

Zimbra

gracel@ci.garden-grove.ca.us

Re: [External] Garden Grove Willowick Meeting

From : Lisa Kim <lisak@ggcity.org>

Fri, Sep 03, 2021 09:30 AM

Subject : Re: [External] Garden Grove Willowick Meeting**To :** Robin Mark <Robin.Mark@tpl.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>

Good Morning Robin,

Thank you for your [August 23](#) e-mail. Below we provide the following reply to the items that require a response:

1. As to whether the City of Garden Grove is willing to work with TPL to select a mutually agreed-upon MAI appraiser and to scope the appraisal, we want to reassert that the City seeks to receive fair market value for the property, which State law and the HCD SLA Guidelines recognize is the price that the land would sell for on the open market. We are not interested in receiving the appraised value or some other estimate of value that does not reflect current real property values in Central Orange County. Blending the estimates of two or more appraisals is not fair market value in and of itself.
2. As to whether the proposals that the City is contemplating from the other two proposers, we also want to reconfirm that the City is following, and intends to continue to follow, the requirements of the SLA and the HCD Guidelines.
3. As to TPL's proposal to acquire the land for open space purposes and our comment regarding a deed restriction for open space, please advise us how TPL would have the parties comply with subdivision (b) of section 54227 of the Government Code, which provides priority to a governmental agency "that agrees to use the site for park or recreational purposes if the land being offered is already being used and will continue to be used for park or recreational purposes, or if the land is designated for park and recreational use in the local general plan and will be developed for that purpose." In our experience with real estate transactions, agreements affecting the use of land would normally be memorialized through a recorded covenant or deed restriction.
4. As to revised proposals, the City received and sought clarification of different proposals received from TPL. See City's [December 14, 2020](#) letter to TPL and associated parties. Furthermore, the City has never indicated that it would not consider further revised proposals from TPL and has in fact requested updated offers or term sheets numerous times. Should TPL wish to submit a revised proposal, the City will duly receive and review it.

Regards,
Lisa

Lisa L. Kim

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