

The Board of
Laramie County
Commissioners



Diane Humphrey
Chairman

Gay Woodhouse
Vice-Chairman

Troy Thompson
Commissioner

August 12, 2011

Mr. Rick Kaysen
Mayor, City of Cheyenne
2101 O'Neil Av, Rm 310
Cheyenne WY 82001

Dear Mr. Mayor,

The Board of County Commissioners wishes to inform you of an interest that Laramie County holds in property which contains the lands currently proposed for sale the Menards on Dell Range and Windmill roads.

The following has been brought to our attention: On December 4, 1931, the Laramie County Commissioners issued a resolution providing that \$2500.00 be appropriated and provided to the City of Cheyenne for the purpose of purchasing a site for a hospital for what was then titled the United States Veterans Bureau. The resolution noted that further County funds might be required. (see attached)

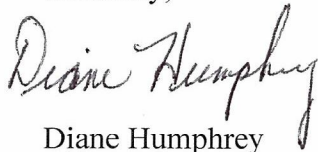
Again, on January 25, 1932, the Board of Commissioners by resolution appropriated another \$2500.00 to be provided to the City of Cheyenne for the same purpose. (See attached) The real estate record show a purchase by the City of Cheyenne for \$9000.00 from the Schipper and Block Company of the property which now encompasses the site of the VA hospital as well as the property currently considered for sale to Menards.(see attached)

The property purchased with funds contributed by the County was conveyed by the City to the United States on February 10, 1932. Ultimately, the Veterans Administration did not make use of all the property initially conveyed and the unused portion of the lands were re-conveyed to the City. The United States placed certain use restrictions on the property, limiting them to the public use of a public park and/or golf course. In 1957, after an Act of Congress, this use restriction was eliminated in another transfer between the City and the United States leaving a more minimal restriction on the conveyance of the property to, "such restrictions as the Administrator of Veterans Affairs determines to be necessary to the protect the interest of the Veteran's Administration center, Cheyenne Wyoming. These conveyance took place in June of 1957. This restriction has now been waived for the sale of the property to Menards.

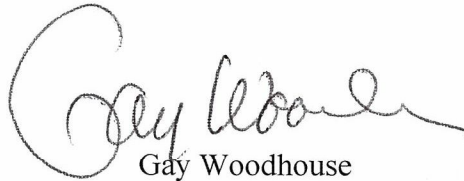
In apparent anticipation of the elimination of the "park and golf course" restriction which would conceivably allow sale to a private party, the Board of Laramie County Commissioners issued a resolution in September of 1956 which asserted Laramie County's claim to an equitable interest of 5/9 in the remaining property. This resolution was placed on record in the Laramie County Clerk's Office real Estate Division. (See attached)

The Board of Commissioners is unaware if the City had any title research performed on the property subject to a sale to Menards and was aware of Laramie County's claim which may place a cloud on the title of the property. The Commissioners wish to make it clear that they do not want to interfere in or prevent in any way the economic development of the City and Laramie County. The Commissioners are, however, bound to protect the County's interests. In furtherance of this they would request a meeting with you and your staff to discuss the County's interest in the property returned by the United States to the City of Cheyenne.

Sincerely,



Diane Humphrey
Chairman



Gay Woodhouse
Vice-Chairman



Troy Thompson
Commissioner