

March 3, 2026

Via E-mail: mholzemer@slammersbaseball.com

Mark Holzemer
Slammers Baseball
12000 E. Easter Ave.
Englewood, CO 80112

Re: Douglas County Acceptance of Letter of Intent – Slammer Baseball

Dear Mr. Holzemer:

Thank you for submitting your December 1, 2025, Letter of Intent regarding a proposed long-term ground lease agreement and related land purchase within the Zebulon Regional Sports Complex in Douglas County. We appreciate your organization's commitment to expanding high-quality recreational opportunities for youth and families in our community.

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 December 1, 2025, Letter of Intent** and confirms our willingness to engage in good-faith negotiations toward a definite ground lease agreement for approximately 17 acres for the construction, operation, and maintenance of the proposed four-field Baseball Quad, as well as discussions regarding the purchase of approximately 3.5 acres of adjacent County-controlled land for a training facility. This acceptance is non-binding and subject to the development and execution of definitive agreements.

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

Sincerely,



Douglas J. DeBord
County Manager