



Adjacent Ways Proposal

Peoria Unified School District

The "Meadows" School Site Donation

Peoria Unified School District respectfully requests approval and validation from the Arizona School Facilities Board pursuant to A.R.S. § 15-995(A) to use the District's currently existing Adjacent Ways funds to reimburse the Developer, Camino A' Lago (also known as Communities Southwest) the amount of \$527,448.29. This amount is requested for approval to reimburse the Developer, Camino A' Lago for offsite street and utility improvements required by the City of Peoria which have already been completed for the donated school site. Attached as Exhibit 1 is the executed Second Amendment to the Donation Agreement between the Developer and the District identifying the donation of the school site and the requirement that the offsite improvements for the school site be reimbursed (see Section 5, page 2). Attached as Exhibit 2 is a copy of the recorded deed to the property reflecting the transfer of ownership of the property to Peoria Unified School District with a restriction to the deed providing for reversion of the property to the Developer if a school is not built within the next ten years (see Section 2, page 5). Finally, attached as Exhibit 3 is the "Acquisition Notice" from the Developer to the School District identifying that Toll Brothers Construction Company is responsible for the construction of the Right of Way improvements (adjacent ways) required by the City of Peoria. Please note that the Second Amendment to the Donation Agreement (Exhibit 1) also provides that if the property reverts to the Developer after ten years, the Adjacent Ways reimbursement amount paid by the District to the Developer will be 100% refunded to the District [see Exhibit 1, Section 5, page 3, paragraph (c)]

Included with this proposal and application are 1) an aerial view of the site, 2) an engineered set of plans identifying the offsite improvements that have been completed, 3) a colored drawing of the school site within the development, and 4) a schedule of values for the cost of the improvements to be reimbursed.

Thank you for your consideration of this Matter.

Michelle Myers, Chief Financial Officer  
Peoria Unified School District

  
Signature

1-7-2020  
Date