

Zimbra

gracel@ci.garden-grove.ca.us

RE: [External] Garden Grove Willowick Meeting

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

Wed, Sep 29, 2021 08:28 AM

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,

I hope you are well. As I am sure you and your colleagues are aware, members of the Santa Ana City Council directly addressed the sale of the Willowick Golf Course in response to a Receive and File report on the agenda of the September 7th, 2021 City Council meeting. During that meeting, which you can watch via [this link](#) at timecode 03:16:02, Councilmembers Bacerra and Hernandez, as well as Mayor Sarmiento openly voiced their support for a project that provides open space for Santa Ana residents. They also discussed the same point TPL has been making with respect to the appraisal the City of Garden Grove has received. That it is based on a zoning change that is 'very illusory at this point.'

To your point in the email below, we share your desire to secure an appraisal that represents the fair market value of the property which is why we continue to ask Garden Grove to work with us to secure a mutually agreed upon appraisal report that reflects that value. I request again, for Garden Grove to work with us to select a mutually agreed-upon MAI appraiser and define the scope for a narrative appraisal report. TPL will incur all expenses. If you are willing, we should set up a time to talk and develop a list of appraisers.

I look forward to your thoughts.

Robin Mark
323.333.6310

From: Lisa Kim <lisak@ggcity.org>**Sent:** Friday, September 3, 2021 9:30 AM**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>**Subject:** Re: [External] Garden Grove Willowick Meeting

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