
Re: [External] Garden Grove & TPL, Coastal Conservancy, & CBH - Willowick Appraisal Meeting

From : Omar Sandoval <omars@ggcity.org>

Tue, Jun 29, 2021 05:15 PM

Subject : Re: [External] Garden Grove & TPL, Coastal Conservancy, & CBH - Willowick Appraisal Meeting**To :** Robin Mark <Robin.Mark@tpl.org>**Cc :** Thomas P. Clark <tclark@stradlinglaw.com>, Grace Lee <gracel@ggcity.org>, Lisa Kim <lisak@ci.garden-grove.ca.us>, greg1 <greg1@ggcity.org>, Alex Size <Alex.Size@tpl.org>, Tily Shue <tily.shue@tpl.org>

Robin, our appraiser is in depositions this week and may not be able to have a written response by the time of our proposed next conference. We could delay our conference until we are able to obtain a written response, but I don't have a date by when we would receive it.

Alternatively, we can proceed with a conference without our appraiser's written response, which I think might be more productive.

After my discussion with our appraiser, I am confident that he can support his opinion of the value of the City's land. On the other hand, it has become clear to me that your appraiser was working under restrictions with respect to the property while I did not provide any restrictions or instructions to our appraiser. Instead of engaging in arguments about appraisals, we should proceed to discuss whether TPL is willing to make an offer that we could recommend to the City Council. On your January 7, 2021 e-mail to Lisa Kim, you stated, "I do want to clarify that while our proposal includes a dollar amount to purchase the property which is based on a restricted appraisal of the site, we believe this number may be subject to change once we enter into negotiations with the City." In addition to the appraisal that the City obtained, Garden Grove received an unconditional cash offer in 2019, prior to the OCCORD litigation, that supports the conclusion that the land value, even unentitled, is worth substantially more than what TPL has offered to date. Additionally, the City had requested that TPL provide a term sheet for our consideration, but we have yet to receive one.

Let us know whether you wish to proceed with a conference without further appraisal responses, and whether you have availability tomorrow and Thursday, or whether you prefer to keep the Tuesday schedule.

Thank you. Omar.

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