City staff held a conference call with IDNR staff this week to discuss the direction given by NPS (below) and the timing of the appraisals. The City will be using Brian Finch Appraisers, the appraisal firm that completed the work for Rocky Glen in 2012. The Scope of Work will follow the direction of the National Park Service Office of Valuation Services letters posted on the City website. The appraisals should be completed within the next few weeks. IDNR expressed their preference (and the preference of the NPS) for a single replacement parcel to satisfy the 2012 and 2015 shortfalls in value.

There is no closing date with the Detweiler Playground property, but as stated by the City Manager at the March 27 City Council meeting, the Council has given direction to staff to purchase the property, but has not approved a budget amendment for the purchase at this time.

Direction to the City from the National Park Service for a combined replacement property:

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/Detweiler 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.