

The award-winning *Beaver Tales*



BEAVER STATE CHAPTER 3 – SINCE 1950

OREGON–SW WASHINGTON

February 13, 2009 – Annual Membership Meeting

>>>> JACKPOT IS NOW \$600 <<<<<

To be eligible for the JACKPOT, you must make a lunch reservation, be a member, and be present!!

ERNESTO's
8544 SW Apple Way
Portland, Oregon 97225

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

Take I-5 to 217, take Beaverton exit, east on
Beaverton Hillsdale Hwy (just west of AAA bldg)
then right into the shopping center. Lots of parking!!

**All members welcome. Ernesto's requests that we
not arrive until 10:30 AM*

Ernesto's Italian Buffet

Pizza, Pasta, Fish, Veggies,
Salad Bar, and
Non-Alcoholic Beverage
-----> \$12 <-----



ELECTRONIC MEETING REMINDER

Would you like an e-mail reminder for
the next chapter meeting??

CONTACT

Meeting Coordinator Kayla Gutierrez
KaylaGutierrez@epicland.com

Speaker: John Baker
Real Property Acquisition Manager
TriMet

Topic: Wilsonville Commuter Rail Project Discussion

Preparing for infrastructure projects of the future with les-
sons learned from past projects.

Meal Reservations due February 11, 2009

Clark Co: Pam Mason
(360) 397-6118 x4376
(360) 759-5284 fax

All Others: Kayla Gutierrez
(503) 244-6026
KaylaGutierrez@epicland.com



Magdalena Campuzano

lost \$575 because she was not
present at the November meeting.

Laura Henry Slye won the consolation
prize of a free lunch.

Mike Decklyen won the
Bob Jones Commemorative Free Lunch for
Bringing a Potential New Member





THE PREZ SEZ

Teamwork

Why do we buy right of way? Each property we do work on has a reason for that effort, and the reason is not just that our organization wishes to own that piece of property. We in right of way are taking a step in a larger process which started with a vision of service our community needs, and ending with the opening of the new roadway or power line. We may be surveyors or environmental specialists, working primarily on the front end of the program. We may be property managers or relocation agents anxious to turn the lands over to the contractor. We do not act alone, but serve as a part of a much larger team. We are a part of a “big picture” and should take pride in our role in that team.

One of the legendary stories on teamwork is a conversation between a visitor to Cape Canaveral Space Station in the 1960's when a man sweeping the hanger was asked what his job was. “To put a man on the moon” was his simple answer.

We each have specialized roles in our daily lives in this profession. Sweeping the floor and mailing the property owner notices is no less critical to completing our organization's project than other more technical steps.

Our organization is home for a variety of these team players along the path towards delivery of

a service. Our common bonds are property and people. Each of us has learned to do our job with great respect for both the people and the land, knowing that our documents will be recorded for all time, and our honest words and good service will help build a heritage of trust in our profession.

Now that you are reminded that you are a part of a larger team, take a look at both your self, and your co-workers. For yourself, have you explored the treasures of your specialty or examined how you can expand your horizons by mastering new fields in right of way? Our monthly meetings give us each a chance to link into an area that may not directly relate to our specialty, but can broaden our knowledge of the profession. And our classes are a wonderful, structured way to gain more formal knowledge of the several aspects of right of way.

Your co-workers? Invite them to come to a meeting, take classes, and JOIN! The more comfortable we are working with our team, the greater our productivity and personal satisfaction.

Come to the meetings. And bring a co-worker, manager, or new employee!

Glenn

Quotes from the quorum — 01/09/09

Call to Order: President Glenn Bridger called the meeting to order at 10:41 a.m.

Determination of Quorum: Secretary Matt Gossett, determined that a quorum was present with proxies.

Members Present at Board Meeting: Glenn Bridger President; Steve Planchon Vice President; Matt Gossett Secretary; Teresa Wilson SRWA; Marta Goosey; Rod Bliss SRWA; Jerry Swan SRWA; Evar Knudtson SRWA; Carl Toland SRWA; Carol Judd; Kari Lowe; Darlene Rose President Elect; Pam Mason SRWA; Melissa Mallott; John Hooson.

Proxy Votes: Glenn Bridger for Patti Denman; Darlene Rose for Jerry Swan SRWA.

OFFICER AND MEMBERSHIP REPORTS

INFORMATION ITEMS:

President's Report: President Glenn Bridger, presiding over his first meeting, praises the Chapter 3 team for their hard work in the recent past, and looks forward to a great 2009. Bridger hopes to have a successful education program as well which recognizes the accomplishments of others. Chapter and professional ethics is also an important facet of public perception of the Chapter and our individual professions.

Approval of November 14, 2008 Minutes: Marta Goosey moved to accept the November minutes as written. Rod Bliss SRWA, seconds. The motion passed unanimously.

Financial Reports: Marta Goosey distributed her treasurer's report. The report does not include education information however. Marta has collected half of what is presently due. The first tax draft has been submitted to Fred from International and, Chapter 3 was the first to report in (we are good with International). Darlene Rose will present this material at the next meeting.

Carl Toland has offered up his condominium clubhouse for a Chapter audit of the books, team building and, general pot luck meeting. The meeting will be held on Saturday, January 31st at the clubhouse located at Hwy. 217 and Hwy. 26 (9110 SW Wilshire Street). Any interested parties should arrive by 9 am with the meeting starting at 10 am. Any questions? Call Carl Toland at 503-297-8342.

Membership Report: Glenn Bridger reads Eilene Gehrke's Membership report stating that as of 12/10/2008, the Chapter has 192 regular members and, 1 honorary member.

Any new potential member should have their application in before the Chapter votes, as per policy: although a potential member may submit their application electronically. Membership may not be given, "subject to," prior to application. Eilene writes that all potential new members must send the membership applications to the Chapter and not Headquarters.

One new potential member has submitted his application; Mr. Colin Polk.

Carl Toland suggests dropping the \$10.00 processing fee. This will be added to next month's agenda for discussion.

Quorum — continued

OLD BUSINESS:

2009 Education Update: Carol speaks about courses from late 2008 and, the upcoming courses for 2009. Initially, the Chapter was running a loss on the first three classes of the year because of low attendance and the high cost of the lunch and venue. At the end of 2008 however, the Chapter was back in the black.

2009 has had somewhat of a slow start, mainly due to inclement weather. Some of the courses have been changed or, pushed back in the calendar. Please see the updated course list on the IRWA Chapter 3 website located at <http://www.irwachapter3.org/Education.html>.

Carol suggests that an Educational Committee meeting occur to plan the courses for the year in an effort to have hard dates for classes, facilitators and, venues. Carol also has a new coordinator worksheet (memorandum of understanding) and, thinks it is a good idea to assemble a list of back up coordinators.

November Retreat: President Bridger remarks that the Chapter had a great retreat in November.

Webpage Updates: Apparently there is still some outdated information on the Chapter's website. However, these will be addressed.

A question was raised if local job postings should be placed on the Chapter's website.

NEW BUSINESS:

Chapter Committee alignment with International: Efforts are being made to fill a few vacant seats on the Committee Reports. Discussion will take place at the next meeting.

The following Committees and seats are currently filled or need filling:

- **Advisory Council:** Jaci Margeson
- **Acquisition/Negotiation:** - Vacant – Subject to realignment and elimination
- **Awards:** Evar Knudtson, SR/WA
- **Liaison to Education Foundation:** Pam Mason, SR/WA
- **Education:** Carol Judd
- **Education Finance:** Marta Goosey
- **Environment:** John Hooson
- **Historian:** Evar Knudtson
- **Liaison:** Rod Bliss, SR/WA- Subject to realignment and removal
- **Local Public Agency:** Steve Hansen, SR/WA
- **Meeting Coordinator:** Kayla Gutierrez
- **Parliamentarian:** Jerry Swan, SR/WA
- **Professional Development:** Carl Toland, SR/WA
- **Newsletter, Publicity & Promotion:** Teresa Wilson
- **Relocation** Nick Newman
- **Survey** Patrick Hinds, SR/WA (Subject to adding "Engineering")
- **Title & Legal** Subject to realignment and elimination
- **Transportation** **NEW** - Vacant -- Subject to realignment

Quorum — continued

- **Utilities** Mike McNeill & Monica Stafflund, SR/WA, Co Chair
- **Pipeline** - *Vacant*
- **Property/Asset Management** - *Vacant* (to be renamed by deleting “Property”)
- **Valuation** Patti Denman
- **Web Manager** Tressia Gehrke

IRWA Store script: A proposal was suggested that no more free lunches be given out but, instead, merchandise from the IRWA store. This will be discussed at the next meeting.

Other: President Bridger would like to have everyone attending meetings introduce themselves.

Carl Toland has name badges at his home and wonders if Chapter individuals want their badges to personalize. He also wanted to know if these badges need to be updated. They need to be purged and updated presently. Carl has agreed to bring in the badges for the next meeting.

ADJOURNMENT: President Elect Glenn Bridger, adjourned the Board meeting at 12:00 PM.

In Memoriam

It is with regret that we report the passing of Barbara Kildun, SR/WA. Barb was a long-time member of the chapter and had served in many capacities: Chair of the annual education seminar, Chair of the Professional Development Committee, Region 7 Representative on the International Relocation Committee, and much more. She established the relocation assistance program at Clark County Public Works and got full buy-in from both managers and engineers. (This feat leaves in awe those who follow in her footsteps.) Her enthusiasm and energy were legendary, and her retirement was far too short. She will be sorely missed by all who knew her.

Public Real Estate Symposium, January 2009

The legendary Flamingo Hotel in Las Vegas hosted the Symposium this year during the week of January 13-15. This annual event exists because of the powerful role federal moneys and policies have on the business of our profession. Let me give you a flavor of the conference this year.

Hot appraisal topics. Valuing property in our foreclosure-obsessed market, and valuing “green” buildings struck important chords with large numbers of attendees. The “green” building market is still very immature, with a lack of available data making broad conclusions difficult to support. The speaker was highly familiar with Portland, and acknowledged our city as at the forefront of the sustainability trend. Her focus was upon the commercial office market where much of the construction has been to date. She pointed out that many factors are weighted with points in the awarding of LEED building certification, and that not all will likely translate equally into lower operating costs (and probable higher values). So comparing buildings based upon their LEED certification may not yield good value results. She shared some anecdotal stories of LEED building features that most probably will have lasting value impact, such as design elements that allow faster adaptation of office space to new tenants, and lower energy costs.

Relocation topics. Business re-establishment expenses are the most controversial topic in relocation today. One session was devoted to spirited discussion on the topic of costs that are being claimed, with a backdrop of having shared with us her survey of the 50 states and changes that have been made in their laws to go beyond the Uniform Act limitation of \$10,000 for this type of expense. Three states have no dollar cap at all on the amount of re-establishment expenses, and numerous other states have variations on the \$10,000 limit.

Federal programs. Each Federal Agency speaker expressed a common theme: their desire to have a portion of the new stimulus package monies. The federal

agency partners were nicely represented, with topics of interest not just to people working with Federal agencies by also those affected by Federal agency policies such as leasing rates from the Bureau of Land Management and the processing of approvals through the Federal Energy Regulatory Commission. There was a good balance of programs present, with Housing and Urban Development, Corp of Engineers, and General Services Administration sharing their major programs along with the traditional transportation infrastructure agencies of FHWA, FTA, and FAA.

Venue. The facilities and food were very good. The Las Vegas Strip is easy to get to from the airport. The prices are reasonable, with hotel rooms available for even less than the conference rate. While the Flamingo is not the glamour spot it was 25 or more years ago, it is in the midst of other tourist destinations. Gambling is optional. Just walk on by. IRWA is looking at returning to the same location again next year.

Program. This year the program was hosted jointly by the Appraisal Institute and IRWA, with both general right of way and appraisal specialty speakers available to all. General session speakers educated us on differences among the generations and fair housing.

Should I plan on attending next year? You, of course, will have to answer that question. Approximately 450 professionals attended this conference, which makes is approximately one-third the size of the Annual Educational Seminar. Fewer people means more opportunity to get to know better the folks who are there. For me, I found this year’s meeting the best in the series that I have attended to date.

Submitted by:
Glenn Bridger, Chapter 3 President

CONFLICT MANAGEMENT LINK

How to Stay Cool in the Heat of Conflict

Quarterly eNewsletter

1st Quarter, 2009

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Carol L. Brooks, Speaker and Author

Brain Balance

How's your brain performing? Oh please. This isn't a rhetorical question. Just hang with me. Seriously, as we enter a new year with the horrors of 2008 tagging along, "How is your brain doing?" The human brain seeks a state of balance and when that balance is disturbed a great deal of energy is generated to get it back in balance. So, how do we maintain internal balance?

Live in the Moment: True living is always NOW. It's not regretting the past—it's already gone—wave good-bye to it. It's not worrying about the future—who can anticipate what might or might not happen tomorrow? Awaken your heart to this very moment. Approach this moment with an alert mind. Forbid thoughts from the past and the future to intrude into your moment. Allow only "right now" thoughts. Ask yourself, "What do I know right now?" Then listen to the gentle whisper of The Moment. If you're experiencing a financial dilemma your Moment may say, *Right now the refrigerator is full—you will not starve. Right now the utilities are paid—the fridge is cold. Right now, life is good.* This is your moment of discovery—stay focused on the positive things in your life.

Zig Ziglar: Of all the attitudes we can acquire, surely the attitude of gratitude is the most important and by far the most life-changing.

Live in Gratitude: It's really tough to be depressed and grateful at the same time. When we welcome the moment, we embrace it with gratitude—tricky to separate the two. Recognizing what we have in the moment—naming the things that are positive—escorts us to a place of thanksgiving. Based upon the awareness of the Moment previously mentioned, think of three things to be thankful for: *Thank you, my fridge is full. Thanks, my utilities are paid. Thanks that I'm okay...and you will be okay in the next moment...and the moments after that!* Practice an attitude of gratitude—make it a habit. *Living in Gratitude* is accepting responsibility for your own well-being.

Jim Ryun: Motivation is what gets you started. Habit is what keeps you going.

To remove your name from our mailing list, please [click here](#).

Questions or comments? E-mail us at clbrooks73@cox.net

LOOKING AHEAD



FEBRUARY 2009

February 13
Chapter Meeting
Ernesto's

KaylaGutierrez@epicland.com

MARCH 2009

March 13
Chapter Meeting
Ernesto's

KaylaGutierrez@epicland.com

March 2009
Spring Forum
Vancouver BC

March 16
C-604, Environmental Due
Diligence
Laura.Slye@clark.wa.gov

March 17
Environmental Encounters
7 hrs. Recert Credits Applied for
teresa_wilson@co.washington.or.us

March 24-27
C-100, Principles of Land
Acquisition
Kari Lowe

APRIL 2009

April 10
Chapter Meeting
Ernesto's

KaylaGutierrez@epicland.com

April 23
C-703, Real Property/Asset Mtg
Emmy.R.Jenson@ci.eugene.or.us

April 24
C-104, Standards of Practice
Emmy.R.Jenson@ci.eugene.or.us

MAY 2009

May 8
Chapter Meeting
Ernesto's

KaylaGutierrez@epicland.com

May 18-19
C-207, Practical Negotiations
Kari Low

May 20
C-403, Easement Valuation
Kat Halpenny

JUNE 2009

June 12
Chapter Meeting
Ernesto's

KaylaGutierrez@epicland.com

June 3-4
IC-200, Principals of
Real Estate Negotiations
Laura.Slye@clark.wa.gov

June 28-July 1
IRWA Annual Convention
Indianapolis, IN

JULY 2009

July 10
Chapter Meeting
Ernesto's

KaylaGutierrez@epicland.com

July 28
C-504, Computing Replacement
Housing Payments
D. Marty Goosey

July 29-30
Relocation Rendevous
Red Lion
Salem, OR
MartaGo@comcast.net

AUGUST 2009

August 14
Chapter Meeting
Ernesto's

KaylaGutierrez@epicland.com

SEPTEMBER 2009

September 11
Chapter Meeting
Ernesto's

KaylaGutierrez@epicland.com

September 16-17
C-803 Eminent Domain Law
Basics for ROW Professionals
D. Marty Goosey

OCTOBER 2009

October 7-8 2009
C-205 Bargaining Negotiations
Emmy.R.Jenson@ci.eugene.or.us

NOVEMBER 2009

November 3-4
C-400 Principles of Real
Estate State Appraisal
Kat Halpenny

TBD
SR/WA Review Study Session
Carl Toland

BEAVER STATE CHAPTER 3

COURSE 604

Environmental Due Diligence & Liability

March 16, 2009 8:00 am - 5:00 pm

This course will provide the right of way professional with an understanding of the environmental due diligence process and the liabilities associated with purchasing property. The objectives are 1) to provide an overview of the Innocent Purchaser Defense; 2) to provide an overview of the ASTM Phase I ESA standard; 3) to provide an overview of EPA's "All Appropriate Inquiry" rule; to educate attendees about other components of environmental due diligence; to provide guidance on how to order due diligence services and establish expectations; and to illustrate how to analyze the reports and their impacts on the proposed project.

INSTRUCTOR

Fred Walasavage works for the Bonneville Power Administration in Portland, OR, and has over 20 years working in the environmental field. He currently serves as Program Manager, Environmental Land Actions. He conducts all levels of environmental site assessments and compliance audits, negotiates environmental issues on real estate transactions, prepares NEPA documentation, conducts biological assessments, acquires permits, and handles general project management. He chairs the IRWA International Environmental Committee, is past Chapter 3 President, and is a certified environmental auditor. Fred has a MS Degree from California State University, Chico, and a BS Degree from Unity College, Unity Maine.

REGISTRATION

Register ONLY to Course Registrar, as shown below. Advance payment not required. You will receive a confirmation if you provide an email address. **\$25 late fee for registration on day of course (full course materials may not be available).**

Register early: course may be cancelled if there are insufficient registrants 21 days before start date.

CANCELLATION

Written cancellation notice required. Full refund if received by Course Registrar 15 days before start of course. 75% refund if received less than 15 days before start of course. No refund after start of course, but your printed course materials will be available upon request.

LOCATION

PBS Environmental & Engineering
4412 SW Corbett Ave
Portland, OR 97239

ACCOMMODATIONS

contact local hotel of choice

**SR/WA & Recertification Credit
1 day (8 hours)**

**For course information, contact
Coordinator Laura Henry Slye
360 397-6118, x4777
Laura.Slye@clark.wa.gov**

Name, Last	First	Member	\$265	\$
Company		Non-member	\$330	\$
Address		Facility Fee*	\$40	\$
City	State	ZIP	Total Enclosed	\$
Membership Number			*Facility Fee is mandatory *	
Phone	Email			

Beaver State Chapter 3 (TIN 93-6023076) is a non-profit organization

To Register, click
or form and mail to
Course Registrar
139 Barker Avenue
Oregon City, OR 97045

Method of Payment

Check enclosed Email invoice to
M/C Visa Exp Date
Card No.
Name on Card

Environmental Encounters of the R/W Kind

March 17, 2009 8:30 am - 5:00 pm

This Environmental Encounters Seminar, with presentations from numerous experts in their fields, is designed to complement the IRWA Course 604 – Environmental Due Diligence & Liability. Course 604 provides an understanding of the environmental due diligence process and the liabilities associated with purchasing property, the Environmental Encounters Seminar will bring you the experts in the field to talk about what is currently happening in their particular area of environmental law and associated regulations. At the Environmental Encounters Seminar you will learn about recent cases, proposed changes in regulations, and current projects dealing with environmental issues. You will learn about recent cases from the US and Oregon Department of Justice, as well as the latest news from federal and state agencies.

REGISTRATION

Register ONLY to Course Registrar, as shown below. Advance payment not required. You will receive a confirmation if you provide an email address. **\$25 late fee for registration on day of course (full course materials may not be available).**

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PBS Environmental & Engineering
4412 SW Corbett Ave
Portland, OR 97239

**For course information, contact
Coordinator Teresa Wilson
503 846-3491**

teresa_wilson@co.washington.or.us

ACCOMMODATIONS

contact local hotel of choice

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**SR/WA & Recertification Credit
1 day (7 hours - application pending)**

Name, Last	First		Member	\$100	\$
Company			Non-member	\$150	\$
Address			Facility Fee*	\$40	\$
City	State	ZIP	Total Enclosed		\$
Membership Number					*Facility Fee is mandatory *
Phone		Email			

Beaver State Chapter 3 (TIN 93-6023076) is a non-profit organization

To Register, click
or form and mail to
Course Registrar
139 Barker Avenue
Oregon City, OR 97045

Method of Payment

Check enclosed	Email invoice to
M/C	Visa
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Name on Card	

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Roger D. Hanna

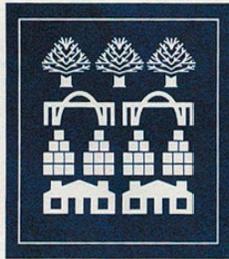
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Summer Event**Survey****Title & Legal****Transportation**

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503 649-0971

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Notify
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