

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

12 June 2014



Dear Wheatlands community neighbors:

The May update reported that the April organizational meeting of the *Park and Recreation Advisory Committee* included representation from three of the six *geographic working areas*. Once again, the Board thanks those property owners for choosing to serve on the Committee!

The YMCA has a list of about sixty specific programs, or categories of programs, for which they would like to gauge interest from the Wheatlands community. The Advisory Committee has begun its outreach to solicit input from homeowners and residents on these programs. You may have been contacted in-person or by email by your local Committee member to add your input. This information is valuable and important to the YMCA and to the Wheatlands community. It will influence choices that the YMCA leadership makes about some of the more flexible, or optional, interior layout and equipment configurations in the rec center. The Committee and the Board appreciate your participation in the *Programming Survey*!

The *Denver Post* published a second [article](#) on 22 May regarding the rec center. The Board thanks YourHub writer Megan Mitchell for her continued reporting on this project. The Post article reports that construction on the rec center could commence in “about a year.” This reflects the most optimistic opinions regarding such unknowns as the Aurora City approval process for the *site plan* and the success of financing efforts.

There are still hundreds of business, engineering, technical, financial, and administrative steps that must be completed before a Building Permit can be issued and construction can begin. Being careful to avoid rumors or unrealistic expectations, and considering our ongoing conversations with YMCA leadership, the District Board encourages Wheatlands homeowners to join us in anticipating that ground-breaking for the rec center is likely to happen closer to mid-year 2016: The time frame agreed to with the YMCA in the 2013 ground lease.

As a practical matter, the variable of financing on the part of the YMCA will influence the construction schedule and the final building design. Part of what will make this project affordable for both the YMCA and Wheatlands homeowners, is the amount raised by the YMCA in philanthropic contributions. That *private funding* component of this *public-private partnership* is an essential part of the reason why this Board conceived the rec center as a collaborative effort with the YMCA in the first place. The Metro District has never been in the position to independently finance the design and construction of a second *clubhouse* for our community, much less a full-scale *recreation center*.

The District Board is also pleased to inform the Wheatlands homeowners that, at the May meeting, there was unanimous approval for a measure to direct legal counsel to negotiate with the YMCA based on the Board’s preference for providing basic membership to the YMCA recreation center as an *included amenity* for being a homeowner in Wheatlands. The scope and costs of this choice are being determined at this time.

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