



CITY OF GARDEN GROVE

VIA E-MAIL

April 16, 2021

Robin Mark
Los Angeles Program Director
The Trust for Public Land
Robin.mark@tpl.org

Re: Sale/Lease of the property located at 3017 W. 5th Street, Santa Ana, CA 92703
per the Surplus Land Act.

Dear Ms. Mark,

We are writing to inform you that the City of Garden Grove is hereby commencing negotiations in response to your proposal under the Surplus Land Act for the acquisition of the Willowick Golf Course property in the City of Santa Ana. As a follow up to our letter dated January 5, 2021 and your e-mail response dated January 7, 2021, we hereby confirm that your offer of \$2,131,500 for the purchase of the Willowick Golf Course property is unacceptable and we cannot recommend that the City Council accept it.

The City has obtained an appraisal indicating that the minimum value of the property is \$90 million. In addition, as you are aware, the City has received other offers to acquire the property, which the City estimates to have a net present value of at least \$200 million. Furthermore, as indicated in the Notice of Availability for the property, the City prefers a long-term lease of the property rather than an outright sale.

Please consider the foregoing information and let us know if you are able to offer a price for the property that is commensurate with its value. Please submit a term sheet to my attention at your earliest convenience.

We look forward to your reply.

Respectfully,

Lisa Kim
Assistant City Manager/Community and Econ. Dev. Dir.

Steven R. Jones

Mayor

Kim Bernice Nguyen

Mayor Pro Tem - District 6

George S. Brietigam

Council Member - District 1

John R. O'Neill

Council Member - District 2

Diedre Thu-Ha Nguyen

Council Member - District 3

Patrick Phat Bui

Council Member - District 4

Stephanie Klopfenstein

Council Member - District 5