

# Appendix 19

## Ryan Simpson

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**From:** Gerry Krismer <GKRISMER@regina.ca>  
**Sent:** Wednesday, November 12, 2014 7:30 AM  
**To:** Ryan Simpson; Scott Miller; Deana Puff; Archie Fieldgate  
**Cc:** Al Bishoff; Mike Schulkowsky  
**Subject:** RE: Mezzanines

Mezzanine space such as office, display, retail or similarly finished space would be considered to be rentable space. No different than second floor commercial space. However, simple storage or mechanical mezzanines should not be included as rentable.

**Gerry Krismer**  
Assistant City Assessor  
Assessment Branch

P: 306.777.7935  
F: 306.777.6822  
C: 306.535.0159  
E: [gkrismer@regina.ca](mailto:gkrismer@regina.ca)  
[Regina.ca](http://Regina.ca)



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**From:** Ryan Simpson [<mailto:ryan.simpson@altusgroup.com>]  
**Sent:** Monday, November 10, 2014 2:18 PM  
**To:** Gerry Krismer; Scott Miller; Deana Puff; Archie Fieldgate  
**Cc:** Al Bishoff; Mike Schulkowsky  
**Subject:** RE: Mezzanines

Hi Gerry,

I didn't realize that. Would Scott's reply be correct or is there other criteria that would determine what type of mezzanine space is considered rentable?

Kind regards,

**Ryan Simpson**  
Senior Analyst, Property Tax, Altus Group Limited  
311 Albert Street, Regina, Saskatchewan S4R 2N6 Canada  
D: 306.337.2176 T: 306.522.5628 ext 2676 F: 306.359.0674 M: 306.530.4847

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**From:** Gerry Krismer [<mailto:GKRISMER@regina.ca>]  
**Sent:** Monday, November 10, 2014 1:52 PM  
**To:** Ryan Simpson; Scott Miller; Deana Puff; Archie Fieldgate  
**Cc:** Al Bishoff; Mike Schulkowsky  
**Subject:** Re: Mezzanines

Ryan, in the future, all request for information are to come through me not the various assessors or managers. This is a result of our information forming parts of other assessment jurisdictions appeals.

Gerry Krismer  
City of Regina  
306-535-0159  
Sent from my BlackBerry.

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**From:** Ryan Simpson  
**Sent:** Monday, November 10, 2014 12:42 PM  
**To:** Scott Miller  
**Cc:** Gerry Krismer; Al Bishoff; Mike Schulkowsky  
**Subject:** RE: Mezzanines

Hi Scott,

I appreciate it. Just a quick follow-up. What type of mezzanine space would be considered rentable space?

With kind regards,

**Ryan Simpson**  
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**From:** Scott Miller [<mailto:SMILLER@regina.ca>]  
**Sent:** Monday, November 10, 2014 12:02 PM  
**To:** Ryan Simpson  
**Cc:** Gerry Krismer; Al Bishoff; Mike Schulkowsky  
**Subject:** RE: Mezzanines

Hi Ryan. There were no designated rentable mezzanine lease spaces reported by landlords, so it is not represented in the rent model.

On the application side, if mezzanine space is deemed to be rentable space, it receives a -17% reduction similar to the adjustment for upper floor space in the Global model.

Scott

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**From:** Ryan Simpson [<mailto:ryan.simpson@altusgroup.com>]  
**Sent:** Monday, November 10, 2014 9:23 AM  
**To:** Scott Miller  
**Subject:** Mezzanines

Hi Scott,

Would you be able to tell me if you use mezzanine space in the development of the modeled rents for the Warehouse Model?

With kind regards,

**Ryan Simpson**  
Senior Analyst  
Property Tax  
Altus Group Limited

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Regina, Saskatchewan S4R 2N6 Canada  
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## Ryan Simpson

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**From:** Scott Miller <SMILLER@regina.ca>  
**Sent:** Monday, November 10, 2014 1:38 PM  
**To:** Ryan Simpson  
**Cc:** Gerry Krismer; Al Bishoff; Mike Schulkowsky; Robert Schultze  
**Subject:** RE: Mezzanines

Hi Ryan. Probably better answered by the commercial area, however, It would be at the discretion of the appraiser at time of inspection. Space would have to have some finishes (walls, flooring, electrical, lighting, etc.). Something better than just storage mezz space.

I copied Rob Schultze on this. He could go into more detail if required or correct me if I am not accurate.

Scott

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**Sent:** Monday, November 10, 2014 12:42 PM  
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**Subject:** RE: Mezzanines

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