

The award-winning
Beaver Tales



BEAVER STATE CHAPTER 3 — SINCE 1950

OREGON—SW WASHINGTON

APRIL 13, 2007 — Luncheon Meeting

>>>> JACKPOT IS NOW \$75 <<<<<

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

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!!

Board Meeting: 10:30 am

Meeting: 12:00 noon

Speaker: 12:15 pm

Ernesto's request's that we not arrive until 10:30 AM

Ernesto's Italian Buffet
Pizza, Pasta, Fish, Veg-
gies, Salad Bar, and
Non—Alcoholic Beverage
\$11



**ELECTRONIC
MEETING
REMINDER**

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

CONTACT

Meeting Coordinator
Monica Stafflund at
mastafflund@bpa.gov

SPEAKER: Al House SR/WA, RW-RAC

TOPIC: Relocation: Then and Now. Is it easier or more difficult?

Al House, SR/WA, RW-RAC, has been in the Right of Way Profession for 35 years. After almost 29 years working for a state agency, Al has been an independent consultant for over 7 years, specializing in the field of Relocation Assistance under the URA. His experience includes working with WSDOT, FAA, HUD, USACE and many local agencies. He is currently the relocation program manager for Sound Transit, working in Seattle and living in Olympia with his wife Terri.

**Meal Reservations due
APRIL 11th**

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

All Others: Monica Stafflund
(360) 619-6459
mastafflund@bpa.gov



Monica Stafflund

We did not have a winner in the
Epic Land Solutions Jackpot drawing
as Monica was not there.

Congratulations to Jerry Swan
for winning the Bring a Potential
New Member to Lunch drawing.





THE PREZ SEZ

As you know, last month the Board of Directors cancelled all headquarters courses for the rest of the calendar year. Although the reason for this action can be simply described and is firmly grounded in our financial solvency, making this decision was very difficult and painful. For those who had worked so hard to position the chapter's educational courses for the year, the decision was disappointing and heartbreaking. Through this newsletter I hope to explain the board's actions.

To understand the Board's action, you need to understand the changes made by headquarters in its course pricing structure. Last May, new course "incentives" were announced. For example as an "incentive" to increase the class registration to 20 people, headquarters imposes penalties on all classes with less than 20 registers. In addition, to provide chapters with an "incentive" to hold classes instead of canceling the class, headquarters imposes penalties on chapter canceling courses.

When we first heard about these new "incentives" last spring, we reviewed our past courses which showed that under the old pricing structure we were able to operate in the black with less than 20 registrants, and at the same time make significant payments to headquarters. We thought that surely headquarters would not want to forego our past contributions. Thinking that perhaps this was an oversight, we put together information on our past contributions. Moreover, we thought that we could use this information to inform our vote on these new

changes at the annual meeting in Denver. Much to our amazement, this change in headquarters' pricing policy was not included in the package of items that the chapters' representatives voted on. Nevertheless, we naively thought if we could only present the pricing structure information to the members of the International Educational Committee (IEC), they would see how these new "incentives" would negatively impact our education program. Much to our surprise, and despite numerous attempts by our members to engage members of the IEC, we were unable to give the IEC the information, much less express our concerns.

Ever the optimist, we proceeded with a full course agenda for this year. **Then we got the bill from HQ for our first 2007 course (15 paying students): over \$7,600!**

Our bill for the second course (10 paying students) for 2007 resulted in a loss to the chapter. We just could not continue to operate in the red for the year.

To give you an idea of the magnitude of the changes for this year. In the year 2000, the chapter paid headquarters about \$700 on average for each course held that year. In 2007, we were looking at paying headquarters approximately \$5,500 per course. Given the financial situation, we faced a Hobson choice — either charge our members more for courses bought from headquarters or develop a more flexible approach by offering headquarter-owned courses under certain situations and by offering low-cost courses, with topics "ripped from today's headlines," developed by the chapter.



CONTINUED

The board chose the latter.

Consequently for this calendar year, the chapter is offering a number of “low cost” courses to its members including the Right-of-Way, Best Practices course on April 26, 2007, to be held in conjunction with the 2007 Spring Forum in Bend, Oregon. We will be applying to headquarters for credits for this course. In addition, we are offering a title course in May and an environmental course in the fall. In addition we are looking at another course to be held in the fall.

Some members have asked does the Board’s decision to cancel all headquarters’ course for this year mean that committed to providing educational opportunities. The “ABSOLUTELY NOT. As trying to put together an this year that is both cost-our members.



Some members have the chapter will no classes requested by answer to that question We will provide head-following conditions. If at least 14 participates, headquarters’ course if

a “no cost location” such as using a meeting room of our members. If we can get a guarantee of at least 20 members – so as to avoid any of the “incentive payments” assessed by headquarters – we will reserve an “of-site location” for the class.

asked does this mean that longer offer headquarter members. Again, the is ABSOLUTELY NOT. quarter classes under the we can get a guarantee of we will arrange for a we can hold the course at

Some members have asked if the association adds value to its members. The answer is ABSOLUTELY! But in this year, our added value will depend on contributions by our members. In particular, do you know about a course that others would be interested in attending? Or in the alternative do your possess knowledge to conduct a course? Stated another way, while this may be a year of challenges. it is also a year of opportunities. Let’s not miss those opportunities.

Education Chair Dawneen Dostert is looking for ideas for mini-seminars or one-day courses to fill the void created by the cancelled HQ education courses. Joe Pestinger has graciously offered to present his Mediation course, and we are exploring the possibility of a "When Agencies Collide" course. If you have an idea for or know of some course which would be of interest and value to our members, contact Dawneen at waendur@comcast.net.

Benefits You Take Away

- *Know the Timing of Acquisition elements—Appraisal, Acquisition, Relocation, Condemnation*
- *Refresher - State / Federal Regs.*
- *Tips on Hiring / Managing Consultants in Right of Way*
- *Do's and Don'ts—Negotiation and Relocation Assistance*
- *Success Tips in Planning the Right of Way issues*
- *What is - isn't an Appraisal*
- *Q & A Session on practical ideas for your needs*
- *Resource references for legal, educational and practical tips*
- *Oregon contacts for information*



Plan to Attend this useful conference.



Right of Way
Best Practices

Effective R/W Practices for Successful Public Projects



**-IRWA -
Right of Way Best Practices
Professional Conference
Thursday, April 26, 2007
Bend, OR**

**You Can't Build
Without The Land!**

LOOKING AHEAD



APRIL 2007

April 13
Luncheon Meeting Ernesto's
mastafflund@bpa.gov

April 26
Best Practices
Bend, OR
ed.margeson@comcast.net

April 27-28
Regional Forum
Bend, OR
jmargeson@bpa.gov

MAY 2007
May 11
Luncheon Meeting Ernesto's
mastafflund@bpa.gov

May 11
AAA Building
9:00 am to 11:00 am
Escrows and Title Ins.
for Oregon & Washington
By Alan Brickley JD

1:00 pm to 3:00 pm
De-mystifying Deeds
By Carol Judd SR/WA
MartaGo@comcast.net

JUNE 2007

June 8
Luncheon Meeting Ernesto's
mastafflund@bpa.gov

JULY 2007

July 13
Luncheon Meeting Ernesto's

AUGUST 2007

August 10
Luncheon Meeting Ernesto's
mastafflund@bpa.gov

SEPTEMBER 2007

September 14
Luncheon Meeting Ernesto's
mastafflund@bpa.gov

September 26-27
SR/WA Review
waendur@comcast.net

OCTOBER 2007

October 12
Luncheon Meeting Ernesto's
mastafflund@bpa.gov

October 17-18
Environmental
One-day Seminar
Relocation Assistance
One-day Experience
MartaGo@comcast.net

NOVEMBER 2007

November 9
Annual Gen. Membership Mtg.
Election of 2008 Officers
mastafflund@bpa.gov

If you have not been to the web site lately, you should really go and check out the new site. LaNae has done some wonderful things to it. Let's remember to thank her for her work on the web site. Also check your membership information and make sure it is accurate. If there is an error please contact LaNae, Marta, or Marty with the proper information and we will see to it that the error is corrected. We have mini seminars being scheduled for the remainder of the year so be sure and look for them.

HANNA, McELDOWNEY & ASSOCIATES

Right of Way Services

Roger D. Hanna

Certified Appraiser
Real Estate Broker

8835 SW Canyon Lane #405, Portland, OR 97225
(503) 297-9588, Fax (503) 297-2835

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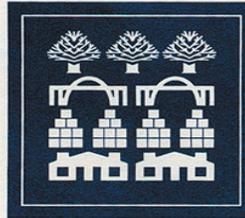
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Richard P. Herman MAI, SRA

Certified Real Estate Appraiser

922 NW Joy Avenue
Portland, Oregon 97229
Email: rick@rpherman.com

Phone: (503) 626-8841
Fax: (503) 641-8591



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112 West Eleventh Street
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www.pgpinc.com
mlawwill@pgpinc.com



10186 SW Laurel Street
Beaverton, OR 97005
Phone | 503.644.3436
Cell | 503.720.1584
Fax | 503.644.7400
david@rowainc.com

R. David Feinauer
President



10186 SW Laurel Street
Beaverton, OR 97005
Phone | 503.644.3436
Fax | 503.644.7400
www.rowainc.com
shannon@rowainc.com

Shannon L. Fish
Project Coordinator

Epic Land Solutions, Inc.

Full Service Right of Way Consulting

Casey Overcamp

9600 S.W. Oak Street
Suite 570
Portland, OR 97223
CaseyOvercamp@epicland.com
www.epicland.com

Phone: 503-244-0626
Direct: 503-244-0628
Fax: 503-244-0627

Services Offered

- Project Management
- Negotiation/Acquisition
- Relocation Assistance
- Property Management
- Database Development
- GIS
- Appraisal
- Appraisal Review
- Community Outreach
- Title Examination
- Feasibility/Cost Studies
- Site/Route Selection
- Excess Land Disposal
- Records Management
- Franchising/Permitting
- Due Diligence

Peter G. Arvidson, SRA, SRPA
Certified General Appraiser

Arvidson & Associates, Inc.

Real Estate Appraisal & Consulting Services
4535 SW 96th Avenue, Suite 130
Beaverton, Oregon 97005

Tel.: 503/469.9200
FAX: 503/352.0402
petearvidson@yahoo.com



A BETTER WAY - MEDIATION, LLP

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JOACHIM PESTINGER, SR/WA
PRINCIPAL PARTNER

134 AMMONS LANE S.E.
PO Box 1227
ORTING WA 98360-1227

Bus: 360-893-2689
Home: 360-893-6617
Cell: 253-820-0283

EMAIL: PESTINGER@EARTHLINK.NET

Officers – 2007**Committee Chairs & Co-Chairs – 2007****President**

Jaci Margeson
jrmargeson@bpa.gov
503-230-7615

President-Elect

Carol Judd
carol.k.judd@state.or.us
503 390-5105

Vice President

Glenn Bridger
gbridger@teleport.com
503 245-0729

Treasurer

Casey Overcamp
caseyovercamp@epicland.com
360-619-6415

Secretary

Carl Toland, SR/WA
CVToland@aol.com
503 297-8342

Advisory Council

Jerry Swan, SR/WA, Chair
Jerry.D.Swan@odot.state.or.us
503-731-8443

Education Finance Officer

Marta Goosey, Chair
MartaGo@comcast.net
503 656-5030

Liason to Chapter Ed Foundat

Pam Mason, Chair
pam.mason@clark.wa.gov
360 397-6118 x4376

Acquisition/Negotiation**Awards/Recognition**

Evar Knudtson, SR/WA, Chair
EvarKnudtson@comcast.net
503 357-8301

Education

Dawneen Dorsert, Chair
dmdostert@bpa.gov
503 230-5589

Environment**Historian**

Evar Knudtson, SR/WA, Chair
EvarKnudtson@comcast.net
503 357-8301

Liaison**Local Public Agency****Meeting Coordinator**

Monica Stafflund, Chair
mastafflund@bpa.gov
360 619-6459

Membership

Mike McNeal, Chair

Newsletter

D.Martin Goosey, Editor
MartysSpot@comcast.net
503 656-5030

Professional Development

Steve Hansen, Chair
steve_hansen@co.washington.or.us
503 846-7875
Rod Bliss, Past Chair
rod_bliss@co.washingto.or.us
503 846-7879
Melissa Mallott, Vice Chair
melissa.j.mallott@odot.state.or.us
503 986-2772

Property Management**Relocation Assistance****Seminar**

Carol Judd, Chair
carol.k.judd@state.or.us
503 390-5105

Summer Event**Survey****Title & Legal****Transportation****Utilities/Pipeline****Valuation****Website Coordinator**

**Had an address change?
Missing your BeaverTales?**

Notify

D. Martin Goosey, Editor

503 656-5030

MartysSpot@comcast.net