The City received correspondence from the State of Illinois and the National Park Service concerning the Rocky Glen conversion. The National Park Service has previously stated that the previous appraisals did not contain enough fair market value for the Southtown/Rocky Glen conversion. This week, the following direction came back concerning whether the City seeks to address the Fair Market Value shortfalls separately or combined.

**To address the fair market value (FMV) shortfalls separately:**

Typically new actions can not occur until older identified compliance issues have been addressed; therefore we request satisfying the 2012 conversion prior to the current conversion. **The steps are outlined below.**

**Southtown/Rocky Glen**

- Fix/redo the appraisals associated with Richard Pryor Place and Kickapoo Creek Road as of August 28, 2012
- Find replacement property to make up for the missing FMV and order that appraisal as of the August 28, 2012 date.

**Riverfront/Simantel/Detweiller**

- Find replacement property to make up for the missing FMV and order an appraisal as of October 15, 2015

**Combining shortfalls:**

If the plan is to combine everything and find just one replacement property. All of the appraisals need to be done as of the same date. We would suggest **October 15, 2015** (because those appraisal were done in accord with UASFLA or Yellowbook):

- Fix/redo the appraisals associated with Richard Pryor Place and Kickapoo Creek Road as of October 15, 2015
- Locate replacement to make up for the missing FMV of both the Southtown/Rocky Glen and the Riverfront/Simantel/Detweiller conversions. The effective date of that appraisal will also need to be October 15, 2015.

At the end of this, we should have UASFLA or Yellow Book appraisals associated with each property removed or added to LWCF.