

Zimbra

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**RE: [External] Garden Grove Willowick Meeting**

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**From :** Robin Mark <Robin.Mark@tpl.org>

Fri, Aug 06, 2021 12:04 PM

**Subject :** RE: [External] Garden Grove Willowick Meeting**To :** Lisa Kim <lisak@ggcity.org>**Cc :** Grace Lee <gracel@ggcity.org>, Omar Sandoval <osandoval@wss-law.com>, Omar Sandoval <omars@ci.garden-grove.ca.us>, Thomas P. Clark <tclark@stradlinglaw.com>, Tily Shue <tily.shue@tpl.org>, Alex Size <Alex.Size@tpl.org>, Greg Blodgett <greg1@ggcity.org>

Hello Lisa,

Thank you for the information in your email below. I have the following questions and comments:

1. We recognize that appraisals can be costly and it may be prohibitive for the City of Garden Grove to incur a portion of the cost to engage in a third appraisal with TPL at this time. That said, we still believe that in order to negotiate in good faith and collaboratively find an agreed-upon value for the property, a third appraisal is essential. TPL is willing to pay for the entire cost of the third appraisal contingent on the City of Garden Grove's willingness to work with us to identify a mutually agreed-upon MAI appraiser and develop a mutually agreed-upon scope of work. Please confirm the City's willingness to engage in this effort.
2. Given your response below that the City will continue negotiations with TPL while concurrently negotiating with other proposers, please provide the particulars of your process for conducting three sets of negotiations concurrently. Up until this point the City has stated that they have only been negotiating with TPL, how do you intend to negotiate with all parties and assure fairness, both substantive and process-wise, to competing proposers? We believe it is important that the City be transparent about your negotiation process.
3. Please confirm the statement made by Tom Clarke on the July 27th phone call between City of Garden Grove and TPL, that the City is not willing to sell the property if it is unentitled.
4. Please also confirm the statement made by Tom Clarke on the same phone call, that \$90M is the lowest bid the City would accept for the property.
5. Our July 27th phone call ended with City staff confirming that you did not have the authority to initiate a third appraisal with TPL and that you would seek City Council direction/approval. We cannot find a record of this issue having been discussed at the Council Meeting that occurred that evening. In fact, when asked to report back on relevant closed session items, which may include the Willowick property, Omar Sandoval stated that 'there was no reportable action.' Please clarify who from the City determined the unwillingness to engage with TPL on a third appraisal?

Lastly I want to clarify, once again, to ensure there is no misunderstanding or confusion, The Trust for Public Land is offering to purchase the Willowick Golf Course property for continued use as recreational open space. That is our current proposal. This proposal does not include work with Clifford Beers Housing to develop a portion of the property for affordable housing. This is a simple purchase for open space as is prioritized under the Surplus Land Act and as is consistent with current zoning of the property.

I look forward to your responses.

Thank you,

Robin Mark  
323.333.6310

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**From:** Lisa Kim <lisak@ggcity.org>**Sent:** Thursday, July 29, 2021 4:54 PM