

The Award Winning Beaver Tales



March 2013 Newsletter for Beaver State Chapter 3 serving Oregon and SW Washington since 1950

Chapter 3 meeting Friday March 8th 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

Oregon Association of Minority Entrepreneurs



Oregonians United for Business Success

Chapter 3 Loses Valued Member



Harry B. Holzhauer, 68, a prominent real estate analyst and consultant, was aboard a 22-foot motorboat that collided on February 16th with a Golden Gate ferry carrying 500 passengers from Sausalito to San Francisco.

According to Coast Guard reports Holzhauer was the only fatality. Three others on the moterboat were injured and none of the ferry passangers were hurt.

Holzhauer worked as a real estate analyst since 1978 in California, Florida, New Mexico and Washington, specializing in complex property valuations. He was a member of the Appraisal Institute, and was qualified as an expert witness in courts federal and state courts.

Most recently, Holzhauer was working as director of litigation services for Integra Realty Resources in Portland, providing real property valuation and counseling. Chapter President Jim Lingeman, expressed his condolences to the Holzhauer family and said, "The appriaisal community lost one of the great ones."

February 8th Prize Drawing Results

James Clark was not present to win the \$425 jackpot drawing.

Melissa Mallott won the attendance free lunch. Congratulations!

Andrea Buchmann won the potential new member free lunch.

March Lunch
Jackpot is **\$450**
Good Luck!

Region 7 Spring Forum

April 10 - 12, 2013
Portland, OR

IRWA Ed. Confrence

June 23-26
Charleston, WV

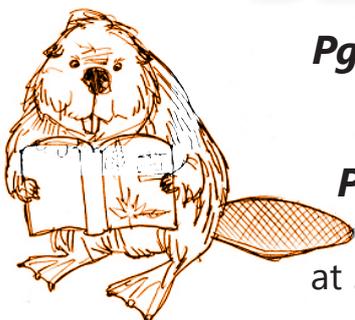
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Bucky's Hot News

Pg 12 - Bring your relocation questions to the table at the Spring Symposium.

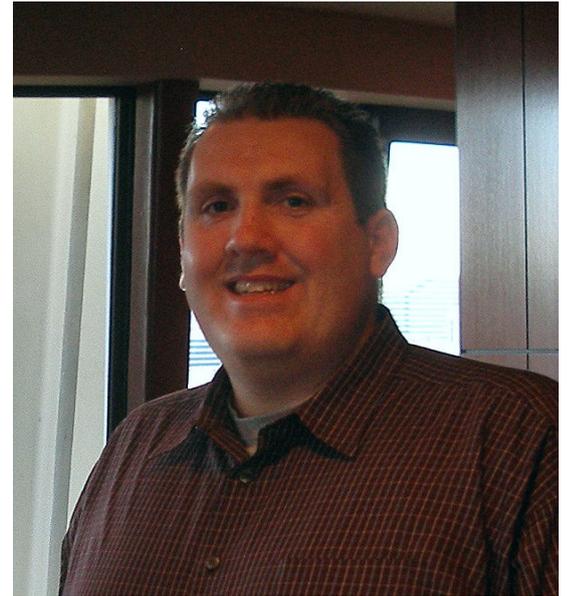
Pg 13 - **Ch 3 Annual Planning Meeting**
at The Overlook House, March 9th, 10am
at 3839 N. Melrose Drive, Portland, OR 97227
(503) 823-3188



All,

Well, winter will soon be coming to an end and spring will be with us. Chapter elections are springing toward us as well. We have heard from your incoming president, Matt Gossett, who with the help of the chapter board are compiling a slate of prospective officers for the election. Those folk will sworn in to carry on the leadership roles of this chapter; important because chapters are the life blood of this organization.

It really wasn't that long ago when a couple of board members came to me asking if I would consider giving back to this great chapter. I was reminded of the oath I swore when becoming a member, "...and do all things within my power to advance the goals of the Association, including serving this Chapter to the best of my ability." I decided then that I wanted to give as well as receive, to become a part of the shaping of this chapter and this association.



When it comes to opportunities to serve, in addition to elections, our chapter is holding a large dual event next month, a two day Education Symposium and the Region 7 Forum, April 10, 11th & 12th. There are opportunities at both of these events to "give back" by volunteering to help with different aspects of these events from assisting with registration, behind the scenes set up or clean up and/or greeting/directing attendees, to name a few. Please contact Leslie Finnigan; lfinnigan@ufsrw.com or myself; jim.lingeman@gmail.com if you are interested.

This is your Chapter and your organization; the chapter's board meetings are held each month prior to our general membership 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 a two day Education Symposium held April 10th and 11th. (Check our website for details)

REGISTER NOW

I encourage you, chapter members and potential members, to bring your clients, colleagues, supervisor and/or manager to one of our Chapter General Membership Meetings, education offerings or special events. Help them experience the value of your IRWA and Chapter 3 membership first hand.

If you 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 educational offerings in the newsletter and on our chapter website, 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"

Shannon Fish, SR/WA
Chapter 3 Treasurer

When you read a bit further into this monthly Member Spotlight, you will find yourself confused whether the details describe Shannon Fish, as they are supposed to, or the Energizer Bunny.

Here's a sample of the girl who couldn't sit still (actually, because two massive auto accidents left her unable to do so) – while she was recovering from the second crash, Shannon used the time to attain a Certificate in Bookkeeping.

Running down her work history, she notes that after graduation from Tigard HS in 1985, she moved to Seattle, "to take a year off." Hardly "off," which implies being still for a time. This woman apparently is incapable of the luxury.

In Seattle she worked as a hostess/waitress at several restaurants, but then came accident No. 1 and a herniated disc in her back. She underwent physical therapy for this and wound up interested and quick on the uptake – at Tigard, she won a Presidential Academic Fitness Award – she came home to Oregon to work with an orthopedic surgeon in physical therapy.

Fish's location may have changed but hardly her luck. "About a year into recovery, a driver ran a red light and broadsided me on Beaverton Hillsdale Highway," she relates. "I ruptured L4-5 and herniated L5-S1."

This time, her hurts required back surgery, which resulted also in that bookkeeping certificate, but not easily. "School was difficult because sitting for long durations was difficult, during and immediately following 3 year treatment / healing process."

Shannon took a job doing data entry for a year at Merchaid. Then she moved to Aetna Life Insurance & Annuity as an Annuity Technician and for the next five-plus years, worked with 457 deferred compensation plans for public employees, 403(b) plans for teachers and 501(c)(3) plans for hospital employees.



Halloween 2011

She started edging toward Real Estate in her next job when she switched to the mortgage industry briefly as a loan processor, then she was a Financial Planner for a year. Meantime, she bartended at night for a number of years to earn extra money.

She did find time to get married, and give birth to daughters Jaymi in 1996 and Jessica in 2001.

While starting the family, she took a position with Atlas Telecom as HR Assistant in 1996 and eventually worked into position as Payroll Manager and assisted with company dissolution during bankruptcy and layoff of approximately 400 employees over a 4-6 month period. Referred by COO of Atlas Telecom to Guardian Management and accepted position as Payroll & Benefits Manager in 1998 overseeing payroll for 400-500 employees and staff of 3.

The Bunny... er, Shannon... hopped then into Right of Way work in 2001, when she moved to Right of Way Associates as a Project Assistant. "My idea was to find a career more flexible with two young children and also learn a new trade," she says. Within one year she was promoted to Project Coordinator. In 2006 was promoted to Managing Coordinator / Office Manager. "My primary responsibilities: Project scoping, proposals, cost estimates, oversight of all projects and staff, QA/QC, and IT systems, Fish says.

After six years there, she wound up at Universal Field Services, where she accepted a position as a Sr. Relocation Specialist, working on PMLR project for TriMet assisting in business and residential relocations.

Shannon joined IRWA about a decade back and began serving on the board three years ago as the Meeting Coordinator (2 years) and this last year as Treasurer. She received her SR/WA designation last December and is currently studying for Oregon Broker License.



Jaymi, Jessica and
Shannon Fish, SR/WA



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
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
6/4-5/13	C219	Intro to Presentation, Instruction and Facilitation	Carol Brooks, SR/WA	Radisson, Portland
7/24/13	C600	Environmental Awareness	Fred Walasavage, SR/WA	Radisson, Portland
9/16-19/13	C100	Principles of Land Acquisition	Tami Benson, SR/WA, R/W-RAC,	Doubletree, Salem
10/14/13	C304	When Public Agencies Collide	Faith Roland, SR/WA	Radisson, Portland
11/11/13	C901	Engineering Plan Development and Application	Craig Poorker, SR/WA, R/W-NAC	
11/12/13	C902	Property Descriptions	Craig Poorker, SR/WA, R/W-NAC	

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.

Respectfully submitted by Lori Hathaway, Chapter 3 Education Chair, 3/4/13.

Hotel Accommodations for the Spring Symposium and Forum

April 10 - 12, 2013



\$140.00 a night
for a limited time

Downtown Hilton Hotel - Portland, OR
921 Southwest 6th Avenue, Portland, OR 97204
(503) 226-1611

The Hilton has a block of rooms held for our conference until March 10, 2013. After that date the conference price of \$140 will increase. Make sure you take every opportunity to book your room for the Spring Symposium and Spring Forum today.

Expedia.com and other travel sites provide some other lodging options for less money than the Downtown Hilton. Try the Courtyard Convention Center and take the Light Rail to the Hilton. You will have to walk 3 blocks to catch the train. Other hotels in the Convention Center/Lloyd Center area are close to light rail stops and the ride is only about 15 minutes to the Hilton conference center. Check out the Light Rail Lines at <http://trimet.org/go/cgi-bin/plantrip.cgi>

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.

C-205 BARGAINING NEGOTIATIONS

April 23 & 24, 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: 04/23/2013

End Date: 04/24/2013

No. of Days: 2 days

Course Level: Advanced

CEU Credits: 16.00

Class Time: 8:00 a.m. - 5:00 p.m.

Prerequisites:

IRWA Courses 100 "Principles of Land Acquisition," 200 "Principles of Real Estate Negotiation," and/or 201 "Communication in Real Estate Acquisitions" (or their equivalents)

**Sign Up Before
3/23/13 for \$75 off**

Tuition:

- **Early Registration (on or before 3/23/13):** Member: \$375.00, Non-Member: \$480.00 (includes \$35 facility fee)
- **Standard Registration (on or after 3/24/13):** Member: \$450.00, Non-Member: \$555.00 (includes \$35 facility fee)

Course Description:

This course teaches the skills required to win at bargaining negotiations. Problem-solving negotiations are widely accepted as the preferred type of negotiations. However, successful acquisition professionals must be effective at both bargaining and problem-solving negotiations so they are thoroughly prepared in the event that they encounter an attorney or property owner who insists upon a hard bargaining stance.

Topics:

- Problem-solving vs. bargaining negotiations
- When to bargain
- Characteristics of bargaining
- Factors to consider before negotiations start
- Use of threats and promises
- Case Studies: practical exercises in bargaining negotiations

FACILITATOR:

Edward Opstein, SR/WA, R/W-NAC, R/W-RAC: Ed began his career in real estate as a broker in 1974 and started work in right-of-way in 1980 for a local public agency in Arizona where he became Chief of Land Management. Ed has also been the Right-of-Way Administrator for several, large municipalities, acquiring thousands of parcels and negotiating scores of condemnation cases. Ed now has various management responsibilities for Universal Field Services, Inc., working from their headquarters in Tulsa, OK. Ed has a Bachelor's Degree in Business, a Masters Degree in Public Administration, and is an IRWA facilitator for many of their communication, negotiation, and property management courses. Ed has provided hundreds of hours of presentations to government and business professionals on negotiation skills and right-of-way practices. He has spoken at both Federal Uniform Act Symposia and at several of IRWA's Annual Education Conferences. He was Vice-Chair of IRWA's International Professional Development Committee (IPDC) and served on the IRWA Task Force for Certifications and Designations. Ed is active in many other roles for the Association. He's also a published author of historical fiction.

Who should take this course:

This course is designed for right of way professionals who are dedicated to reaching optimum agreements even when they encounter negotiators who pursue more conflict-oriented negotiation styles.

COURSE COORDINATOR:

Regina Thompson
PO Box 2534
Salem, OR 97308-2354
Phone: (503) 399-8002
Fax: (503) 399-8003
Email: rthompson@ufsrw.com

CLASS LOCATION:

Radisson Hotel Portland Airport
6233 NE 78th Court
Portland, OR 97218
Phone: (503) 408-3672

ACCOMMODATIONS:

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

C-421 THE VALUATION OF PARTIAL ACQUISITIONS**MAY 14 - 17, 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: 05/14/2013
 End Date: 05/17/2013
 No. of Days: 4 days
 Course Level: Advanced
 CEU Credits: 32.00
 Class Time: 8:00 a.m. - 5:00 p.m.

**Sign Up Before
 4/12/13 for \$100 off**

AQB Credits:

The Appraiser Qualifications Board (AQB) has reviewed and approved this course for the following: 32 hours QE, 32 hours CE/E, 30 hours CE, Classroom through March 24, 2014.

Tuition:

- **Early Registration (on or before 4/12/13):** Member: \$690.00 / Non-Member: \$870.00 (includes \$35 facility fee)
- **Standard Registration (on or after 4/13/13):** Member: \$790.00 / Non-Member: \$970.00 (includes \$35 facility fee)

Course Description:

Participants will learn how to determine and appraise the larger parcel, techniques for appraising the part acquired, identifying and measuring various types of damages and how to value the remainder after acquisitions. The course introduces ways to handle special benefits and explores the before and after approach (how, why and when), and includes numerous exercises and case studies to aid in understanding.

Topics:

1. Review of the basic principles and the valuation process **2.** Utilization of both Federal ("Before and After") Rule and the State (Summation) Method in the valuation of partial acquisitions **3.** Allocation of the partial acquisition compensation among its components (i.e., value of the part taken, damages to the remainder, benefits to the remainder, cost to cure) **4.** Application of various methods to analyze and quantify the impacts of partial acquisitions on remainder properties **5.** Analysis of both temporary and permanent easements and valuation techniques **6.** How to become a better expert witness

FACILITATOR:

Donald J. Sherwood, SR/WA, MAI, is the Managing Director of the Fort Worth office of Integra Realty Resources, an international real estate valuation and consulting firm. He served as the 1998 President of the Dallas/Fort Worth Chapter of IRWA and was named "Professional of the Year" in 1998. He has also served as past president of the Central Texas Chapter of the Appraisal Institute. Donnie is a State Certified General Real Estate Appraiser and Real Estate Broker. He teaches for both IRWA and the Appraisal Institute and has been an adjunct professor in the Finance Department at TCU. Donnie is a graduate of Southwestern University and holds a Masters Degree in Land Economics and Real Estate from Texas A&M University. He is the author of "Easement Valuation" published by the Southwestern Legal Foundation and written numerous articles for Integra Realty. He is the author of several seminars including "Skills of the Expert Witness" and "Reviewing Appraisals for Eminent Domain". He is a qualified expert in both state and federal court. Donnie has been appraising real estate since 1978. His assignments include a wide variety of property types ranging from single family homes to major commercial projects including Reese Air Force Base, Six Flags over Texas in Arlington, and Texas World Speedway in College Station. In June 2010, Donnie was selected as the 2009 recipient of the Frank C. Balfour Professional of the Year Award at IRWA's 56th Annual International Education Conference in Calgary, AB. This prestigious award is the Association's highest honor bestowed upon an IRWA member.

Who should take this course:

This course is geared toward experienced appraisers who are in the process of conducting partial acquisitions and deals with the special problems of the valuation of partial acquisition, both fee/easement.

COURSE COORDINATOR:

Dan Benson, SR/WA
 PO Box 873459
 Vancouver, WA 98687
 Phone: (360) 773-8334
 Email: irwadan@gmail.com

CLASS LOCATION:

Radisson Hotel Portland Airport
 6233 NE 78th Court
 Portland, OR 97218
 Phone: (503) 408-3672

ACCOMMODATIONS:

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

February Lunch Meeting



We would like to thank Karen Criswell and Daniel Teran from Columbia River Crossing for giving us a current update on the project. For more information and updates on the project go to:

<http://www.columbiarivercrossing.org>
or follow them on twitter @crc_project

Ch 3 Historian's IRWA PICTURE QUIZ

Can you name the event and the year?
(email answer to bbliss@ufsrw.com)



Beaver State Chapter 3 has a New Member ...

I would like to welcome Lincoln Herman as our new member to chapter 3. Pictured is Jim Lingeman, SR/WA, Ch 3 President swearing in new member Lincoln Herman. Lincoln is a R/W agent with HDR Inc.

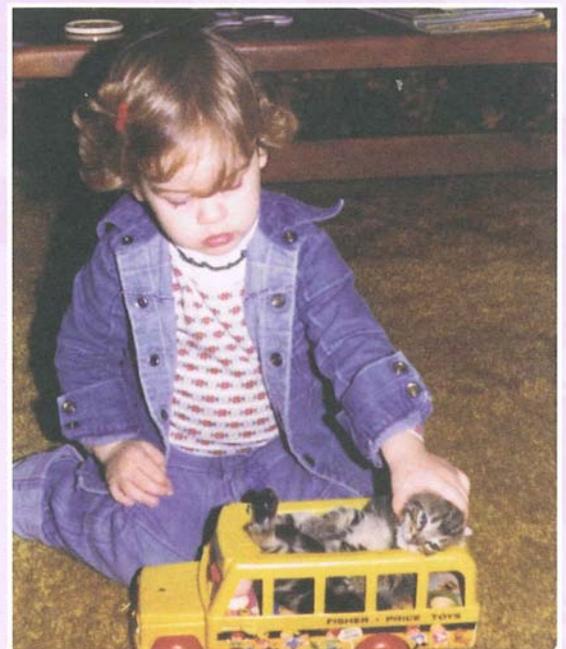


I would like to extend a warm welcome to Lincoln from all of us here at IRWA Chapter 3.



Awkward Family Photo Pet Edition

PUBLIC TRANSPORTATION



Relocation: The 49.24 Shades of Grey

When I was working on my first right of way estimate for a project's Environmental Impact Study with multiple alternatives I was told to not knock on doors or go to in-depth because it was too disruptive to people and made them worry too much about something that may or may not happen. I was told that if I wanted to get an idea about the neighborhood and families and the need for last resort housing etc. I should go watch the kids getting on the school bus and make assumptions from that. I think if you did this today you would find yourself surrounded by police with guns drawn asking why you were stalking children. But what is a relocation specialist to do? What level do you go to gathering information and how precise should you be? That is the impetus on the question below. Remember, this is not advice. Anything you read here may be in direct conflict with you agencies protocols. When faced with this question, go to the person in your organization that can give you your organizations policies. We are not those people.

You are preparing the right of way relocation estimates for the Environmental Impact Study for a major project that has five alternatives impacting 50 to 75 properties including business properties and residential properties depending on the alternative. How in-depth do you research the various businesses and residences to estimate costs for each alternative? Do you have any tricks to share for gathering information or completing EIS estimates?

The things I might do to gather information about the potential displacements for the EIS would be:

- Drive by and view the parcels – an experienced agent can typically provide reasonable estimates based on past similar relocations they have performed.
- If non-residential (commercial) properties, look the businesses up on line to see if you can find out any additional information.
- If it's open to the public, like a retail business, you may want to go "shopping" and view the interior, but I wouldn't take photographs, talking to employees or documenting anything at this point. At least by doing this you can view the potential personal property and estimate move costs and be thinking ahead for potential reestablishment claims.
- If residential SFD - look up tax parcels and compare to mailbox names (not sure I'd even go this far) – but this could tell you if you have a tenant in the home or an owner.
- In residential SFD situations, the assessors records can also help you determine the square footage, room count and the home value. Then viewing current listings for sale for similar comparable homes could help you determine what a price differential payments might be. In these situations you can also look at available similar homes for rent to determine rent supplement payments if this is a rental unit. It might be best to assume Housing of Last Resort in your SFD estimates.
- In residential multi-housing situations, you can typically look up specific apartment complexes to find out their rates and square footage. Then viewing similar available for rent apartments to find out potential replacement housing payments.
- You may want to also call local movers to ask what residences of specific square footages typically cost to move. Commercial moves are generally more expensive than a self move, but probably more accurate for estimating at this point. You can also look at the assessors records to find out how many rooms homes have to determine the self move estimate based on FHWA's room count schedule.

Depending on the agency the depth of your research can vary. It seems that most would just like a general idea of what they might be dealing with. Until you actually interview the businesses and residential occupants during the occupancy survey period, you truly are just guessing. An experienced agents can typically provide a reasonable estimate when they are familiar with or have previously displaced the types of businesses that are potentially being displaced.

...continued on next page

How far in depth to go on a cost estimate for various alternatives to an EIS can certainly be challenging and tricky. If the instructions are to NOT contact any of the residents or business owners, I can think of several other "non-invasive" approaches. First off, aerial photos can tell a lot about the makeup of the area as to residential and commercial. Certainly a drive by or drive through will provide additional information. An afternoon walk through the project area with your dog can be helpful and insightful. Old phone books can add to the information from a physical inspection. Checking public records for taxing, ownership, value etc. are available. Those same records can also reveal whether a dwelling may be owner occupied or tenant occupied, depending on the addresses in those records. Back in the old days there was a resource called the Polk Directory. If that or something like it is available there is a lot of good information there. A local Chamber of Commerce might also have some pertinent information. If the agent is a member of a service organization like Rotary or Kiwanis, a visit to a club meeting could be helpful. While these resources would not provide the most in depth information it would give a greater picture of the real makeup or demographics of the project.

A couple of tricks that I try to use for cost estimating. Estimate high. Try to determine worst case scenarios. Estimate costs within ranges. Provide lots of assumptions and caveats. Some ideas anyway.

This is a difficult question, because the right-of-way folks seldom have much of a say in this. The extent of the owner contacts is very specific to the acquiring agency and the project team. Environmental project managers often have their own take on the degree of contact with the potentially affected owners. Sometimes the local politicians even weigh in on the extent of contact during the preliminary phases of the project. I really advocate little or no contact with the owners and occupants at this early stage of the project. At the point where there are multiple routes, the design is so preliminary, the data is so preliminary and so rough that direct contact is not warranted. There is just too much uncertainty, which many people don't process well. Such contact often deepens the dark clouds of dread, and uncertainty under which they may have to live for years.

However, if you lose the argument, and need to make direct contact, it is critical that the agents understand the sensitivity and care they need to take in discussing the project's potential impact with the very nervous and agitated owners and occupants. Such contacts often set the tone for future negotiations. If you win the argument, and there is no direct contact, gathering information is not that difficult. More than ever, there is a wealth of data available by computer search, such as census records and on-line real estate records. Business web-pages give a lot of information. These sources, along with drive-by inspections are usually quite sufficient to obtain information necessary for the comparison of multiple routes. One other piece of advice, when making the estimates, always assume the right-of-way will get wider and that there will be about 30% to 50% more parcels to acquire than shown at this point of project development.

So there are some ideas to help you work through your next EIS with multiple alternatives. Stay tune next month for partial business acquisitions.

Attending the Relocation Round Table at the Spring Symposium???

I hope you are planning to attend the Spring Symposium and Forum, April 10-12 in Portland, OR.

I am calling upon all, of you who plan to attend the relocation round table at the Spring Symposium to start gathering your relocation questions and/or your interesting relocation experiences. See you in a Month!

ASSET MANAGERS CORNER

Managing Liabilities Associated with Recreational Uses
by Steve Planchon

Public and private land managers routinely confront liability concerns related to recreational uses on lands they manage. Many states, including Oregon, have significantly reduced liability risks through recreation use statutes. The statutes typically indemnify parties with an interest in the underlying land (including fee owners, lessees, tenants and right-of-way grantees) if certain requirements are met.

While many land owners and managers may consider the statutes to be applicable to unimproved lands, it is important to consult the applicable statutory language. In Oregon, for example, the recreational use statute broadly defines recreational property to include, among other things, roads, rights-of-way, buildings, and machinery. Accordingly, a thorough understanding of the definition of recreation property is critical to the development of effective recreational use policies and procedures.

Also, land owners and managers need to understand use fee restrictions that are typically imposed by recreational use statutes. For example, in order for a land owner to benefit from liability protections under the Oregon Recreational Use Statute, a use fee cannot be charged for "hunting, fishing, swimming, boating, camping, picnicking, hiking, nature study, outdoor education activities, waterskiing, winter sports, viewing or enjoying historical, archaeological, scenic or scientific sites or volunteering for any public purpose project."

Finally, if land owners and managers choose to prohibit, rather than allow recreational use, the recreational use statutes sometimes include specific liability limits if the public is appropriately notified that the land is closed to recreational use. Specific notification requirements for Oregon can be found in ORS 105.700.

Ch 3 Planning Meeting

Hello Chapter 3 members,

If you are attending the planning meeting, **at The Overlook House located at 3839 N. Melrose Drive, Portland, OR 97227, (503) 823-3188**, please let me know before Wednesday, March 6th. A head count is essential for a pot luck. We are looking for volunteers to bring any of the following or a version of. If you sign up for a food item, I will get the final head count out on Thursday, March 7th. We are expecting 20 to 30.

Breakfast:

Coffee and or tea
Filters
Various coffee accoutrements
Couple cases of water
Some bananas / fruit
Various pastries /croissants

Lunch:

Couple cases of pop or other beverage
Various sandwich tray/Pinwheel tortilla wrappers trays (Costco or Winco style)

The following is already planned:

Veggie tray - Shannon Fish already is signed up
Hummus and chips - Matt Gossett is signed up
Cups, Napkins, Plates and Cutlery - Diane McLaughlin is signed up

Thanks for the help,
Diane

RSVP Diane at: dianemcirwa@hotmail.com



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 Schedule Attached

It's time to get reacquainted with Right of Way in the Northwest! We hope that you will join us for a great opportunity to hone your skills in Real Estate, Appraisal and Right of Way practices. You don't want to pass up this opportunity to network with some of the best in the business! Register today, for this great event as well as the IRWA Region 7 Spring Forum. Stick around and take advantage of the registration discount for attending both 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 – make checks payable to IRWA Chapter 3.**

Pay Online with Paypal - Go to www.irwachapter3.com click the linked marked **Symposium Online Payment** and follow the instructions.

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



Wednesday
April 10, 2013

Symposium Schedule

8:00am	Welcome - Jim Lingeman, SR/WA, Chapter 3 President	
8:15 - 8:45am	Daniel Stekol, Vice President Field Operations, IRWA	
8:45 - 9:45am	The Government Lead Economy - Is the Government going to continue to build?	
9:45 - 10:00am	Break	
10:00 - 12:00pm	Room 1	Room 2
	<i>"Issues for Appraisers and Intended Users of Yellow Book Appraisals"</i> Dean Potter, MAI	BPA – I-5 Corridor Panel Discussion Jackie Margeson, Moderator & Panel
12:00 - 1:15pm	Lunch	
1:15 - 3:15pm	Room 1	Room 2
	Relocation Round Table Brad Thomas, SR/WA, Lou Schwab, SR/WA and DOT Representatives	The Condemnation Process – Oregon & Washington – Nicole DeFever and Amanda Philly
3:15 - 3:30pm	Break	
3:30 - 5:00pm	Room 1	Room 2
	Relocation Round Table Cont'd Brad Thomas, SR/WA, Lou Schwab, SR/WA and DOT Representatives	50 Ways to Lose Your Funding Dave Leighow, FHWA
5:30 - 7:00pm	Social Gathering	

Thursday
April 11, 2013

Schedule

8:00 - 10:00am	Room 1	Room 2
	Wetlands: What makes a Wetland and What is it Worth? Matthew Larrabee, MAI & John van Staveren, PWS	Project Management Dan Beardsley, SR/WA
10:00 - 10:15am	Break	
10:15 - 12:00pm	Room 1	Room 2
	History of Survey Tim Kent, PLS	Project Management Cont'd Dan Beardsley, SR/WA
12:00 - 1:30pm	Luncheon	
1:30 - 3:30pm	Room 1	Room 2
	Rural/Farm/Timber Appraisals what to do when the road leaves town Carl Stillman, MAI	Acquisition Best Practices Joe Gray, Cynthia Fraser, Wes Smith and Steve Hansen
3:30 - 3:45pm	Break	
3:45 - 5:00pm	Right of Way Game Show Wrap up and What's Next Raffle Drawing for those who stay!!	
5:30 - 7:00pm	Region 7 Welcome Reception	





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 _____

Address _____

City _____ State _____ Zip Code _____

Registration: \$100 _____ Price for Friday Dinner is \$40.00 No. Attending _____

Guest Name: _____ Total Amount: \$ _____



Please send all Registration and payments to **Region 7 Spring Forum**
c/o Universal Field Services, PO Box 2354, Salem, Oregon 97308-2354

Register for the **CHAPTER 3 SYMPOSIUM** **April 10th - 11th**

HILTON HOTEL, Downtown Portland

921 Southwest 6th Avenue, Portland, OR 97204

(503) 226-1611

Region 7 Forum

Price \$140.00 per night

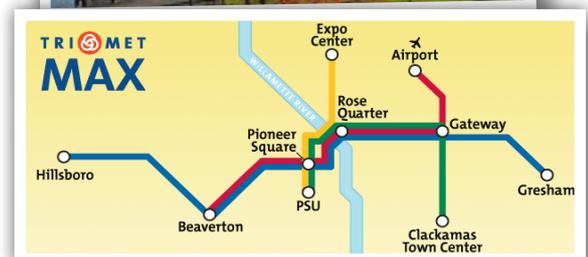
Friday Dinner at

WIDMER GASTHAUS PUB

955 N. Russell St., Portland, OR 97227

(503) 281-3333

\$40.00 per person



Do I need a car? The answer is No.
The Max offers service from the airport to the hotel.
If its in Portland you can get there on the Max.

If you have any questions regarding the registration for this event, please contact
Leslie Finnigan, SR/WA at lfinnigan@ufsrw.com; Phone 503-399-8002



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rgreene@irr.com

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Roger D. Hanna

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Real Estate Broker

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February *Ch3 Historian's*
PICTURE QUIZ ANSWERS



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Jim Lingeman, SR/WA
Certified General Appraiser
(360) 909-0855
valuationandconsulting@gmail.com
PO Box 823267 Vancouver, WA 98682

1987 Int'l Seminar Portland, OR



Winner of Historian Picture Quiz is...
Renee Ferrera, Ch 3 Past President



February 8, 2013 IRWA Chapter 3 Lunch Meeting

From Left to Right:

Roger Hansen (92 Ch 3 Pres), Renee Ferrera (90 Ch 3 Pres), John Cowger (94 Ch 3 Pres), Moose, Tom Spear (93 Ch 3 Pres), Kathy Olson-Noltie (91 Ch 3 Pres), Larry Wilkerson (87 Int'l Seminar Chair), Jerry Swan (97 Ch 3 Pres), Andy Anderson (86 Ch 3 Pres)

Member Spotlight Continued...



With all that employment experience, varied as it has been continual, Shannon rates motherhood as Job No.1

"I love being a mom and consider it my greatest achievement, she says. "Leisure time is typically spent attending or participating in girls' activities, or doing something fun with them like movies, arcades, bowling, swimming, short hikes, horseback riding, ceramic café, mani's/pedi's, etc. We enjoy trips to the Oregon Coast, Kah-Nee-Ta, Sunriver and camping during the summer months."

Jaymi and Jessica attend school in Tigard School District. Jessica is a 6th grader and involved in Girl Scouts, loves computers and outdoor activities. She always enjoys doing arts and crafts and wants to be a teacher when she grows up.

Jaymi is a junior at Tigard High School. She was on the Tigard varsity cheer team beginning her freshman year and ending early in her junior year due to a stress fracture at L5 from cheer.

She plans to be a pediatrician and is considering OSU for attaining her BS in Biology after HS graduation next year.

"We have 5 furry friends that share our home with us....because Mom has been unable to say "No" when confronted with pleading blue eyes and smiles," Shannon says, " but has drawn the line in the sand at 5 cats before I become known as the 'crazy cat lady'."

The little family is planning on a trip this summer to visit Shannon's mom & stepdad in Baton Rouge, LA and explore the southeastern US.

"In my free time...haha...I enjoy spending time with friends visiting, BBQ's, motorcycles rides, live music, shooting pool, camping and day trips to beach, gorge or mountains, and working around the house" she says. "The girls and I attend Westside Community Christian and volunteer in the children's ministry every other weekend and for special events."



**Beaver State Chapter 3, International Right of Way Association
Board Meeting Minutes for February 8, 2013
Ernesto's Restaurant – 8544 SW Apple Way, Portland, Oregon**

Call to Order 10:30 AM: President, Jim Lingeman, SR/WA

Roll Call - Determination of Quorum: (yes)(15 present)

Officer Reports

- President: Jim Lingeman stated that the Region 7 conference call is scheduled for Tuesday, Feb. 12.
- President-Elect: Matt Gossett
- Vice President: Regina Thompson, SR/WA
- Secretary's Report/Minutes:

*November 9, 2012 Minutes: Ken Hoffman sent via email, February 07, 2013 a motion was made to approve and seconded, board approved.

*January 11, 2013 Minutes: Ken Hoffman sent via email, February 07, 2013,

remove comment about John Montgomery taking over for John Hooson as environmental chair...a motion was made to approve and seconded, board approved.

Treasurer's Report: Jim Lingeman emailed July 2012 - January 2013 financial report. A motion was made to approve; and seconded; board approved. It was noted that the Chapter 3 numerical accounting codes do not match HQ and that they should better match HQ taking into consideration some need for Chapter 3 subcategories that may not match HQ in the future. A motion was made to approve, "Change IRWA Chapter 3 numerical accounting codes to better match HQ, allowing for some deviation"; and seconded; board approval.

Old Business

Meeting Location Options & Technology Options: Diane McLaughlin shared information with board. A fair amount of discussion related to luncheon locations. Regina tabled a motion to have Diane M. have another location for June and October (Longview and Salem); discuss next meeting.

Region 7 Goals for SR/WA:

- 1) Taxes submitted to IRWA HQ by March 1 each year.
- 2) Identify each chapter's SR/WA candidates, what their needs are to get designation, and populate matrix.

New Business

Announcements/Planning Session: Matt Gossett announced March 9, 10am Eilene Gehrke' house for planning session. (via Feb. 25 email from Barry Bliss location changed to <http://www.historicoverlookhouse.org/>)

New Members: Lincoln Herman, HDR Engineering. A motion was made to approve, and seconded via Feb. 7, 2013 email response to membership chair. Board approval (voted in meeting).

HQ/Chapter Tasks Update: Jim Lingeman, SR/WA, Matt Gossett & Shannon Fish, SR/WA ...audit coming within the next 30-45 days. On task.

2013 Spring Forum Update: April 10th, 11th & 12th – Leslie Finnigan, SR/WA...emails sent promoting attendance.

2018 International Conference bid: Jim Lingeman, SR/WA stated that Edmonton, AB and Virginia Beach, Virginia are two competing locations for this event.

Facilitator Fee/Donation to RWIEF: Ed Chair, via Feb. 18 email proposed that the board approve to make a \$1200 donation to RWIEF in lieu of paying Craig Poorker \$1200 to facilitate C901 and C902 for us in November. A motion was made to accept the proposal with the understanding that the payment be made to RWIEF after Mr. Poorker facilitates the class; it was seconded; Board approval via email responses.

Committee Chair Reports

Education: Ed Chair via email: Chapter 3 courses through July have been submitted to HQ and are up on their website. We have additional courses in September, October and November. We have a very large registration (23) for our C403 that will be held next week, which is exciting. Folks have been registering for our C503 and C505 in March for several weeks now.

Environmental: John Hooson, "Is trying to line up a speaker for symposium."

Awards: Professional of the Year Award and the Employer of the Year Award nominations need to be submitted before March 8, 2013. (via Feb. 26 email).

Adjourn 11:51am

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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
24	25	26	27	28	March Newsletter Information Deadline	1 2
3	4	5	6	7	IRWA CH 3 Board Meeting 10:30am Lunch 12:00pm	8 9 IRWA CH 3 Annual Planning Meeting
10	11	12	13	14	15	16
17	18	C-503 Mobile Hm Relocation Salem, OR 8am - 5pm	C-505 Advanced Res. Relocation Salem, OR 8am - 5pm	20	21	22 C-205 Early Registration Deadline for \$75.00 off
24	25	26	27	28	29	30
31	1	2	3	4	5	6

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23 C-205 Bargaining Negotiations
Early Registration (on or before 3/23/13): Recieve \$100.00 off Course

MARCH

1 March Newsletter Information Deadline

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

9 Chapter 3 Annual Planning Meeting

19 C-503 Mobile Home Relocation
 Facilitator: Brad Thomas, SR/WA, RW-AC
 Site: DoubleTree, Salem, OR
 Coordinator: Lori Hathaway
 *** Class starts at 8:00am

20 C-505 Advanced Residential Relocation Assistance
 Facilitator: Brad Thomas, SR/WA, RW-AC
 Site: DoubleTree, Salem, OR
 Coordinator: Lori Hathaway
 *** Class starts at 8:00am

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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
31	April Newsletter Information Deadline	1	2	3	4	5 6
7	8	9	10	11	IRWA CH 3 Board Meeting 10:30am Lunch 12:00pm	12 13
14	15	16	17	18	19	20 C-421 Early Registration Deadline for \$100.00 off
21	22	C-205 Bargaining Negotiations Portland, OR 8am - 5pm		23	24	25 26 27
28	29	30	1	2	3	4
5	6	7	8	9	10	11

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APRIL

1 April Newsletter Information Deadline

12 IRWA Chapter 3 Board Meeting and General Meeting at Ernesto's

23-24 C-205 Bargaining Negotiations
 Facilitator: Edward Opstein, SR/WA, R/W-NAC, R/W-RAC
 Site: Radisson, PDX
 Coordinator: Regina Thompson
 *** Class starts at 8:00am

20 C-421 The Valuation of Partial Acquisitions
Early Registration (on or before 4/12/13): Recieve \$100.00 off Course

Officers 2012 - 2013

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