to athlete development reflects a strong foundation for a successful partnership.

On August 15, 2025, Douglas County launched a competitive process to partner with private companies to design, build, finance, operate, program, and maintain the various elements of the vision, including an ice complex, baseball fields, and an indoor sports complex. Interested organizations were invited to submit a response to the Request for Expression of Interest (RFEI) to partner on aspects of the project. On November 25, after reviewing RFEI responses, the Board of County Commissioners passed a motion to prepare and issue Letters of Intent to private entities that have expressed a willingness to partner on the Zebulon Project.

This letter serves as Douglas County's formal acceptance of your January 2025 Letter of Intent and confirms our willingness to engage in good faith negotiations toward lease terms, facility planning, operational responsibilities, and all associated requirements. This acceptance is non-binding and subject to the development and execution of definite agreements.

Douglas County is prepared to begin formal negotiations to finalize a land lease agreement. We look forward to working collaboratively with you to develop a facility that enhances recreational access, supports athletics, and strengthens the long-term vitality of the Zebulon Regional Sports Complex.

Sincerely,



Doug J. DeBord
County Manager