

Tessier, Meredith

From: Jennifer Hall <JHall@roselawgroup.com>
Sent: Tuesday, March 4, 2025 11:05 AM
To: Tessier, Meredith
Cc: Jennifer Hall
Subject: FW: 5-ZN-2024 and 8-AB-2024 Garages of West World; AB Property Valuation Discussion

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Hi Meredith – any thoughts on this? We are working on resubmitting our final submittal for the ZN and GP...but what will happen with our AB case? thx.

Jennifer Hall

Senior Project Manager



7144 E Stetson Drive, Suite 300, Scottsdale, AZ 85251
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From: Colby, Michelle <MColby@Scottsdaleaz.gov>
Sent: Tuesday, March 4, 2025 10:47 AM
To: Jennifer Hall <JHall@roselawgroup.com>; Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Cc: Henry Hardy <hhardy@roselawgroup.com>
Subject: RE: 5-ZN-2024 and 8-AB-2024 Garages of West World; AB Property Valuation Discussion

Jennifer and Meredith,

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.

Sorry I'm not able to fast track the draft procedure at this time but I do have some research findings and feedback from the BOR's land managers re building on the lot line(s). I am circling back to Meredith, Current Planning, and Development Services team members and then we'll be in touch to set up a meeting to share what we've learned.

Thank you for your patience.

Michelle Colby

City of Scottsdale Real Estate Asset Manager

mcolby@scottsdaleaz.gov

O: 480-312-7042

From: Jennifer Hall <JHall@roselawgroup.com>

Sent: Wednesday, February 26, 2025 9:45 AM

To: Colby, Michelle <MColby@Scottsdaleaz.gov>; Tessier, Meredith <MTessier@ScottsdaleAz.Gov>

Cc: Henry Hardy <hhardy@roselawgroup.com>; Jennifer Hall <JHall@roselawgroup.com>

Subject: 5-ZN-2024 and 8-AB-2024 Garages of West World; AB Property Valuation Discussion

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Hi Michelle – please send over your availability. Thx!!

Jennifer Hall

Senior Project Manager



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From: Jennifer Hall
Sent: Monday, February 24, 2025 1:25 PM
To: Colby, Michelle <MColby@Scottsdaleaz.gov>; Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Cc: Henry Hardy <hhardy@roselawgroup.com>
Subject: RE: 5-ZN-2024 and 8-AB-2024 Garages of West World

Hi Michelle – please let me know when you are available to meet?? Also are you able to share a draft with me so we can see what staff is proposing?

Jennifer Hall
Senior Project Manager



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From: Colby, Michelle <MColby@Scottsdaleaz.gov>
Sent: Wednesday, February 19, 2025 10:27 AM

To: Jennifer Hall <JHall@roselawgroup.com>; Tessier, Meredith <MTessier@ScottsdaleAz.Gov>

Cc: Henry Hardy <hhardy@roselawgroup.com>

Subject: RE: 5-ZN-2024 and 8-AB-2024 Garages of West World

Jennifer – The proposed updated procedure hasn't been vetted, nor approved, by management yet. Do you have some time to meet for about half an hour later this week? I have pretty good availability tomorrow afternoon or Friday. Thanks!

Michelle Colby

City of Scottsdale Real Estate Asset Manager

mcolby@scottsdaleaz.gov

O: 480-312-7042

From: Jennifer Hall <JHall@roselawgroup.com>

Sent: Tuesday, February 18, 2025 3:06 PM

To: Colby, Michelle <MColby@Scottsdaleaz.gov>; Tessier, Meredith <MTessier@ScottsdaleAz.Gov>

Cc: Henry Hardy <hhardy@roselawgroup.com>; Jennifer Hall <JHall@roselawgroup.com>

Subject: RE: 5-ZN-2024 and 8-AB-2024 Garages of West World

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Hi Michelle – do you have a summary of the Abandonment AVP policy??? Thx.

Jennifer Hall

Senior Project Manager



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From: Jennifer Hall
Sent: Monday, February 10, 2025 2:13 PM
To: Colby, Michelle <MColby@Scottsdaleaz.gov>; Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Cc: Henry Hardy <hhardy@roselawgroup.com>; Jennifer Hall <jhall@roselawgroup.com>
Subject: RE: 5-ZN-2024 and 8-AB-2024 Garages of West World

Hi Michelle – any update on this, thx!!

Jennifer Hall
Senior Project Manager



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From: Jennifer Hall
Sent: Friday, January 31, 2025 10:22 AM
To: Colby, Michelle <MColby@Scottsdaleaz.gov>; Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Cc: Henry Hardy <hhardy@roselawgroup.com>
Subject: RE: 5-ZN-2024 and 8-AB-2024 Garages of West World

Thanks Michelle! Talk next week 😊

Jennifer Hall

Senior Project Manager



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From: Colby, Michelle <MColby@Scottsdaleaz.gov>

Sent: Friday, January 31, 2025 10:06 AM

To: Jennifer Hall <JHall@roselawgroup.com>; Tessier, Meredith <MTessier@ScottsdaleAz.Gov>

Cc: Henry Hardy <hhardy@roselawgroup.com>

Subject: RE: 5-ZN-2024 and 8-AB-2024 Garages of West World

Yes! We have completed our research and I am in the middle of drafting a proposed new procedure for management's review. I have a meeting at 3 today on the subject to get additional feedback and have blocked Monday afternoon to work on it as well with a goal to get a pre-final version circulating by Wednesday of next week at the latest.

So... closing in on the procedure so I can officially respond on the abandonment 😊

Thanks for your patience and have a great weekend!

Michelle Colby

City of Scottsdale Real Estate Asset Manager

mcolby@scottsdaleaz.gov

O: 480-312-7042

From: Jennifer Hall <JHall@roselawgroup.com>

Sent: Friday, January 31, 2025 9:03 AM

To: Colby, Michelle <MColby@Scottsdaleaz.gov>; Tessier, Meredith <MTessier@ScottsdaleAz.Gov>

Cc: Henry Hardy <hhardy@roselawgroup.com>; Jennifer Hall <JHall@roselawgroup.com>

Subject: RE: 5-ZN-2024 and 8-AB-2024 Garages of West World

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Hi Michelle – any updates on this?? thx!

Jennifer Hall

Senior Project Manager



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From: Jennifer Hall

Sent: Thursday, January 23, 2025 1:36 PM

To: Colby, Michelle <MColby@Scottsdaleaz.gov>; Tessier, Meredith <MTessier@ScottsdaleAz.Gov>

Cc: Henry Hardy <hhardy@roselawgroup.com>; Jennifer Hall <jhall@roselawgroup.com>

Subject: RE: 5-ZN-2024 and 8-AB-2024 Garages of West World

Hi Michelle – following up to see if you have any updates. Thx!!

Jennifer Hall

Senior Project Manager



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From: Colby, Michelle <MColby@Scottsdaleaz.gov>

Sent: Friday, January 17, 2025 12:47 PM

To: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>; Jennifer Hall <JHall@roselawgroup.com>

Cc: Henry Hardy <hhardy@roselawgroup.com>

Subject: RE: 5-ZN-2024 and 8-AB-2024 Garages of West World

Jennifer – I'm sorry for the delay. I've been out with Covid and am just now back. I am trying to get caught up and I have a pre-scheduled training course Monday and Tuesday that will take me back out of the office 😞. I have blocked Wednesday of next week to finish my recommendation for management. I will send an update to your Wednesday afternoon. Thanks.

Michelle Colby

City of Scottsdale Real Estate Asset Manager

mcolby@scottsdaleaz.gov

O: 480-312-7042

From: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>

Sent: Thursday, January 16, 2025 1:39 PM

To: Jennifer Hall <JHall@roselawgroup.com>; Colby, Michelle <MColby@Scottsdaleaz.gov>

Cc: Henry Hardy <hhardy@roselawgroup.com>

Subject: RE: 5-ZN-2024 and 8-AB-2024 Garages of West World

Hello Jennifer-

The ZN development plan relies on the AB request, so the cases need to be taken to hearings concurrently.

Sounds like we should have an update from Michelle sometime tomorrow per her response below.

Thank you,

Meredith Tessier, Senior Planner
Planning & Development Services



From: Jennifer Hall <JHall@roselawgroup.com>

Sent: Tuesday, January 14, 2025 8:27 AM

To: Colby, Michelle <MColby@Scottsdaleaz.gov>

Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>; Henry Hardy <hhardy@roselawgroup.com>; Jennifer Hall <JHall@roselawgroup.com>

Subject: RE: 5-ZN-2024 and 8-AB-2024 Garages of West World

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Michelle and Meredith – will the AB hold up the ZN case?? just wondering if we can still process the ZN for hearing without the AB...thx!

Jennifer Hall
Senior Project Manager



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From: Colby, Michelle <MColby@Scottsdaleaz.gov>
Sent: Monday, January 13, 2025 11:27 AM
To: Jennifer Hall <JHall@roselawgroup.com>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>; Henry Hardy <hhardy@roselawgroup.com>
Subject: RE: 5-ZN-2024 and 8-AB-2024 Garages of West World

Jennifer,

Sorry I haven't been able to get back to you yet.

As you are probably aware, Mr. Leary sent several questions and comments about the City's Abandonment Valuation Procedure (AVP) to Management separate from the AB and ZN cases. I'm Real Estate's point person for the program so I've been responding to internal requests, researching data, and meeting with staff about the program over the last few weeks. After preliminary internal discussion, Management asked me to focus my efforts on reviewing and proposing updates to the AVP, and other related portions of the program, before I proceed with writing the scope of work for the appraisal of the GLOs in this AB case because it is likely that my team will be recommending changes to the AVP.

Unfortunately, I don't have a resolution timeline yet on this task. I did meet with my immediate supervisors this past Friday to present my team's research and obtain feedback. I need to gather, review, and summarize some more data and then I hope to be able to draft my team's recommendation for review.

I will touch base with an update on my progress at the end of this week.

Thank you!

Michelle Colby

City of Scottsdale Real Estate Asset Manager

mcolby@scottsdaleaz.gov

O: 480-312-7042

From: Jennifer Hall <JHall@roselawgroup.com>
Sent: Friday, January 10, 2025 5:51 PM
To: Colby, Michelle <MColby@Scottsdaleaz.gov>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>; Jennifer Hall <JHall@roselawgroup.com>; Henry Hardy <hhardy@roselawgroup.com>
Subject: FW: 5-ZN-2024 and 8-AB-2024 Garages of West World

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Hi Michelle – following up on the email below and hoping we can connect on Monday! Thx!!

Jennifer Hall

Senior Project Manager



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From: Jennifer Hall

Sent: Tuesday, January 7, 2025 8:39 AM

To: Colby, Michelle <MColby@Scottsdaleaz.gov>

Cc: Jennifer Hall <jhall@roselawgroup.com>; Mtessier@scottsdaleaz.gov; Henry Hardy <hhardy@roselawgroup.com>

Subject: 5-ZN-2024 and 8-AB-2024 Garages of West World

Hello Michelle and Happy New Year!

We just received 2nd review comments for Garages at Westworld ZN case and wanted to see if you have additional AB comments and or next steps with the appraisal. Please advise and thanks!!

Jennifer Hall

Senior Project Manager



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From: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>

Sent: Monday, January 6, 2025 4:59 PM

To: Jordan R. Rose <jrose@roselawgroup.com>; Jennifer Hall <JHall@roselawgroup.com>

Subject: 5-ZN-2024 Garages of West World

Hello Jordan and Jennifer-

Attached is the 2nd comment letter. Please note, a few departments are still reviewing the 2nd submittal.

Also, as requested-attached is the DRB checklist.

Thank you,

Meredith Tessier, Senior Planner
Planning & Development Services

