

Joe Schmitz

From: Laura Smith <Laura@mgiproperties.com>
Sent: Thursday, November 29, 2018 2:18 PM
To: Joe Schmitz
Cc: kirkenterprises@cox.net
Subject: FW: Estrella Crossing Business Park Association -- Lot 16 - Petition to Lease

⚠ This email arrived from an external source - Please exercise caution when opening any attachments or clicking on links

Mr. Schmitz,

Please see email from a current property owner at Estrella Crossing Business Park.

Regards,

Laura Smith

Community Manager
Morrison Group
Division of AAM, LLC
602.263.7772 (direct line)
602.246.6674 (fax line)
602.647-3034 (after hours emergency line)
www.mgiproperties.com

From: Debra Pollard [REDACTED]
Sent: Thursday, November 29, 2018 10:33 AM
To: Laura Smith <Laura@mgiproperties.com>
Subject: Re: Estrella Crossing Business Park Association -- Lot 16 - Petition to Lease

Hi Laura

Our lot is for sale and at the same time there is a ballpark across the street. When the construction starts going around this area, this could be sold to a restaurant or store. We do not like the idea that our lot would have restrictions, will lessen our values. Thanks for letting us know

Debra

Lot 8

On Wed, Nov 28, 2018 at 5:30 PM Laura Smith <Laura@mgiproperties.com> wrote:

Dear Estrella Crossing Business Park Property Owners,

It has come to the attention of the Association that a church has petitioned to lease Lot 16. Please see attachments including an email thread between a current property owner and Joe Schmitz, Long Range Planner Development Services Dept. with the City of Goodyear, Arizona.

Regards,

Laura Smith

Community Manager

Morrison Group

Division of AAM, LLC

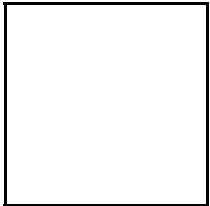
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Debra Pollard, Broker
Sonoran Exclusive Properties
c/623-293-3609
f/623-505-4273
debraapollard@gmail.com

Joe Schmitz

From: Thomas Gyder [REDACTED]
Sent: Thursday, November 29, 2018 2:07 PM
To: Joe Schmitz
Cc: Laura@mgiproperties.com; Chris Garman
Subject: Estrella Crossing Business Park Association -- Lot 16 - Petition to Lease

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Joe Schmitz, AICP
City of Goodyear, AZ

Mr. Schmitz,
Please consider this my opposition to the issuance of a special use permit for Lot 16 in the Estrella Crossing Business Park for the uses of a church. This is a business park and the use is restricted to protect the interests of the Business Park owners. It is not an acceptable use. Thank you.

Signed as:

Thomas Gyder, CEO
Wilhelm Automotive
3900 S Estrella Parkway Goodyear, AZ 85338
and
Thomas Gyder, Managing Member, Landlord
TDC Investments LLC.

CC: MGI Properties
Chris Garman, President Wilhelm Automotive.

CONFIDENTIALITY NOTE:

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Joe Schmitz

From: Terry A. Kirk <kirkenterprises@cox.net>
Sent: Friday, November 30, 2018 12:01 PM
To: Joe Schmitz
Cc: lisa@mgiproperties.com; laura@mgiproperties.com
Subject: Church Proposal for Special Use Permit for Lot 16

Follow Up Flag: Follow up
Flag Status: Completed

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Mr. Schmitz,

The Board of the Estrella Crossing Business Park urges the City of Goodyear to deny the request of the Sword of the Spirit Church for a Special Use Permit on Lot 16 of the Estrella Crossing Business Park.

The granting of this application would severely curtail the ability of the lot owners of the ECBP PAD to both develop and market their properties.

Sincerely,

Terry A. Kirk
Board Member of the Estrella Crossing Business Park POA
President of Crossing Development, Inc. - Owner of Lots 13, 14 & 15 ECBP
Member of Kuma Development, LLC - Owner of Lot 12 ECBP

Joe Schmitz

From: Laura Smith <Laura@mgiproperties.com>
Sent: Monday, December 3, 2018 2:57 PM
To: Joe Schmitz
Subject: FW: Estrella Crossing Business Park Association -- Lot 16 - Petition to Lease URGENT
**** URGENT ****

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Mr. Schmitz,

Please read email below.

Thank you,

Laura Smith

Community Manager
Morrison Group
Division of AAM, LLC
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602.246.6674 (fax line)
602.647-3034 (after hours emergency line)
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From: Randy Persson [mailto:randy@kenwoodmortgage.com]
Sent: Monday, December 3, 2018 2:51 PM
To: Laura Smith <Laura@mgiproperties.com>
Subject: RE: Estrella Crossing Business Park Association -- Lot 16 - Petition to Lease URGENT **** URGENT ****

Laura:

We agree with you and oppose the Church leasing lot 16.

Randy Persson
Lot5, Estrella Crossing Business Park

From: Laura Smith <Laura@mgiproperties.com>
Sent: Friday, November 30, 2018 1:44 PM
Subject: Estrella Crossing Business Park Association -- Lot 16 - Petition to Lease URGENT **** URGENT ****

Dear Estrella Crossing Business Park Property Owners,

Just In case the previous email did not express a sense of urgency . . . here is a re-send. Also, please see the attached email thread between property owner Kirk and Joe Schmitz, Long Range Planner Development Services Dept. City of Goodyear, Arizona

Estrella Crossing Business Park Owners:

All property owners of the ECBP should have been notified by mail or email concerning a church that is in the process of leasing Lot 16. Church use has not been pre-approved by the ECBP PAD. The church has submitted an application, with the Owners of Lot 16 approval, for a Special Use Permit which would allow this to occur.

Unfortunately, if the church were to be granted this SPU Permit, all property owners within distance limitations (300 to 1000 feet) would be restricted from certain uses of their property. I have sent you an email chain which state these uses and their distance restrictions. Please attach this chain when contacting the Owners.

Although some businesses would be “Grandfathered In”, please be aware that these businesses would still be affected. EXAMPLE – A restaurant with a full liquor license closes doors. You wish to sell or lease your property to a new Mexican restaurant. THIS NEW RESTAURANT COULD NOT BE GRANTED A FULL LIQUOR LICENSE. A MEXICAN RESTAURANT THAT CAN’T SELL MARGARITAS. This is one of many examples.

WHILE SPEAKING AGAIN WITH MR. SCHMITZ OF THE PLANNING DEPARTMENT, HE MENTIONED THAT HE NOTIFIED ONLY PROPERTY OWNERS LOCATED WITHIN 500 FEET OF THE PROPOSED SPU PERMIT! OWNERS THAT MAY BE AFFECTED WITHIN 1000 FEET WILL HAVE NO IDEA THAT THIS IS HAPPENING!

We will be opposing the church SPU Permit application. Owners may contact Mr. Schmitz directly with questions, 623.882.7982. If owners wish their comments to be included in the information package to the P&Z, Mr. Schmitz must have them by Friday.

Meeting

Date: Wednesday, December 5, 2018

Where: Goodyear Municipal Court and City Council Chamber, Bldg B, 14455 Van Buren, Goodyear Arizona

Time: 6:00 PM

*Estrella Crossing Business Park Association
Board of Directors*

Regards,

Laura Smith

Community Manager

Morrison Group

Division of AAM, LLC

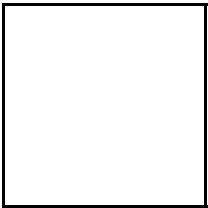
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Joe Schmitz

From: Laura Smith <Laura@mgiproperties.com>
Sent: Tuesday, December 4, 2018 11:44 AM
To: Joe Schmitz
Subject: FW: Estrella Crossing Business Park Association -- Lot 16 - Petition to Lease URGENT
**** URGENT ****

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Mr. Schmitz,

Please see email below from owner of Tall Development located at Estrella Crossing.

Regards,

Laura Smith

Community Manager
Morrison Group
Division of AAM, LLC
602.263.7772 (direct line)
602.246.6674 (fax line)
602.647-3034 (after hours emergency line)
www.mgiproperties.com

From: Steve Lichtblau [mailto:tallddev@cox.net]
Sent: Tuesday, December 4, 2018 11:40 AM
To: 'Beverly VanMarter' <beverly@eaglecommercial.com>; 'Mike Walling' <mwalling@rbgold.com>; Laura Smith <Laura@mgiproperties.com>
Cc: 'Dawn Avery' <deavery@bellsouth.net>; 'George Winney' <GWinney@gblaw.com>
Subject: RE: Estrella Crossing Business Park Association -- Lot 16 - Petition to Lease URGENT **** URGENT ****

Laura,

Please be advised that we are ADAMANTLY against the special use agreement for the church.

Please let me know what we can do!

Steve

Tall Development LLC
7373 N Scottsdale Rd, Suite A102
Scottsdale, AZ 85258

602 230 1703 (phone)
602 749 6646 (fax)

From: Beverly VanMarter <beverly@eaglecommercial.com>
Sent: Friday, November 30, 2018 2:26 PM
To: Steve Lichtblau - Tall Development, LLC (tallddev@cox.net) <tallddev@cox.net>; 'Mike Walling' <mwalling@rbgold.com>
Cc: 'Dawn Avery' <deavery@bellsouth.net>
Subject: FW: Estrella Crossing Business Park Association -- Lot 16 - Petition to Lease URGENT **** URGENT ****
Importance: High

This is a re-send of the email sent out yesterday.

Beverly Van Marter, CPM®
Property Manager
Eagle Commercial Realty Services, AMO®
2929 N. 44th Street, Suite 345
Phoenix, AZ 85018
Office - (602) -952-1282
Direct - (602) - 778 - 5109
Mobile - (602) -363-8552
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beverly@eaglecommercial.com

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From: Laura Smith <Laura@mgiproperties.com>
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*Estrella Crossing Business Park Association
Board of Directors*

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Laura Smith

Community Manager

Morrison Group

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