



DIABLO GRANDE

How do **WE** fix DG, Many moving parts

UPDATE

1/10/24

A HUGE Thank you to ALL the Volunteers!

REMINDER TO EVERYONE: The only way water rates stabilize or possibly come down is by phase one, approximately 1500-1600 homes, is completed!

WE HAVE NO OFFERS YET!

CURRENTLY, WE HAVE 3 POSSIBLE OPTIONS

- 1. Saybrook Fund Advisors, Jeff Wilson, preferred option at this point. Jeff is very interested in doing this project. Had a similar successful project in Lathrup.**
- 2. KW Commerical, David Neault, the water district can sign up anytime for 1 year. We have their proposal. Developer will pay the fee.**
- 3. Private Investors with a master developer contact managing the project. Nav Athwal, whose company has declined this project, would be interested in having discussions to manage this project for us.**

Why We Think Saybrook May Be Best Option

Saybrook Fund Advisors, Jeff Wilson, we trust Jeff. All references checkout positive. Had a conference call with Jeff Wilson yesterday and our discussions centered around these items:

Delinquent property taxes

Delinquent Mello Roos taxes, CFD (Community Facilities District)*

Delinquent water costs

Delinquent sewer costs

Water District Solvency, Word Note, \$16,896,995 for subsidy*

New Water Tank for plant expansion for 1600 more homes

Fire Mitigation situation

JEFF'S TWO MAJOR CONCERNS

CFD, Jeff has some ideas on how to address these arrearages. We are setting up a conference call with the attorney, Dave Fama, who wrote the Mello Roos Bond to see if these ideas are viable.

Alleged note with World International for \$16,896,995 for subsidizing the District when they bought the property out of bankruptcy. Currently, the District has a lien on phases 2-5 and properties within phase 1 that World International currently owns

All other outstanding debt and issues we believe can be negotiated. They are:

Delinquent county property taxes

Delinquent water costs

Delinquent sewer costs

Water Tank Expansion, estimated to be \$2.5 million – Saybrook may include this in their proposal

Fire Mitigation estimated to be \$500,000 – Saybrook may include this in their proposal

Saybrook Continued

Jeff is receptive in our proposal of Saybrook deeding over the golf course and community center to the water district since Saybrook is not interested in investing in those items

Water district may be able to secure a loan using these properties as collateral to reopen both

Bringing back these amenities will assist Saybrook in selling lots to builders which is our #1 priority

IMPORTANT NOTE: At this point, this is our only option I see for us to reopen the golf course and community center. It will require the community to participate with additional monthly revenue costs from each resident of \$100-\$150/month. Amenities are not free!

-

*Thank
you!*

- QUESTIONS?

- If you would like this presentation to be emailed to you, please email Michael.

- Michael Oliver mwoliver1952@gmail.com