

# The Award Winning Beaver Tales

## Chapter 3 meeting Friday January 11th at Ernesto's

Board Meeting: 10:30am  
Meeting: 12:00pm  
Speaker: 12:15pm

8544 SW Apple Way  
Portland, Oregon 97225  
**LUNCH: \$14**

## IRWA Chapter 3

Please RSVP  
Diane McLaughlin at  
dianemcirwa@hotmail.com

# IRS MATH

## 1033 IS TWO MORE THAN 1031



Wm. Lance Siebler, CPA, MT

Lance Siebler has been with Pittman & Brooks, P.C. in Portland, Oregon since 1996 and has worked in public accounting since 1990. He enjoys the variety of challenges he gets to work on with his clients at the firm, but specializes in taxation and tax planning.

A native of Corvallis, Lance is an avid runner and has ran every Portland Marathon since 1986. He also enjoys being with his family, golfing, bowling and live music. He holds a bachelor's degree with honors in accounting, as well as a master's degree in taxation from Portland State University.

## HOLIDAY PARTY! *at the* RHEINLANDER

### November 9th Prize Drawing Results

*Mari Rosales was not present to win the \$375 jackpot drawing.*

*Regina Thompson won the attendance free lunch. Congratulations!*

*Rachel Hoiland won the potential new member free lunch.*

**January Lunch  
Jackpot is \$400  
Good Luck!**

### Region 7 Spring Forum

**April 10 - 12, 2013  
Portland, OR**

### IRWA Ed. Confrence

**June 23-26  
Charleston, WV**

## Inside

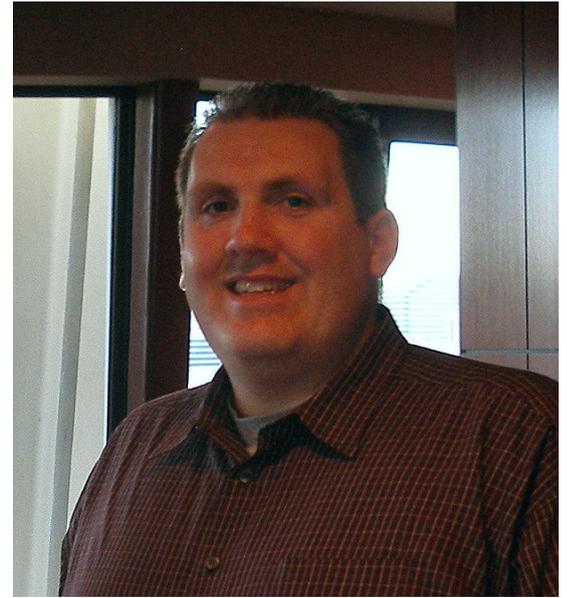
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My fellow members of Chapter 3,

As always, we take this time to reflect on the year behind us and the year ahead, with great anticipation focused on what will come. I am reminded of the quote from T.S. Eliot, "for last's year's words belong to last year's language, and next year's words await another voice. And to make an end is to make a beginning."

Or "We spend January 1 walking through our lives, room by room, drawing up a list of work to be done, cracks to be patched. Maybe this year, to balance the list, we ought to walk through the rooms of our lives... not looking for flaws, but for potential," by Ellen Goodman.



I believe that this chapter, its members and its leadership have the means and potential to strive ahead and make a beginning this year. So let's open up this book, filled with blank pages and together put words on them. This book is titled Opportunity, for our chapter, Chapter 3, IRWA.

This is your Chapter and your organization; our chapter board meetings are held each month prior to our general meetings and are open to ALL Chapter 3 members. 'Get Involved,' in your chapter, the Right of Way profession and our community.

SAVE THE DATE - Spring Forum is coming to Portland, April 12th 2013 and will be hosted by Chapter 3 at the Hilton Hotel Downtown.

In conjunction with this Forum we are scheduling an Education Symposium held April 10th and 11th. (Check our website for details)

SAVE THESE DATES and PLAN TO BE THERE.

I encourage the chapter membership and potential membership to bring your clients, colleagues, supervisor and/or manager to one of our Chapter General Meetings or special events. Help them realize the value of your IRWA and Chapter 3 membership.

Have a creative idea for holding an educational offering for your agency, employer or the chapter, a community service project, job fair or special offering you would like to see our chapter provide or participate in? Contact me or any of the elected officers and/or committee chairs. We are here for you.

As always, be on the lookout for future gatherings and offerings in the newsletter and/or on our chapter website, [www.irwachapter3.com](http://www.irwachapter3.com). We are continuing to plan to offer some great opportunities to get our chapter members together for education, networking and fun.

Enjoy ...

*Jim*

# "Member Spotlight"

**Matt Gossett**  
**Chapter 3 President - Elect**

Matt Gossett is a happy man today. Normally, he's positive aplenty when he's involved with his cats, British cars, work with City of Portland Parks and Rec and, of course, with our Beaver Chapter of the IRWA. But Matt is never happier than when his Blues are playing and winning, and with this week's settlement of the National Hockey League labor dispute, it won't be long before the St. Louis team takes the ice.

His fan status is no accident. Gossett, president-elect of the Chapter 3, grew up in St. Louis, and his familiarity with the historic areas of the town that also gave rise to his interest in architecture, which begat his interest in urban development which in turn led curiosity about the workings of city government.

Matt describes himself as, "always captivated by the lovely French architecture of the Mansard roofs in the historic downtown neighborhoods of Soulard and Lafayette Square on the city's near south side. This became one of my biggest motivators in becoming more civically minded and doing what I could to keep these beautiful buildings from being razed." He moved into Lafayette Square and joined neighborhood's Restoration Committee, to team up with several historic property owners in an effort to renovate some of these structures.



Over time, Matt became interested in the workings of city government and began asking questions of those who shared his interests. One of these people was his mother, Carol, who herself was a Regional Transportation Planner and who owned her own company, CLG Enterprises, Inc., specializing in economic development planning. In her early years, Carol had worked closely with Leon Strauss, a regional housing developer whose urban renewal efforts had changed the face of St. Louis, before she wound up working for May Centers, Inc., building regional shopping malls all over the country.

With Carol's support and direction, Matt went to work as an intern for a small company providing site selection, property management services, grant writing and existing conditions studies. Eventually, Matt went to work for his mother learning how to run the small business and contributing on market studies which included several historic neighborhoods, light rail corridor studies and transportation oriented developments.

While working for CLG Enterprises, the Missouri Department of Transportation (MODOT) approached and asked if the firm could purchase some property for the agency, his first foray into the right of way acquisition field. So in 1994, Gossett worked on his first eight-file project known as the Truman Expressway.

He followed that by becoming a real estate broker in 1996 and continued to work on right of way projects, leading up to the role of project manager. He split his time between right of way and the management of a special taxing district in midtown, 51 blocks of St. Louis known as the Locust Business District (LBD).



Matt with Daphne Ellis (center) with Geddy Lee and Alex Lifeson of RUSH

"The LBD led to other municipal opportunities," he said, "including working on two mayoral campaigns, a role with the St. Louis Ambassadors and, co-founding the young professionals group called Metropolis St. Louis." Some of the major projects Gossett worked on while in St. Louis included the expansion of the Lambert St. Louis International Airport, the Cross County MetroLink, the Earth City Expressway and two HOPE VI public housing projects.

By 2004, Gossett had started his own company providing real estate consulting services and right of way acquisition. "Running a small business is taxing

*...continued on page 15*



Matt Gossett, Pres - Elect



# EDUCATION CONFERENCE

## CHARLESTON, WV 2013

### JUNE 23 - 26

*Welcome to the International Right of Way Association's 59th Annual International Education Conference held in Charleston, West Virginia, at the Charleston Civic Center. We invite you to attend this valuable industry event and take advantage of the many educational and learning opportunities, as well as the networking events that have been planned just for you. Please feel free to contact us if you have any specific questions regarding the annual conference, and check our website often for updates regarding our plans as we continue mapping out your educational event of the year!*

*Sincerely,  
Your 2013 Conference Planning Committee*

**Ron Williams, SR/WA**  
2012 Conference Chair  
marbears@aol.com  
(304) 345-3005

**David Griffith, SR/WA**  
2012 Conference Chair  
dfgriffith@aep.com  
(304) 746-2745

**Jade Yoong**  
Event Manager  
yoong@irwaonline.org  
(310) 538-0233 x146

**Daniel Stekol**  
Business Development Officer  
stekol@irwaonline.org  
(310) 538-0233 x126



March 12, 2013

Washington, DC

# SAVE THE DATE!

## Tuesday, March 12, 2013

Washington Hilton  
1919 Connecticut Ave. NW  
Washington DC 20009  
(202) 483-3000  
www.thewashingtonhilton.com

Online Registration Available in November!

\*\*\*There will be NO onsite registration. All seats must be secured prior to the event.

Registration closes on March 11, 2013, or when we reach 75 participants.

#### CANCELLATION POLICY:

Within 24 hours from the time of registration, you will be refunded 100% of your registration fee. Beyond 24 hours, and through March 1, 2013 you will be refunded your registration fee, less a \$75 administrative fee.

Due to limited seating at this event, beginning March 2, 2013, there will be no refunds for cancellations.

\*A one-time substitution will be allowed at no charge.

\*\*All refunds or substitutions must be requested in writing.

For more information about the Federal Agency Update, please contact:

Jade Yoong  
Meetings & Events Manager  
yoong@irwaonline.org

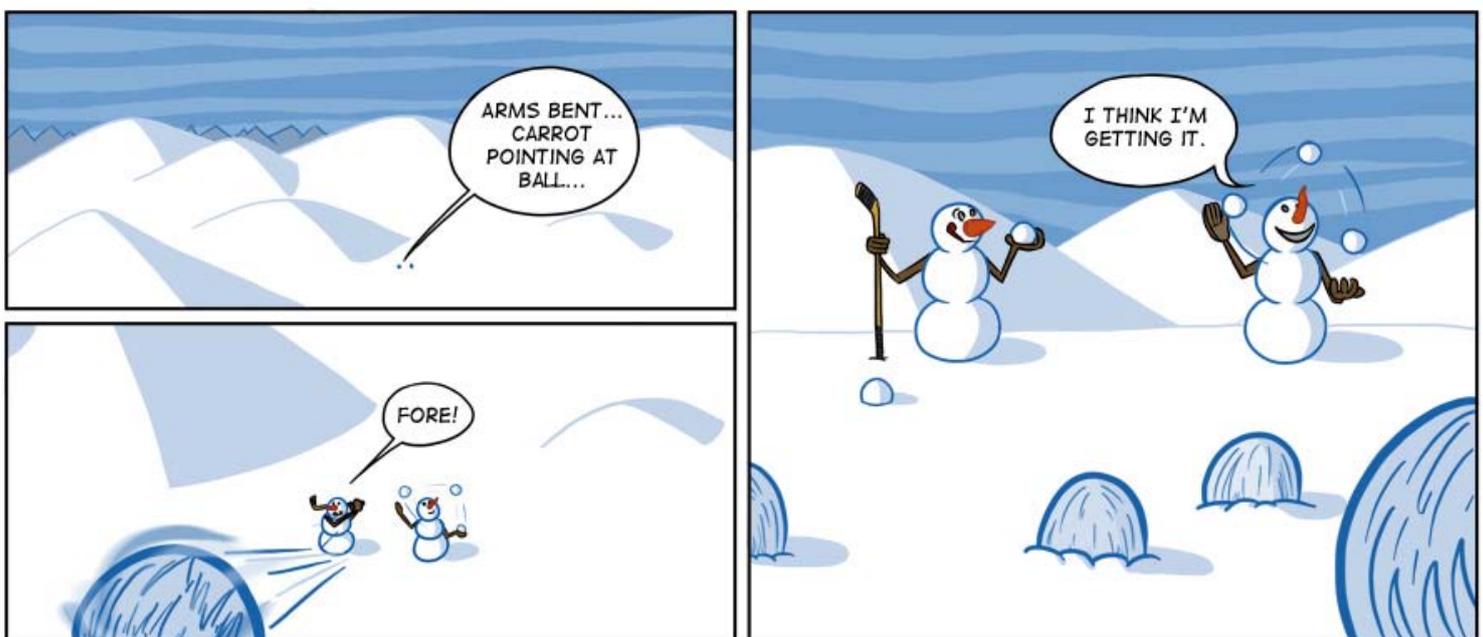


### Chapter 3 2013 Education Schedule

Course Date	Course #	Course Name	Facilitator	Location
2/12/13	C403	Easement Valuation	Norman Lee, SR/WA, RW-AC	Radisson, Portland
3/19/13	C503	Mobile Home Relocation	Brad Thomas, SR/WA, RW-RAC	Doubletree, Salem
3/20/13	C505	Advanced Residential Relo Assist	Brad Thomas, SR/WA, RW-RAC	Doubletree, Salem
4/23-24/13	C205	Bargaining Negotiations	Ed Opstein, SR/WA, RW-NAC, RW-RAC	Radisson, Portland
5/14-17/13	C421	Valuation of Partial Acquisitions	Donald Sherwood, SR/WA	Radisson, Portland
June, 2013	C219	Intro to Presentation, Instruction and Facilitation	Carol Brooks, SR/WA	Radisson, Portland
July, 2013	C600	Environmental Awareness	Fred Walasavage, SR/WA	Radisson, Portland
September, 2013	C100	Principles of Land Acquisition		
October, 2013	C304	When Public Agencies Collide		
November, 2013	C901	Engineering Plan Development and Application		
November, 2013	C902	Property Descriptions		

Please watch Chapter 3's and IRWA's websites for more information about these classes as it becomes available. To register, please visit [irwaonline.org](http://irwaonline.org).

*Respectfully submitted by Lori Hathaway, Chapter 3 Education Chair, 12/5/12.*



"THE BEGINNING"

# C-403 EASEMENT VALUATION

## February 12, 2013

\* PLEASE NOTE: To ensure proper registration & credit, if registering for someone other than yourself, you MUST use their log in information.

Or, to mail or fax:

Course Registration Form (U.S.)

Course Registration Form (Canada)

Start Date: 02/12/2013  
 End Date: 02/12/2013  
 No. of Days: 1 day  
 Course Level: Intermediate  
 CEU Credits: 8.00  
 Class Time: 8:00 a.m. - 5:00 p.m.

**Sign Up Before  
1/16/13 for \$50 off**

### AQB Credits:

We are working toward getting this course reviewed and approved by The Appraiser Qualifications Board (AQB) for CE credits. Please check with course coordinator for more information.

### Tuition:

- **Early Registration (on or before 1/15/13):** Member: \$250.00, Non-Member: \$315.00 (includes \$35 facility fee)
- **Standard Registration (on or after 1/16/13):** Member: \$300.00, Non-Member: \$365.00 (includes \$35 facility fee)

### Course Description:

This course is taught as a practical, hands-on course. Participants will learn specific methods and procedures to measure and value property before and after an encumbrance, as well as damages, if any result.

### Topics:

The nature of easements, bundle of rights, easements v. licenses en gross v. appurtenant, creation/duration, residuals and reversion interests ~ The two approaches to valuation: Before and After (Federal Rule), value of the art taken plus damages (State Rule) ~ Steps in the appraisal process (State Rule): how to value the whole larger parcel: when the taking is typical of the whole; when the taking is not typical of the whole; how to value the part taken; use of paired sales; the "Three R's" ~ Damages, severance, cost-to-cure, change in highest and best use, increased cost of operation, restraints upon future development ~ How to value temporary easements ~ Appraisal of special easements, scenic, slope, flood, flowage, air rights, and others

### FACILITATOR:

**NORMAN H. LEE, SR/WA, RW-AC**, is the owner of Blue Star Valuation, a private appraisal firm in Montana. He was formerly Chief Appraiser for the National Park Service-Alaska Region. Over the past 34 years Mr. Lee has gained extensive appraisal experience appraising a wide variety property rights throughout the mid-Western and Western US and Alaska. His specialties include the valuation of partial acquisitions, conservation easements, highway rights-of-way, and pipeline and transmission line right-of-ways. Mr. Lee has been an IRWA instructor since 1982 and was on the faculty of Montana College as an instructor of real estate courses.

### Who should take this course:

This course is designed for right of way professionals who are in the appraisal field.

### COURSE COORDINATOR:

Seth Hemelstrand  
 PO Box 2354  
 Salem, OR 97308-2354  
 Phone: (503) 399-8002  
 Fax: (503) 399-8003  
 Email: shemelstrand@ufsrw.com

### CLASS LOCATION:

Radisson Hotel Portland Airport  
 6233 NE 78th Court  
 Portland, OR 97218  
 Phone: (503) 251-2000

### ACCOMMODATIONS:

Please contact the Course Coordinator for suggestions regarding local hotel accommodations.

# C-503 MOBILE HOME RELOCATION

## MARCH 19, 2013

\* PLEASE NOTE: To ensure proper registration & credit, if registering for someone other than yourself, you MUST use their log in information.

Or, to mail or fax:

Course Registration Form (U.S.)

Course Registration Form (Canada)

Start Date: 03/19/2013  
 End Date: 03/19/2013  
 No. of Days: 1 day  
 Course Level: Intermediate  
 CEU Credits: 8.00  
 Class Time: 8:00 a.m. - 5:00 p.m.

**Sign Up Before  
2/20/13 for \$50 off**

### Credentialing

**Generalist:** An intermediate course that can be applied towards the ARWP, RWP or SR/WA program.

**Specialist:** Required course for the R/W-AC, R/W-RAC and R/W-URAC pro-

Tuition:

- **Early Registration (on or before 2/19/13):** Member: \$250.00, Non-Member: \$315.00 (includes \$35 facility fee)
- **Standard Registration (on or after 2/20/13):** Member: \$300.00, Non-Member: \$365.00 (includes \$35 facility fee)

### Course Description:

This course is designed for the experienced practitioner involved in providing relocation assistance to mobile home occupants, either as owners or tenants of the coach and/or-site. The course covers mobile homes, real or personal property, categories of mobile home displaces and general relocation benefits for mobile home occupants. It also discusses typical problems presented by mobile home relocations such as zoning, replacement resources and entry requirements.

### Topics:

- Typical problems presented by mobile home relocations, zoning replacement resources, entry requirements
- Mobile homes: real property or personal property
- General relocation benefits for mobile home occupants: advisory assistance, moving and related expenses
- Categories of mobile home displaces

### FACILITATOR:

**Brad K. Thomas, SR/WA, R/W-RAC**, holds Bachelor's degrees in Education and Zoology from the University of Wyoming. Mr. Thomas also has a Relocation Certification from the IRWA and has been performing relocation assistance under the provisions of the Uniform Act for the past seventeen years. Brad is currently the Relocation Program Manager for HDR Engineering, a nationwide architectural, engineering and right of way consulting firm. He has been involved in right of way and real estate activities for over 30 years as a title examiner, pipeline right of way consultant, oil and gas landman and right of way agent. Prior to working at HDR, Brad was the Relocation Program Manager for the Washington State Department of Transportation, providing leadership for WSDOT staff and guidance for local public agencies. Mr. Thomas has developed relocation training courses for internal department and company use, and is currently consulting on relocation in numerous states.

### Who should take this course:

This course is designed to provide the experienced relocation person with the critical elements involved in the relocation of mobile homes.

### COURSE COORDINATOR:

Lori Hathaway  
 PO Box 2354  
 Salem, OR 97308-2354  
 Phone: (503) 399-8002  
 Fax: (503) 399-8003  
 Email: lhathaway@ufsrw.com

### CLASS LOCATION:

DoubleTree  
 1590 Weston Ct. NE  
 Salem, OR 97301  
 Phone: (503) 581-7004

### ACCOMMODATIONS:

Please contact the Course Coordinator for suggestions regarding local hotel accommodations.

**C-505 ADVANCED RESIDENTIAL RELOCATION  
ASSISTANCE****MARCH 20, 2013**

\* PLEASE NOTE: To ensure proper registration & credit, if registering for someone other than yourself, you MUST use their log in information.

Or, to mail or fax:

Course Registration Form (U.S.)

Course Registration Form (Canada)

Start Date: 03/20/2013  
 End Date: 03/20/2013  
 No. of Days: 1 day  
 Course Level: Intermediate  
 CEU Credits: 8.00  
 Class Time: 8:00 a.m. - 5:00 p.m.

**Sign Up Before  
2/20/13 for \$50 off**

**Credentialing**

**Generalist:** An intermediate course that can be applied towards the ARWP, RWP or SR/WA program.

**Specialist:** Required course for the R/W-AC, R/W-RAC and R/W-URAC pro-

**Tuition:**

- **Early Registration (on or before 2/19/13):** Member: \$250.00, Non-Member: \$315.00 (includes \$35 facility fee)
- **Standard Registration (on or after 2/20/13):** Member: \$300.00, Non-Member: \$365.00 (includes \$35 facility fee)

**Course Description:**

This course requires a thorough understanding of the relocation process. This course begins with an awareness exam; then, in case-study format, covers residential relocation issues. There is a detailed analysis of each case study so that participants understand the lead agency's theory behind its interpretation of the situation. Facts are applied in order to simulate a relocation that is consistent with the intent of the Uniform Act.

- Topics:**
- Limited Housing Resources
  - Large Dwelling/Small Household
  - Seasonal Residences
  - Relocates Receiving Public Assistance
  - DS & S Standards and Occupancy Codes
  - Barrier Free Housing
  - Major Exterior Attributes and Carve-Outs
  - Partial Interest Owners

**FACILITATOR:**

**Brad K. Thomas, SR/WA, R/W-RAC,** holds Bachelor's degrees in Education and Zoology from the University of Wyoming. Mr. Thomas also has a Relocation Certification from the IRWA and has been performing relocation assistance under the provisions of the Uniform Act for the past seventeen years. Brad is currently the Relocation Program Manager for HDR Engineering, a nationwide architectural, engineering and right of way consulting firm. He has been involved in right of way and real estate activities for over 30 years as a title examiner, pipeline right of way consultant, oil and gas landman and right of way agent. Prior to working at HDR, Brad was the Relocation Program Manager for the Washington State Department of Transportation, providing leadership for WSDOT staff and guidance for local public agencies. Mr. Thomas has developed relocation training courses for internal department and company use, and is currently consulting on relocation in numerous states.

**Who should take this course:**

This course is designed for experienced right of way practitioners who are in the field of relocation assistance.

**COURSE COORDINATOR:**

Lori Hathaway  
 PO Box 2354  
 Salem, OR 97308-2354  
 Phone: (503) 399-8002  
 Fax: (503) 399-8003  
 Email: lhathaway@ufsrw.com

**CLASS LOCATION:**

DoubleTree  
 1590 Weston Ct. NE  
 Salem, OR 97301  
 Phone: (503) 581-7004

**ACCOMMODATIONS:**

Please contact the Course Coordinator for suggestions regarding local hotel accommodations.

## Time to Renew - Business Card Space

If you are interested in placing a business card in the newsletter, or if you would like to continue to occupy business card space, please submit your request, business card (email jpg) and payment to Universal Field Services c/o Beavertales, PO Box 2354, Salem, OR 97308.

Cost for business card space is \$40. Please make checks payable to Beaver State Chapter 3. All space is for one calendar year to begin in January, 2013.

If you have any questions, please contact Barry Bliss at 503.399.8002 or email him at [bbliss@ufsrw.com](mailto:bbliss@ufsrw.com)



## 2013 Education Courses

Education courses have been scheduled. If you are interested in taking a course this year register early for a \$50.00 discount on tuition.

Email the Education Chair for more details...

[lhathaway@ufsrw.com](mailto:lhathaway@ufsrw.com)

## Buckey's Utility Corner

### Pipeline News : Congress Votes

**MONTANA NATURAL GAS PIPELINE:** The House has passed a bill, sponsored by Rep. Denny Rehberg, R-Mont., that would direct the interior secretary to issue right-of-way permits for natural gas pipelines in Montana's Glacier National Park.

Rehberg said a permit to allow maintenance work on a pipeline, built in 1962, that supplies natural gas to close to 25,000 people living in the Flathead Valley of Montana, was necessary to continue safely providing the residents with the fuel.

The vote, last Monday, was 286 yeas to 10 nays.

Information from Article in World & Nation Pub. 12/24/12

# Relocation: The 49.24 Shades of Grey

Who lives here? Sometimes it is not the easiest question to answer. Most of us have heard the phrase "Move them as you find them." The esteemed panel weighs in on three potential housing study relocation situations. Before reading further, please agree to the following disclaimer: This is not regulatory advice. This is just a conversation. Do not take anything you find here to be regulatory advice. When you come to a situation where you are unsure how to proceed go ask the person in your agency or organization who has the authority to make those calls. We are not those people.

**Displacee One – Divorced parent living in one bedroom apartment who has two children; boy, 9, and girl, 12, who visit every other weekend and one week during the summer. Single parent claims one child on tax returns per divorce decree. Parent pays child support. What size of replacement housing are you going to comp them to?**

- Under the circumstances you've described, I would consider a two bedroom comparable, if the comparable was big enough for a couch that could be made up into a bed. That said, a 3 bedroom comp may rent for about the same price because two bedrooms are far less available. My thought about the 2 bedroom would be based upon the assumption that it would be more affordable.
- The children visit every other weekend and only one week during the summer, due to the limited time visiting this parent, I'd say this is not their customary or usual residence. Therefore, I would "move them as we find them" and only search for a one bedroom comparable. If this was the children's customary or usual residence, I would still "move them as we found them" unless local occupancy codes prohibit it.
- Sounds like our displacee is the non-custodial parent who only has visitation rights, so children do NOT live here permanently. Technically I believe you could comp them into a one bedroom replacement. However, me being the generous relocation agent, I would also look at two bedroom units as well and analyze the difference in rent. If not too great a difference, I would comp them into a two bedroom replacement, thus eliminating a potential argument and or appeal.

**Displacee Two – Married Couple in their 50's living in two bedroom home. Have two children, 19 and 21, in the military – one boy and one girl. Children are deployed and their parents' home is their permanent address. Parents downsized once the children joined the military. Garage holds boxes of children's personal belongings. It is unclear what the children will do when discharged. What size comps do you look for?**

- I would use a two bedroom comp. The children are adults and can work out whatever sleeping arrangement they need to when visiting mom and dad. Obviously, mom and dad made a conscious decision to actually discourage the kids from moving back full time by the fact they "downsized" upon the kids' leaving home.
- Considering the parents downsized once the children joined the military, I would assume they don't plan on having the children move back in and are just storing their children's personal belongings. I would search for a comparable that is similar to their current dwelling. The adult children do not live at home anymore. Move them as you find them.
- For me, I would look for a two bedroom replacement just as they now have. I am not convinced with the information provided that these "children" are dependents even though they use this address as their permanent address. "Move them as you find them" seems appropriate here. Comp with a two bedroom unit.

*...continued on next page*

**Displacee Three** – Old college friend is couch surfing in a residence when you do the initial interview on the three bedroom home with Mom, Dad, and son (10) and daughter (7). Husband says he is part of the family and will move with them. Wife disagrees and says he will be vacating soon. The buddy gets mail at a PO Box and stores belongings in storage unit, car and displacees' bathroom. What size comp are you looking for?

- I would strongly oppose getting in the middle of this issue between husband and wife. Friend can continue to flop on the couch until wife gets fed up and tells husband to choose between her and the kids and the numbskull that is freeloading. Hopefully, the displacement will happen before they split and you have to try to figure out how to apportion the relocation housing payment.
- It sounds like this is not the buddy's customary or usual residence. Move them as you find them. Whether or not he is vacating soon or not, I'd say he's "part of the family" and not considered a separate displacement. He can technically move with the family and duplicate this situation. I would search for a comparable that is similar to what they currently have.
- Comp them with a three bedroom just as they now have. College friend does not reside here permanently, even though hubby says so. Mail at P.O. Box, and personal property in storage seem to indicate to this agent that the couch surfer is only here temporarily. In my experience wife is always right and friend will be vacating soon, maybe even with Dad, husband, friend if he is not careful. They are in three bedroom dwelling and it is DSS for the family (mom, dad, two kids)

The sage advice of "move them as you find them" stands...more or less...kind of...maybe...well, you know, it depends. Next month- relocation benefits for the business changing the nature of its business.

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## Transportation News : ODOT Seeks Advice

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ODOT seeks advice spending \$8.5 million  
December 27, 2012 8:15 am  
Corvallis Gazette-Times

SALEM — The Oregon Department of Transportation is seeking public comment on which projects to pursue for funding through the Transportation Enhancement-Oregon Bicycle and Pedestrian Advisory Committee 2012 combined solicitation program.

Projects chosen will receive state-funded grants from ODOT's Bicycle and Pedestrian Program or federal funds from the Transportation Alternatives Program. An online survey will collect the responses. To take the survey and for complete details, see <http://tinyurl.com/cjsuovj>.

To comment by phone, call the ODOT Active Transportation Section at 503-986-3528 or 503-986-3555. Comments will be accepted through 5 p.m. Jan 31.

Fifty-three projects, requesting about \$50 million, have advanced to the public input portion of the process. ODOT initially received 155 proposals. The total amount available for the program is approximately \$8.5 million. The combined advisory committees will consider the public's comments in helping to determine which projects to recommend for formal approval by the Oregon Transportation Commission in March. Funds will then be awarded beginning in July, 2013.

Eligible projects include bicycle and pedestrian facilities within or outside a street right of way, such as sidewalks and pedestrian crossings; intersection improvements; streetscapes; bike boulevards and minor roadway widening for bikeways; and shared-use paths within or separate from a roadway corridor.

# SYMPOSIUM

Join us for the Joint Chapter 3 and Chapter 64  
Right of Way Symposium

**April 10- 11, 2013**

IRWA Region 7 Spring Forum

**April 12, 2013**

Downtown Hilton Hotel - Portland, OR

Two full days of Right of Way Training and Fun!

Symposium Sessions Include:

- Relocation Round Table – Panel Discussion of Relocation Issues
- Yellow Book Appraisal – When is it Necessary
- BPA – I-5 Corridor – Panel Discussion
- History of Survey
- The Condemnation Process – How it Differs in OR & WA
- 50 Ways to Lose your Federal Funding
- Appraising Wetlands – When to Mitigate
- Project Management – a Mini-Course
- Acquisition Best Practices
- Rural/Farm/Timber Appraisals - What to do When the Road Leaves Town
- The Right of Way Game Show & Other Surprises & Events!!!

**Official Registration for the Symposium and the Spring Forum is Open!**

Name \_\_\_\_\_ Employer \_\_\_\_\_

Address \_\_\_\_\_ City/ State/ Zip \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

**Conference Registration is \$225 for IRWA Members; Non IRWA Members is \$275 – checks made payable to IRWA Chapter 3.**

**Pay with Paypal - Details coming soon!**

Number Attending: \_\_\_\_\_ @ \$ \_\_\_\_\_ = \$ \_\_\_\_\_  
(Late Registration at the Door for \$300)

Send Registration to: Lori Hathaway, Universal Field Services, PO Box 2354, Salem,  
OR 97308-2354 – Email lhathaway@ufsrw.com

**CEU's Contact us for Information**

**DISCOUNTED RATE of \$75.00 for THE REGION 7 SPRING FORUM (See Attached) if you Register for the two day Symposium – total cost for members for both the Symposium and the Forum would be \$300.00**

For more information, call Leslie Finnigan at (503) 709-1916  
or Eilene Gehrke at (503) 956-9751)

Contact the Hilton Hotel for special discounted room rates at \$140 per night,  
but spaces are limited so contact soon.





## Region 7 Spring 2013 Forum

April 12th, 2013  
Portland, OR Hilton



Hosted by Beaver State Chapter 3

### REGISTRATION FORM

Price per person \$100.00  
Checks Payable to IRWA Chapter 3

- Thursday Night Social 5:30pm - 7:00pm
- Friday Forum 8am - 5pm
- Lunch with Chapter 3

First Name \_\_\_\_\_ Last Name \_\_\_\_\_

Email Address \_\_\_\_\_

Company \_\_\_\_\_

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Guest Name: \_\_\_\_\_ Total Amount: \$ \_\_\_\_\_



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*Member Spotlight Continued...*

but also extremely rewarding; it literally can consume a person however," he recounted. "Having worked for small businesses my entire career, I felt it was time to mix it up a little and try for a public sector position to round out his experience: enter ODOT."

Back in the late 1990's while working for CLG on a study of light rail stations, Matt was looking for solid legislative development tools and transportation ideas to implement on this project. The city of Portland, OR had been leading the way in urban planning and in transportation for some time and he finally came to visit. "I was captivated by the region's natural beauty and was pleasantly surprised by the city's dedication to mass transit," he said.



Matt and the Hanson Brothers from the 1977 movie "Slap Shot"



Nils the cat

If he ever left St. Louis, he decided, this is where he would move. So he did. Specifically targeting the Pacific Northwest where his brother Ben was already working for the City of Portland's Water Bureau, he was hired by the Oregon Department of Transportation as a Right of Way Project Manager.

"I spent four and a half years with ODOT and very much enjoyed my time there," he said. Gossett currently works for the City of Portland's Parks and Recreation Department as a Real Property and Business Development Specialist.

Matt lists several hobbies including volleyball, trivia and percussion. He enjoys British films and owns a British car, his first, a 1978 Triumph Spitfire (purchased in the summer of 1986). Matt is also a cat person; Isa Kadir is his female, 8 and a half year old American Shorthair and, he has a two and a half year old male cat, Nils, which he describes as, "THE hairiest cat alive."

His true love however is professional hockey, in particular, the St. Louis Blues of the National Hockey League (NHL). Gossett has been a Blues fan for as long as he can remember and he is proud of his team which finished tied for second place in the league last season. So anytime you want to talk rink rat, recall the Plager Bros, Bob and Barclay, or old goalie Glenn Hall, or who was the greater Blue, Brett Hull or Gary Unger, or recall that for one short period (a few dozen games in the 1995-96 season) the great Gretzky wore St. Louis blues, Matt Gossett is your cat.



Matt's 1978 Triumph Spitfire

# Past President's Holiday Dinner...

Thank you to Diane McLaughlin for making the dinner arrangements for the Past President's Holiday Party. We would also like to thank, Matt Gossett, Chapter 3 President Elect for hosting. Everyone had a great time ... here are some pictures from the event.



# JANUARY 2013

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
30	31	1 January Newsletter Information Deadline	2	3	4	5
6	7	8	9	10	11 IRWA CH 3 Board Meeting 10:30am Lunch 12:00pm	12
13	14	15 C-403 Early Registration Deadline for \$50.00 off	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31	1	2
3	4	5	6	7	8	9

FRECALENDARSTOPRINT.NET

## JANUARY

**1** January Newsletter Information Deadline

**11** IRWA Chapter 3 Board Meeting and General Meeting at Ernesto's

**15** C-403 Easement Valuation  
**Early Registration**  
(on or before 1/15/13):  
Member: \$250.00,  
Non-Member: \$315.00  
After today price goes up \$50.00  
(on or after 1/16/13):  
Member: \$300,  
Non Member: \$365

# FEBRUARY 2013

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
27	28	29	30	31	1 February Newsletter Information Deadline	2
3	4	5	6	7	8 IRWA CH 3 Board Meeting 10:30am Lunch 12:00pm	9
10	11	12 C-403 Easement Valuation Portland, OR 8am - 5pm	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	1	2
3	4	5	6	7	8	9

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## FEBRUARY

**1** February Newsletter Information Deadline

**8** IRWA Chapter 3 Board Meeting and General Meeting at Ernesto's

**12** C-403 Easement Valuation  
Facilitator:  
NORMAN LEE, SR/WA, RW-AC  
Site: Radisson, PDX  
Coordinator:  
Seth Hemelstrand  
\*\*\* Class starts at 8:00am

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Life Imitating Art Imitating Life

# What is Bilbo Baggins' Hobbit Hole Worth in Today's Market?

by Glen Tickle | 6:15 pm, December 11th, 2012

There are a lot of different kinds of geeks in the world. You can be a literature geek, a video game geek, a comic book geek, or really geek out about just about anything. We won't judge you. The folks over at Movoto.com geek out about real estate, but lucky for the Internet, they also geek out about The Hobbit. They've combined their interests to create a real estate valuation and listing for Bilbo Baggins' home, Bag End. They even put it together in tasty infographic form.



- kitchen
- drawing room
- sitting room
- parlor
- study
- dining room
- variety of cellars & pantries

\*we assume, although as hobbits are private folk, their use of toilets is not mentioned

The opening lines of The Hobbit mention that Bilbo Baggins lives in a hole in the ground. That might not sound appealing to a lot of people, but we're betting that fans of The Hobbit would trade their mithril armor for a chance to live in a hobbit hole.

Bag End isn't just any hole in the ground, it's a 4,500 square foot, three bedroom hole in the ground with its own potato garden. How do you value something that doesn't really exist? Movoto looked at factors like the location, size, and amenities of Bag End. To do this, they drew heavily from Karen Wynn Fonstad's The Atlas of Middle-Earth which contained a map of the home.

Buyer beware, the map did not include a bathroom, but Movoto assumed there would be at least a small hobbit-sized one somewhere on the grounds.

Other major factors in home valuation are location and how the home stacks up to comparable homes in that area. Although Bag End is in a prime location at the end of Bagshot Row in Hobbiton it faces the problem that Hobbiton and The Shire are not real places. Again Movoto had to take some liberties.

They decided to place The Shire not in New Zealand where the film was shot, but rather in England where Tolkien was from. They used his favorite county of Worcestershire because they felt that's where Tolkien would have wanted it.

Since they couldn't very well compare Bag End to other hobbit holes, they had to use similarly sized homes to compare, and got an average valuation of \$296 per square foot. They used this number to put a \$1,330,000 price tag on Bag End.

Seems steep, but it's nothing compared to the price they put on Wayne Manor.

Full listing and article can be found here at <http://www.movoto.com/blog/novelty-real-estate/hobbit/>