



SAHUARITA UNIFIED SCHOOL DISTRICT #30  
350 W. SAHUARITA ROAD, BUILDING 10  
SAHUARITA, AZ 85629-9000  
PH: (520) 625-3502 x1001  
FAX: (520) 625-5380

OFFICE OF THE SUPERINTENDENT

June 5, 2017

Mr. Kelly Udall, Town Manager  
Town of Sahuarita  
375 W. Sahuarita Center Way  
Sahuarita, AZ 85629

Dear Mr. Udall:

The purpose of this correspondence is to provide basic information in regards to the position and points of interest from the Sahuarita Unified School District, specifically in regards to the matter of the Copper Point Development. As you are aware, the topic of school impacts has been raised in public conversations and meetings. I think that it would be helpful to communicate about some of these basic issues. I do wish to clarify that any future voluntary agreement between the Developer and SUSD would, of course, need to be considered and acted upon by the Governing Board of the District. In addition, the District acknowledges that the Developer is under no legal requirement to actually enter into any agreement with the District.

I believe that we would all agree that there is a mutually beneficial interest in working together to create excellent educational services and programs in the community. This has benefits that transcend the specific educational mission, but extend to economic development, workforce investment, and general quality of life. Historically, the District has had a history, spanning several years, of working with developers to support our mutual goals. There is an evolving, but fairly consistent precedent. Thus far, the Rancho Sahuarita Company has donated four sites to the District, totaling approximately eighty-five (85) acres. This organization has not included rooftop fees as part of their contributions. The Sahuarita Farms Plan includes both a land donation and rooftop fee component. Although the agreement provides for flexibility and adaptability as the project emerges and changes over time, basic conceptual commitments include sites for "up to two high schools, two middle schools and six or seven elementary schools." Based upon standard acreage demands for the noted school configurations, this would constitute a donation of approximately 150 acres. The rooftop part of the agreement includes an average rooftop assessment of \$1,000, with certain variances for the specific type of dwelling unit involved.

In keeping with the purposes and practices of past agreements, we are continuing dialogue with the team from Copper Point. Our guiding points are to be consistent, fair,



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and aligned with recent practices, keeping in mind that there are multiple variables involved, including size of project, past practices with developers under different terms of agreement, and anticipated school impact. Our request has involved the rooftop fee, as has been done with Sahuarita Farms. The Developer has been most agreeable to this request. Currently, we are working on the issue of a land donation, which has been a little more challenging for them. We believe that some element of a land donation is reasonable, prudent, and beneficial to the District and its educational mission. The Developer and SUSD are currently analyzing a fair and prudent calculation about what would be a proportionally reasonable request in regards to land, as they consider if this is even a consideration under their business plan. It is possible the analysis suggests that the fair and reasonable land donation is a smaller site than is suitable for construction of a full school. However, we believe that a donation of land, in alignment with the scope and impact of the project, and measurement with past practices, is still of value to the District, and supports a formula for continued forward motion and progress in our shared mission of working together to make this community the best that it can be.

I hope that this information is helpful to you, your staff, and Council, as you consider the educational aspects of these important decisions.

Thank you for your time and consideration.

Sincerely,

Manuel O. Valenzuela, Ed.D.  
Superintendent

xc: SUSD Governing Board