ceived counsel and management guidance at that meeting and was directed to escalate my review of the valuation procedure to a high priority task with a goal of: (1) reporting my findings; (2) researching and evaluating other agency programs; (3) creating a recorproposed new procedure in time to implement before 8-48-2024 moved forward to Council.

Short answer, we couldn't get to the finish line in time. I have provided responses (red text) to several of your concerns/questions (blue text) below

- The 8-8 AB-2024 applicant, nor any other applicant, needs to be on hold or waif for the draft or finding procedure. In this case, the owner of the profit years the reason were escalated the applicant's rep of what I was trying to accomplish and that it would probably be in their best interest to wait for the pre-final vetted draft and/or

- Existing procedure

- Proposed procedure
 Flat fee -

 - 10% of average sales price per SF
 5 yr data set
 Non-SFR land sales (similar areas)
- Non-SFR land sales (similar areas)
 \$25 per SF average per data set
 Indicated Flat fee \$2.50 per SF
 Abandonment fee calc: 45,676 SF x \$2.50/SF \$114,190
- Let me know when you will provide the applicant team with the appricant scope of work and your position regarding abandonment processing until the abandonment procedure is finalized.

 The general scope of work is in Item D from RES' 1st Review comments that you pasted in below. RES can provide the applicant with the appraisal requirement and specific scope by COB 3-11-25. RES'1st Review Comments are reattached to this e-mail

Also, any sizus regarding the BOR is not relivant to such a delay for the abandonment comments, so i'm not sure what circling back with Meredith and other team members will accomplise. Given the response we received from the BOR is the supposed to build on their lot lines and obtain an essement over profition of adjusted BOR lines the construction and inclines and obtain an essement over profition of adjusted BOR lines that for construction and inclines and obtain an essement over profition of adjusted BOR lines that they construct the supposed use no BOR in that they will not great an essement to the property owner to the property owner to the property owner to be property owner.

I will forward Tom Fitzgerald's e-mail when I get into the office this morning.

Michelle Colby City of Scottsdale Real Estate Asset Manager

mcolby@scottsdaleaz.gov O: 480-312-7042

From: Curts, Tim-courts@scottdaleaz.gov Sent: Tuestey, March 4, 2025 13 PM sate process, March 4, 2025 12 PM

Michelle and Alison,
As I understand it, your most recent comments to the applicant team have been to wait for the draft abandonment procedure. I'm not sure that holding up this application for 2 months is fair customer se

certifier, the applicant's response scanow-segges your previous comments as snown nearow which seem to be persung you provide.

City Real Estate will provide an appraisal scope of work for the applicant's use once
the City's first review comments are satisfactorily addressed.

se: Acknowledged

d. Applicant to procure and submit an appraisal of the market value of the easement Applicant to procure and submit an appraisa or the market value or the easement rights to be abandomed/released using before and after methodology that will be described in the City-provided appraisal scope of work. The larger parcel shall be appraised as encumbered and available to be developed to its highest and best use (before) as well as if unencumbered and available to be developed to its highest and best use (after). The applicant shall pay 90% of the difference between the before and after market values as consideration for the abandonment/release.

Response: Acknowledged

If review of these types of abandorment requests are on hold to wait for the draft abandorment procedure, I think we need to discuss this at Major Projects with the city manager's office this Monday.

Also, any issue regarding the BOR is not relevant to such a delay for the abandorment comments, so I'm not sure what circling back with Meredith and other team members will accomplish.

Case Reviews Late as of 3/3/2025 (excludes Admin and STIPS)

Track				Case#	Rv Case Name	Case Status Submittal Sub Date # Due Date Complete Review	Type Sta	riew Review tus Location
44-24 8-AB-2024	The Collector's Garages at Westworld	ACTIVE	1 12/16/24	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	COLBY MICHELLE	ASSET MANAGEMENT	IN CDS FOLDER (DIGITAL)	

From: Colby, Michelle McColby@Scottsdalear.gov
Sent: Tuesday, March 4, 2025 10:47 AM
To: Jennifer Hall Hall@Broselawgroup.com; Tessier, Meredith MTessier@Scottsdalear.gov

Cc: Henry Hardy https://doi.org/10.1007/j.cc/<a href="https://doi.org/10.1

I am sorry for the delay on my end. I am having some health issues that require meds that lower my immune system 🗵 so I swear I have been catching every germ that even looks my way

This time around. I have been out for a week sick and am just now back at work.

The draft abandonment procedure is not ready for internal review yet. I won't be able to share a draft until the draft has been fully reviewed and vetted by City management and counsel

Michelle Colby
City of Scottsdale Real Estate Asset Manager

<u>mcolby@scottsdaleaz.gov</u> O: 480-312-7042

From: Jennifer Hall (<u>Hall Broadswarrous</u> comp Senti Wednesde, Pérhaury 28, 2025 945 MM To: Colby, Michelle (<u>AlColbyriScottbaleas</u> apop. Jessier, Meredith (<u>All TexicriBiccottbaleas</u> to <u>Perhaps the Colbyrish (alcolbyrish and the Colbyrish (alcolbyrish and the Colbyrish and the Colbyrish and the Colbyrish (alcolbyrish and the Colbyrish and the Colbyrish and the Colbyrish (alcolbyrish and the Colbyrish and the Colbyrish and the Colbyrish (alcolbyrish and the Colbyrish and</u>

Jennifer Hall



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