



CITY OF GARDEN GROVE

VIA E-MAIL
Robin.Mark@tpl.org

October 1, 2021

Robin Mark
Los Angeles Program Director
The Trust for Public Land
135 W. Green St., Suite 200
Pasadena, CA 91105

Steven R. Jones

Mayor

Kim Bernice Nguyen

Mayor Pro Tem - District 6

George S. Brietigam

Council Member - District 1

John R. O'Neill

Council Member - District 2

Diedre Thu-Ha Nguyen

Council Member - District 3

Patrick Phat Bui

Council Member - District 4

Stephanie Klopfenstein

Council Member - District 5

Re: Sale/Lease of the property located at 3017 W. 5th Street, Santa Ana, CA 92703 per the Surplus Land Act.

Dear Ms. Mark,

We are writing to each proposer to request additional information pertaining to their proposals for the acquisition of the Willowick Golf Course property. Many of the questions may not pertain to your proposal, but in an effort to treat you similarly to the other two proposers, we are extending the same questions as they may apply to your proposal. Should an item not apply, please state it in your response:

1. Provide the specific items that need to be satisfied during the developer's due diligence period.
2. If a deposit is proposed, provide the amount of deposit that is non-refundable.
3. If a deposit is proposed, provide a schedule of when the balance of the deposit will be due and at what point it will become non-refundable.
4. How many acres of the 101.5 does the proposal anticipate selling off to other developers?
5. If you will consider a long-term lease of the Site, provide a detailed description and project schedule for a proposed land lease, along with the following information:
 - a. Terms of lease,
 - b. Schedule of payments,
 - c. Amount of land required to be sold, if any,
 - d. Include pro formas for the proposed land lease scenario and project schedule/timeline.

If you will consider a long-term lease of the Site either with or without an option to acquire and sell a portion of the Site, please provide the above information for both options (i.e., with land sales and without land sales).

6. Provide the acreage to be allocated to public open space and whether the open space use will be reserved only for project residents and businesses.
7. Please provide an overall project schedule. If you intend to proceed in phases, also provide sub-schedules for each development phase.
8. If your proposal is contingent on development approvals or revenue/income stream, please provide the following:
 - a. Development pro formas that will be added to the City's SLA Website,
 - b. Proposed project cash flow pro forma that will be added to the City's SLA Website.
9. Provide a detailed breakdown of all residential units, including the following:
 - a. number of bedrooms per unit,
 - b. square footage of each unit,
 - c. number of for sale units,
 - d. number of for rent units,
 - e. number of units that will be affordable.
10. Provide a detailed breakdown of all affordable residential units, including the following:
 - a. level of affordability of each unit,
 - b. size of each unit, broken down by affordability level,
 - c. number of bedrooms per unit, broken down by affordability level,
 - d. number of for rent and for sale units, broken down by affordability level,
11. Provide a proposed purchase price for the Site with no contingencies and "as-is."

As to your e-mail of September 29, 2021 alerting us of the September 7, 2021 Santa Ana City Council discussion pertaining to the Willowick Golf Course, it appears that the Santa Ana City Council was responding to demands brought to them by members of the Rise Up Willowick! coalition, a group prominently featured in your initial proposal. As you are further aware, the Garden Grove City Council has received similar demands and we have received and continue to receive multiple Public Records Act requests and demand letters from the coalition and its legal counsel, Patrick Woolsley of Shute, Mihaly & Weinberger, LLP, a firm with which TPL is familiar.

As to securing additional appraisals, our position was clearly stated in our September 3, 2021 response. Clearly, TPL is willing to consider providing an offer

other than the amount stated in its initial proposal. We are equally willing to consider such an alternative offer from TPL, which we have not yet received.

Please contact Grace Lee at (714) 741-5130 should you wish to schedule a meeting to further discuss your proposal.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Alex', followed by a long horizontal line extending to the right.

Lisa Kim
Assistant City Manager/Community and Econ. Dev. Dir.

cc: Tily Shue, tilly.shue@tpl.org
Alex Size, alex.size@tpl.com