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

From : Robin Mark <Robin.Mark@tpl.org>
Subject : RE: [External] Garden Grove & TPL, Coastal Conservancy, & CBH - Willowick Appraisal Meeting
To : Omar Sandoval <omars@ggcity.org>, Alex Size <Alex.Size@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>, Tily Shue <tily.shue@tpl.org>

Fri, Jul 09, 2021 09:30 AM

 1 attachment

Hello Omar,

Thanks for your email yesterday, letting us know that you have asked George Hamilton Jones Inc. to prepare their response to Beth Finetone's review of their appraisal in writing. Please provide a timeline for when we can expect their response.

Additionally, in your email below you assert that TPL has yet to provide the City a term sheet for consideration. I previously addressed this assertion in my May 27, 2021 email to Grace Lee. I would like to point out, again, that TPL has provided a term sheet to Garden Grove more than once, first, in our initial Acquisition Proposal provided to the City on August 21, 2020, and then a second time on October 26, 2020, in response to your Request for Additional Information dated September 21, 2020. Please clarify if your expectations for a "term sheet" are different from what we have provided. If something other than what we have provided to date is required, please clarify what specifically is lacking. We have offered to pay a price that is equal to the fair market value of the property. As you know, the parties are in the process of ascertaining fair market value through the appraisal process. Given that there are concurrently two appraisals establishing different value conclusions, we will need to engage in a third appraisal to determine an agreed upon valuation of the property and can set our terms from there.

Lastly, I would like to reference the [HCD Guidelines](#), Section 102. Definitions, Page 8, (l) - where under Fair Market Value, HCD describes the process of a securing a third appraisal; 'If consensus on fair market value is not reached after the second appraisal, the parties may average the results of the two appraisals, or a third appraisal may be obtained.' Given this information, I suggest we initiate a third appraisal paid for equally by both the City of Garden Grove and TPL.

Looking forward to your thoughts.

Robin Mark
323.333.6310

From: Omar Sandoval <omars@ggcity.org>
Sent: Thursday, July 8, 2021 11:35 AM
To: Alex Size <Alex.Size@tpl.org>; 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>; Tily Shue <tily.shue@tpl.org>
Subject: Re: [External] Garden Grove & TPL, Coastal Conservancy, & CBH - Willowick Appraisal Meeting

Alex and Robin, I wanted to confirm that last week I asked our appraiser to prepare a written response to your appraiser's comments. I am still waiting for our appraiser's written response. I will follow up with you once I have received our appraiser's response. Thank you. Omar.

Omar Sandoval
City Attorney
City of Garden Grove
(714) 741-5368
omars@ggcity.org

From: "Alex Size" <Alex.Size@tpl.org>
To: "Omar Sandoval" <omars@ggcity.org>, "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>, "Tily Shue" <tily.shue@tpl.org>
sent: Wednesday, June 30, 2021 7:00:49 PM