



DIABLO GRANDE

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

UPDATE

2/14/24

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.....but we're engaged
in positive conversations with several possible
solutions!**

CURRENTLY, WE HAVE 4 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. NEW! CBRE, Randy Grisman has a builder and developer who may be interested in the Diablo Grande project. Met with builder, provided debt info, waiting for response. Randy will setup a meeting with the developer, who he says is the same developer that is building Tracy Hills.**
- 3. KW Commercial, David Neault, the water district can sign up anytime for 1 year. We have their proposal. Developer will pay KW's fee.**

Saybrook Still Our Best Option?

Saybrook Fund Advisors, Jeff Wilson, we trust Jeff. All references checkout positive. Had a conference call with Jeff Wilson yesterday an CFD, Jeff has a plan on how to address these arrearages.

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

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

Saybrook Continued

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- **This option which includes reopening the golf course and the community center likely will require community participation by each resident of additional monthly revenue of \$100-\$150/month. The upside is we will have amenities including a restaurant, bar, coffee shop, and gathering place which will attract new home buyers and increase the value of our homes**

*Thank
you!*

- QUESTIONS?

- If you would like this presentation to be emailed to you, please add your email to the notepad

- **Michael Oliver** mwoliver1952@gmail.com