

IMPORTANT INFORMATION FROM YOUR BOARD OF DIRECTORS OF THE WHEATLANDS METRO DISTRICT
FEBRUARY 2014 UPDATE REGARDING THE PARCEL OF UNDEVELOPED LAND

13 February 2014



Dear Wheatlands community neighbors:

The January update reported that the YMCA leadership is continuing their due-diligence process on the parcel of land on which the recreation center is planned. That process is continuing as anticipated.

Since there isn't much else to report at this time, a bit about the due diligence might be informative, so here goes...

Due diligence is typically done as a voluntary investigation prior to entering into a contract or other commitment. The purpose for a due diligence investigation is typically to satisfy one or more parties, that a proposed business arrangement will serve the interests of the party (or parties) and establish a satisfactory level of certainty for the party conducting the due diligence investigation that they will be able to achieve their intended outcomes. Performing this type of investigation contributes significantly to informed decision making by enhancing the amount and quality of information available to decision makers and by ensuring that this information is systematically used to deliberate in a reflexive manner on the decision at hand and all its costs, benefits, and risks.

(Acknowledgement to wikipedia.org/wiki/Due_diligence as of 11 Feb 2014 for portions of this definition.)

You may recall from prior updates that, when the Wheatlands Metro District Board was considering the purchase of the parcel, the Board instructed Wheatlands District counsel to conduct a due diligence investigation. That process established adequate confidence that the land is free from legal encumbrances or other hurdles, that there are no known environmental issues which could interfere with its intended recreational use, that the purchase price was reasonable, that it is likely the Metro District can negotiate a use agreement (lease) with the YMCA, that the District could secure financing for the parcel, and that the District will be able to service the financing.

Likewise, the YMCA has its own set of considerations. Some of them overlap with those of the District, but as the entity which will design, construct, pay for, and operate the proposed recreation center, the YMCA management and Board of Directors need to conduct certain additional engineering and architectural reviews prior to moving forward with the project.

Regarding the Park and Recreation Advisory Committee, the organizational meeting will occur after the YMCA completes its due diligence process. Whereas that was previously projected to be at the end of February, it is now anticipated that the YMCA will complete its due diligence process at the end of March.

As additional definitive information becomes available, additional update documents such as this one will be presented for inclusion in the minutes at subsequent public meetings of the District Board.

Respectfully yours,

Board of Directors
Wheatlands Metropolitan District