

# THE AWARD WINNING BEAVER TALES



April 2016

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

## Chapter 3 meeting Friday April 15th at Bentley's Grill - Located In the Grand Hotel

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

291 Liberty St SE,  
Salem, OR 97301  
**LUNCH: \$16**

## WHAT DOES ENVIRONMENTAL HAVE TO DO WITH RIGHT-OF-WAY... ANYWAY

For the last 12 years Tori has been working on large scale transmission line construction projects throughout the country as an environmental lead performing field oversight.

Her past projects involved providing environmental planning, environmental compliance, and inspection. Working as an environmental manager she developed a strong understating of environmental compliance in accordance with local, state, and federal regulations. She has overseen many project SWPPP's which include BMP installation, inspection, and maintenance of erosion and sediment control devices and has also managed SPCC programs and ensured proper disposal of any solid waste produced from on-site spills.

Additionally, Tori has served as a project liaison for subcontractors, agencies, land agents, landowners, and construction personnel associated with her projects.

Please join us in welcoming Tori and bring your questions!



Tori Gruenewald,  
K2 Environmental



## 1949 - 2016 JERRY D. SWAN FRIDAY APRIL 29, 2016

There will be a memorial for Jerry on Friday April 29th, at 2 pm, at the Mosaic Church, located at 1832 NE Cesar E Chavez Blvd, in Portland, OR.

### IRWA Chapter 3

Please RSVP  
Chelsea Hickok at  
Chelsea.Hickok@hdrinc.com

Diane McLaughlin was present to win the \$75 jackpot drawing.

April Lunch  
Jackpot is \$25  
Good Luck!

Sharan Hams-LaDuca won the free lunch drawing.

Tara Heesacker won the potential new member lunch drawing

### Chapter Events

**April 18-19**  
C-209 Negotiate Effectively  
W/Diverse Clientele

**May 16-19**  
C-100 Principles of  
Land Acquisition

**June 12-16**  
IRWA International  
Education Conference

**June 20 - 21**  
C-700 Introduction to  
Property/Asset Management

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I just returned from our Regional Spring Forum that was held as a joint meeting with Region 9. It was a full day of information and discussion about our organization, and the direction it will go.

At the national level, the organization is going over its bylaws, to determine whether changes are necessary. This has raised many issues. One that was discussed at length was whether our national past presidents should be allowed a vote at the national conference for life (current bylaws) and, if not, how long they should hold that right.



Jo Ellen Jarvis MAI, RW/AC

Five of our past presidents showed up for the meeting (a high percentage for a regional meeting). Each of these five past presidents showed why they were elected. Each demonstrated a passion for the organization, and although they differed drastically in their opinions, they were thoughtful and informed opinions. What this showed me was that if we want our voice heard, we have to take the time to pay attention to the issues, take the time to care, and show up to be heard. They did and continue to do all three of these things. These five people (and many others) demonstrated what it means to be involved. It's very easy to assume that others will make the right decision for our organization, as we focus on what life is demanding of us right now. This meeting was a great reminder that we do need to pay attention and be involved.

Another issue discussed at the Regional meeting involves many of us. It involves the requirements for obtaining the SR/WA designation. The requirements are in the process of changing, and if we want to shape what that will look like, we need to pay attention. The requirements changed a few years ago, and left many in a state of confusion for a long time. Now in an effort to simplify the process, the proposed changes may limit flexibility to many. One change proposed with which I have particular issue is that classes have a shelf life of five years. Under the new program, if I take an advanced appraisal course more than five years before I apply for my SR/WA designation I can not count that towards my classes for SR/WA.

The SR/WA designation is meant to show that recipients have a broad based knowledge of the Right of Way field. It is a great designation to hold, and requires classes in a wide range of fields (appraisal, negotiation, survey and engineering, relocation, legal issues, etc). I have enjoyed and benefited from many of these classes, however, because my field is appraisal, I have chosen to take more of the appraisal classes, which are directly related to my profession. I am filling in others as time and opportunity allow. I want to take all of the classes (the geek side of me), but I particularly need the appraisal classes, and do not want to forfeit an appraisal class in lieu of an entry level class in another field just to fulfill a time requirement for designation. I feel sure there are many

*...continued on next page*

in various fields that have the same time and money constraints. So I am writing a letter to the National credentialing committee; I will send a copy to my Regional chair, to my local PDC chair, and to other Region members I have met along the way. That is how we get our voice heard. (I encourage other to do the same).

So now that my blood is really pumping, guess what?? It's election time at IRWA. This Friday, we will elect our chapter officers for 2016/2017. Lori Hathaway, was elected last year as President Elect, and will begin her year as President. The elections on Friday will include President Elect, Vice President, Treasurer, and Secretary, as well as our voting director to the IRWA International Conference. At this time, we have on the ballot:

- Seth Hemelstrand, SR/WA for President Elect (one year term)
- Kari Lowe, SR/WA for Vice President (one year term)
- Anna Michalski for Treasurer (one year term)
- Jean Celia for Secretary (one year term)
- Seth Hemelstrand, SR/WA for International Voting Director (two year term)

As always, the election will be open to nominations from the floor at the meeting this Friday.

Please take the time to know what's going on with your organization. Be involved.

Jo Ellen  
Chapter 3 President



## Credentialed.

### Current.



Actual IRWA members

### Connected.



**For your right of way needs, get the IRWA Advantage!**

For over 75 years the IRWA has been the central authority of the Right of Way profession. With chapters throughout the U.S., Canada, and South Africa, a growing list of online courses, preparing yourself for a career in Right of Way is convenient and at your fingertips.

Advance in your career by earning certification in **Appraisal; Asset (Property) Management; Environmental; Negotiation/Acquisition and Relocation Assistance, Uniform Act** and the prestigious **SR/WA** designation (Senior Right of Way Professional).

**Advance your career. Join the IRWA today.**  
 Find out more by visiting [www.irwaonline.org](http://www.irwaonline.org) or by calling  
**310-538-0233 ext. 134.** In Canada: **888-340-IRWA (4792).**

Our Members are *Current / Credentialed / Connected*



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## "In Memoriam"

Jerry Swan, SR/WA  
IRWA CH 3 Parliamentarian



Jerry Swan, SR/WA  
1949 - 2016



Jerry Swan's Rose

**Jo Ellen Jarvis** - I was just told tonight that our friend Jerry Swan died last night - March 23, 2016. I'm not sure all that needs to be said about him. He has been a member of this chapter for over 40 years, and I only had the privilege of knowing him for the last five. I know he had a rose garden filled with incredibly scented flowers. I know he would bring a sampling of these roses to our meetings to give to a lucky few (I was one of the lucky ones on a couple of occasions). I know he knew the finer points of Roberts Rules of Order, and had just developed a class for IRWA to pass that knowledge along. The premier was to be in May for our Portland chapter. I know he was a subscriber of Success Magazine, and lent me a copy to see how I would like it. I was to return it at the next meeting. I know he was an incredible supporter of IRWA, and believed that supporting and helping newer members and co-workers would help them on their journey. He was a very gentle rock to lean on when things weren't going well. I will miss him terribly, and feel the world is a little worse off without him. I know many others have memories to share, and have asked others for their thoughts and remembrances.

**Marta Goosey** - Jerry always attributed his joining IRWA to his future father-in-law, Bob Gormsen. Bob cornered Jerry just as he was being hired at ODOT and advised him he needed to join IRWA. Bob supported him from then on. After Jerry married Bob's daughter April, they became quite close.

Jerry once explained to me in detail what a "green flash" was. I'd never heard of the phenomenon, but in later years I saw two of them. I, of course, emailed Jerry to say I'd seen one and photographed it.

Jerry was a military historian. Those are the only books he read. When he had his kidney transplant (finally - after years of waiting), I asked April what books I should get him. She said he only read military history books and that he had probably read everything on the subject.

Jerry and April always had two cats. Jerry once drew me a diagram of a cat toothbrush. He always brushed their cat's teeth.

When Jerry got his new (third) kidney, he was discharged from the hospital. They told him to walk daily, so he did. After a couple days of pain, April contacted the doctor. Seems they forgot to give him pain meds when he was discharged. That was soon remedied. But he was tough to grin and bear it until the pain meds arrived.

Last, but not least, Jerry was devoted to April. He was always there for her. I was in awe of their relationship. Not many people are so fortunate.

I want to believe that, when Jerry crossed over the Rainbow Bridge, he found Micky and Missy waiting for him.

**Anna Michalski** - I didn't know Jerry long but he was always so graciously willing to be helpful and supportive to this chapter. I know he loved and was very proud of his roses. I still have one at my desk he gave to me at one of my first meetings a couple years ago.

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# GENERAL MEETING APRIL 15 AT BENTLEY'S GRILL IN SALEM, OR

Chapter 3 Members - Just a reminder to you all... We will be voting on our slate of officers tomorrow at our General meeting held at Bentley's Grill 291 Liberty Street SE, Salem, OR.

The nominees for the 2016/2017 Chapter 3 Officers are: Seth Hemelstrand, SR/WA for President Elect (one year term) Kari Lowe, SR/WA for Vice President (one year term), Anna Michalski for Treasurer (one year term), Jean Celia for Secretary (one year term) and Seth Hemelstrand, SR/WA for International Voting Director (two year term).

For each officer position, nominations may be made from the floor at this election meeting. Nominees will be verified as members in good standing before a vote is taken. Each nominee will be given an opportunity to speak to the membership for 3 to 5 minutes.



## Chapter 3 Education Schedule 2016

Course Date	Course #	Course Name	Facilitator	Location	Coordinator
April 18-19	C209	Negotiating Effectively with a Diverse Clientele	Carol Brooks	Double Tree - Salem, OR	Lori Hathaway
May 16-19	C100	Principles of Land Acquisition	Dan Beardsley	Raddison - PDX, OR	Owen Bartels
June 20-21	C700	Introduction to Property Management	Georgia Snodgrass	Double Tree - Salem, OR	Janine Kidd
September 12-13	C502	Non-Residential Relocation Assistance	Brad Thomas	Double Tree - Salem, OR	Randy Brusven
November 14-15	C800	Principles of Real Estate Law	Matt Hensen	Raddison - PDX, OR	Sharan Hams-La Duca

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).

*Updated by Barry Bliss, Chapter 3 Public Relations, Publications & Publicity Chair, 4/13/16.*



# Education Assistance

WORF tuition assistance is available to all Chapter 3 members for IRWA, classroom numbered courses. WORF is not available for online courses.

### Here's how it works...

A member registers online with IRWA HQ and then they will email a copy of their course registration to the WORF representative. Once WORF representative receives the request for assistance and proof of registration the member and HQ will receive a letter confirming WORF's assistance to pay half of the course tuition. **Members are limited to \$500 per year.**

Once you have completed the course, HQ, will send a copy of the sign in sheet to WORF along with an invoice for eligible members. WORF will then order a check and send it to HQ along with approvals for the tuition assistance.

HQ will then reissue a check to the member for the amount of assistance. Note: If the tuition was paid by an employer, it is the members responsibility to turn over the amount of assistance received by WORF.

To apply for WORF Education Assistance, email Marta Goosey at, [gragoose@gmail.com](mailto:gragoose@gmail.com)



*It's that time again to register for the 2016  
International Education Conference*

**June 12 – 15**

**Gaylord Opryland Resort & Convention Center  
2800 Opryland Dr.  
Nashville, TN 37214  
Tel: (615) 889-1000**

**Conference Dates:  
Sunday, June 12, 2016 – Wednesday, June 15, 2016**

**Registration Rates (all rates are listed in US \$):**

	By March 11	March 12 – April 29	After April 29
<b>Member – Full Registration</b>	<b>\$525</b>	<b>\$625</b>	<b>\$700</b>
<b>Non-Member – Full Registration</b>	<b>\$625</b>	<b>\$725</b>	<b>\$800</b>
<b>Daily Registration (per day)</b>	<b>\$225</b>	<b>\$250</b>	<b>\$275</b>
<b>Companion</b>	<b>\$250</b>	<b>\$250</b>	<b>\$300</b>

## Upcoming Meetings & Events...

<b>2016 March 18, 2016</b>	<b>International Electric &amp; Utilities Committee Present A "Utility Update and Mock Trial"</b>	<b>Berkeley, CA</b>
<b>2016 March 18-19, 2016</b>	<b>2016 IRWA Region 1 Spring Forum &amp; International Electric and Utilities Symposium</b>	<b>Berkeley, CA</b>
<b>2016 March 28, 2016</b>	<b>International Electric and Utilities Webinar: "Security of the National Grid"</b>	<b>Webinar</b>

# Advance.



*Actual IRWA members*

**For your right of way needs, get the IRWA Advantage!**

For over 75 years the IRWA has been setting the standard in education for the Right of Way profession. With chapters throughout the U.S., Canada, South Africa, and a growing list of online courses, preparing yourself for a career in Right of Way is convenient and at your fingertips.

Demonstrate your commitment to success and uncompromising professionalism by earning your Certification in 6 Right of Way disciplines; Appraisal; Asset (Property) Management; Environmental; Negotiation/ Acquisition and Relocation Assistance, Uniform Act and the prestigious SR/WA designation (Senior Right of Way Professional).

**Learn. Lead. Advance.**

Become a member today by visiting [www.irwaonline.org](http://www.irwaonline.org) or by calling 310-538-0233 ext. 134. In Canada: 888-340-IRWA (4792).

*Our Members are Current / Credentialed / Connected*



## *In Memoriam Continued...*

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**Leigh Enger** - I'm so sorry to hear of Jerry's passing. He was always so helpful to me, I really learned a lot from him. Perhaps the most interesting story I have about Jerry actually didn't happen at work. I was chaperone for my daughter's field trip to OMSI in December 2014. It was a middle school field trip and the OMSI exhibit was Sherlock Holmes. There was an interactive mystery to solve, it was very complex and fun. We ran into Jerry there! He was checking out the exhibit and by himself. We invited him to join our little group and help us solve the mystery. He was great with the kids and it was really fun to spend some time with him outside of work. I really admired Jerry – he was a good example for me and I will always think of him with great fondness.

**Leslie Finnigan** - Jerry is going to be missed greatly by his friends and IRWA family. He served our Chapter for 30 years with a giving heart and a willingness to help in promoting the profession and the Association.

**Jim Lingeman** - Jerry will be missed. He was a gentleman, a scholar, a mentor and friend. He taught me a lot about IRWA and the Right of Way profession, but he taught me most about life and the things that matter most. He was a good man and a great friend.

**Evar Knudtsen** - With the passing of Jerry Swan SR/WA IR/WA Chapter 3 lost a most dedicated and knowledgeable member of the association. To replace him in the chapter position he held will not be easy. We will miss him greatly both as a friend and associate.

### **Jerry Dean Swan, 1 December 1949 – 23 March, 2016**

Surrounded by his loving family, Jerry D. Swan of Portland entered into eternal rest on March 23, 2016 after a short illness. The son of Daniel and Mabel Swan, he was born in Portland, but spent most of his youth in Hood River where he graduated from Wy'east High School and then went on to graduate from Oregon State University in Corvallis.

In 1981, he married the love of his life, the former April Gormsen, originally from Salem. Together, they created a happy life in their Laurelhurst home where Jerry loved to cook for April, spoiled their two cats, and tended their beautiful roses, which he often brought to work to brighten the desks of colleagues. An avid student of history, especially military history, he was known for his keen intellect and sense of humor. He belonged to an investment club, and prior to his illness, he enjoyed scuba diving.

For 29 years before his retirement in 2013, Jerry was a proud and valued employee of the Oregon Department of Transportation. He was also a well loved, devoted and loyal member of Mosaic church in Portland where for many years he served as an usher and on many committees, and where he was also an active member of the Fellowship Group.

In addition to his beloved wife April, Jerry leaves siblings Lois (David) Gangwer of Nampa, Idaho; Sylvia (Ronald) Hagen of Livermore, California; and Gene Swan of Eugene, Oregon; as well as many nieces and nephews. He was predeceased by his parents and his elder brother, Ronald Swan (Margaret).

He will be greatly missed by family and friends.

The family would like to gratefully thank members of the Life Group at Mosaic Church for their overwhelming kindness, generosity, and support.

A memorial service will be held on Friday April 29th, at 2 pm, at the Mosaic Church, located at 1832 NE Cesar E Chavez Blvd, in Portland, OR.

Memorial gifts in Jerry's memory may be made to the National Kidney Foundation, 30 East 33rd Street, New York, NY 10016 or to the Oregon Humane Society, 1067 NE Columbia Boulevard, Portland, OR 97211.

Arrangements are being made through Crown Memorial of Portland.

# C-209 Negotiating Effectively with a Diverse Clientele

## April 18 - 19, 2016 Salem, OR

\* 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)

**Sign Up Before  
3/17/16 for \$75 off**

Start Date: 4/18/2016

End Date: 4/19/2016

No. of Days: 2 days

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

Tuition:

- **Early Registration (on or before 03/17/2016):** Member: \$375.00 / Non-Member: \$480.00
- **Standard Registration (on or after 03/18/2016):** Member: \$450.00 / Non-Member: \$555.00

### Credentialing

- **Generalist:** An intermediate course that can be applied towards the ARWP, RWP or SR/WA program.
- **Specialist:** An elective for the R/W-AMC, R/W-EC and R/W-NAC programs.

### Topics

- Intercultural negotiations
- Intercultural competence
- Building relationships across cultures
- Intercultural communications
- Cultural dimensions comparison
- Language and culture
- Descriptive vs. interpretive statements
- Dimensions of diversity

**Course Description:** This course explores the processes, dynamics, challenges and opportunities involved when negotiating with a diverse clientele, with the goal of maximizing each participant's personal negotiating power and effectiveness. Participants will increase their cultural awareness and sensitivity, gain awareness of different negotiation styles, learn intercultural communication skills for resolving conflicts and will be exposed to collaborative negotiation for reaching mutually satisfying agreements with people of diverse backgrounds. Participants will also gain a greater understanding of the causes and roots of misinterpretation, which can cause cultural collisions due to factors such as: the dynamics of communication, behavioral prescriptions, assumptions, perceptions, values, reasoning styles, attitudes, language, social relations, ethnocentrism, ambiguity, orientations and patterns, formality, emotion, different values, attitudes and reasoning styles and their relationships to communication and negotiation.

**Instructor: Carol L. Brooks, SR/WA** is the Owner of Cornerstone Management Skills, and internationally recognized and award winning author and trainer. She is a Master Instructor with the IRWA and began teaching in 2002. With over 15-yr experience in public utilities and local public agencies, her expertise includes: Easement and land acquisition, negotiations, easement valuation, permitting, easement law, project management, and eminent domain support. Ms. Brooks is the Vice Chair of the IRWA's P.I.P.E. (Partnership Infrastructure Professional Education) chartered to mentor and groom current and new instructors. She is the VEIT Instructor for C213 and C100i. She also wrote the VEIT C100i and Classroom C100i manuals. She is the contributing course writer/editor for Crown College, MN for their business course offerings in China. She is a contributor to ROW Magazine, featuring articles on effective communication skills, communication etiquette and the art of negotiations. Ms. Brooks' column entitled, Back to Basics was featured in ROW Magazine from 2010-2014. She is the recipient of the Louise L. & Y.T. Lum Award for distinguished contribution to education for the r/w professional. She is also the proud recipient of the Mark A. Green Award for Journalistic Excellence and Outstanding Contribution to the ROW Magazine. She is a frequent workshop speaker at the IRWA's annual conference. Carol is also certified to teach in Arizona, Texas, and Oregon. She is a coach/mentor at a local state university for real estate and business majors. She has said, "R/W Professionals exemplify the public good and I want them to have all the communication tools to become the best they can be, and serve our citizens in an exemplary manner." Ms. Brooks presents relevant communication and negotiation techniques in a humorous and engaging way. Her goal is to create critical thinkers in the classroom and prepare the participant to return to the job better than when they arrived on the first day of class.

**Who should take this course:** This course is geared towards individuals who wish to increase their intercultural negotiation competence.

#### COURSE COORDINATOR:

Lori Hathaway  
PO Box 2354  
Salem, OR 97306  
Phone: (503) 399-8002  
Email: lhathaway@ufsrw.com

#### CLASS LOCATION:

DoubleTree by Hilton - Salem, OR  
1590 Weston Court NE  
Salem, OR 97301  
Phone: (503) 581-7004

#### ACCOMMODATIONS:

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

# C-100 Principles of Land Acquisition

## May 16 - 19, 2016 Portland, OR

\* 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: 5/16/2016

End Date: 5/19/2016

No. of Days: 4 days

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

Tuition:

- **Early Registration (on or before 04/15/2016):** Member: \$690.00 / Non-Member: \$870.00
- **Standard Registration (on or after 04/16/2016):** Member: \$790.00 / Non-Member: \$970.00

**Sign Up Before  
4/15/16 for \$100 off**

### Credentialing

- Generalist: A core course required for the RWA program.
- Specialist: Required course for the R/W-URAC program.

### Topics

- Real property law concepts
- Environmental concerns
- Property descriptions
- Appraisal of real property
- Acquisition / negotiations
- Relocation due to acquisition of real property interest
- Asset (property) management

**Course Description:** This course outlines real estate law terms and concepts. Participants will gain awareness of environmental issues, learn the methods of acquiring and transferring title to realty, three views of engineering plans and the fundamentals in property description systems. Topics also include the requirements of a valid contract, information on easements, deeds, leases, the appraisal process, successful negotiations, and relocation requirements involved with property acquisition and management.

**Instructor: DAN BEARDSLEY, SR/WA,** has been involved in right of way and legal fields for over 30 years. He is the Right of Way Manager for Dryden & LaRue, in Anchorage, Alaska. Over his career he has been a private right of way consultant, attorney, CATV design and construction manager, contract and permits manager, and DOT regional Chief Right of Way. A member of the Alaska Bar, author of three IRWA courses and numerous seminars on real estate law, easements, land titles and negotiations. He is a past International President of IRWA.

### Who should take this course:

This course is geared toward the new right of way professional with little or no experience in the right of way field, individuals specializing in a specific area and right of way managers desiring a refresher course.

#### COURSE COORDINATOR:

Owen Bartels  
1220 SW Morrison Street, Ste 800  
Portland, OR 97205  
Phone: (503) 478-1016  
Email: obartels@irr.com

#### CLASS LOCATION:

Radisson Hotel  
6233 NE 78th Court  
Portland, OR 97218  
Phone: (503) 408-3672  
Fax: (503) 408-3678

#### ACCOMMODATIONS:

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

# C700 Introduction to Property/Asset Management

## June 20-21, 2016 Salem, OR

\* 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: 6/20/2016  
 End Date: 6/21/2016  
 No. of Days: 2 days  
 Class Time: 8:00 a.m. - 5:00 p.m.  
 Tuition:

- **Early Registration (on or before 05/19/2016):** Member: \$375.00 / Non-Member: \$480.00
- **Standard Registration (on or after 05/20/2016):** Member: \$450.00 / Non-Member: \$555.00

**Sign Up Before  
5/19/16 for \$75 off**

### Credentialing

- **Generalist:** A core course that can be applied towards the RWA, ARWP or RWP program.
- **Specialist:** Required course for the R/W-AMC program.

### Topics

- Establish, classify, and maintain a property inventory
- Develop simplified management policies and procedures
- Identify and evaluate risks, hazards and liabilities
- Establish ownership monitoring schedules to control encroachments and other unauthorized uses
- Decide if property should be leased, sold or held
- Recognize advantages and pitfalls of joint use agreements
- Effectively repair and maintain improved properties
- Profitably dispose of excess lands or property rights

### Course Description:

This course addresses all major aspects of property and asset management. Participants will learn how to establish a cost-effective management plan that increases profitability, conserves resources and reduces risk exposure for properties managed.

**Instructor: Georgia S. Snodgrass, SR/WA, R/W-NAC, R/W-AMC,** is a popular Instructor for the CLS-Professional Development Institute (Contract Land Staff) as well as for the IRWA. She obtained her Bachelor of Science Degree in Business Education from Eastern Kentucky University, Richmond, Kentucky and obtained her Master of Science Degree in School Business Administration from Pepperdine University, Malibu, CA. Prior to joining Contract Land Staff, she was a Real Estate Representative III for the San Antonio River Authority with responsibility for acquisition and project management oversight on behalf of the River Authority, plus additional oversight responsibilities for the asset management program. Prior to the River Authority, Ms. Snodgrass was the chief negotiator for the San Diego Unified School District and was responsible for their asset management program for 32 years. She is past Chair of both Regions 1 and 2 and Past Chair of the International Membership Committee. She has been approved since 2007 to teach the 700 Series of IRWA Asset Management Courses as well as IRWA Communications Courses 205 and 213. In addition, she is a Certified Course Coordinator for her chapter.

### Who should take this course:

This course is designed for the full-time asset manager or generalist who manages an organization's properties and who addresses all major aspects of property management.

#### COURSE COORDINATOR:

Janini Kidd  
 660 Hawthorne Ave SE, Ste 220  
 Salem, OR 97301  
 Phone: (503) 316-5526  
 Fax: (503) 316-5550  
 Email: janine.kidd@hdrinc.com

#### CLASS LOCATION:

DoubleTree by Hilton - Salem, OR  
 1590 Weston Court NE  
 Salem, OR 97301  
 Phone: (503) 581-7004

#### ACCOMMODATIONS:

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

**Beaver State Chapter 3, International Right of Way Association  
Board Meeting Minutes for February 12, 2016  
Langdon Farms - 24377 Airport Road NE, Aurora, OR 97002**

**MINUTES**

Call to Order @ 10:38 AM - President: Jo Ellen Jarvis, MAI, SRA, R/W-AC, RWA

Roll Call – Determination of Quorum – Yes(13 present)

**Officer Reports:**

**President Report:** Jo Ellen Jarvis, MAI, R/W-AC - No report.

**President-Elect Report:** Lori Hathaway, RWA, R/W-RAC

- Francine Dennis has stepped down from her role as Membership Chair. Joe Gray may have willing staff member for the board to consider; will continue to look if they are not interested.
- Need someone for Pipeline Chair.
- Asset and Property Management; Linda Birth has volunteered.
- Education Chair, Janine Kidd – would like to have equipment chair to manage all of the equipment for the chapter; someone as part of education committee would be ideal. Need to buy collapsible cart and possibly bags for speakers for protection and ease of transport. Need to develop committee to handle.

**Vice President Report:** Seth Hemelstrand, SR/WA

- Looking for future speakers. May is next open month.
- Jeff Montgomery is speaking in April. Topic is "What does environmental have to do with Right of Way anyway?" Meeting is being held in Salem. Meeting location to be confirmed soon.

**Secretary Report:** Anna Michalski

Owen Bartels motioned to accept the meeting minutes as written for February 12, 2016; Dan Benson seconded; motion carried.

**Treasurer Report:** Kari Lowe, SR/WA

Dan Benson motioned to accept the Treasurer's Report as written for February 29, 2016; Seth seconded; motion carried.

- Coming close to breaking even on Course 501; Brad Thomas cut most of his cost to help the chapter out. Waiting for 3 more registrations to be paid.

**Old Business:**

- Elections/Awards – Sharan Hams-LaDuca
  - o Elections coming up next month, slate of officers are in place. Will be soliciting nominations for awards from the membership. Beaver Tales special election edition newsletter will go out soon to encourage member participation and will include bios and photos of the slate of officers.
  - o General Meeting in April is currently on the 8th – Owen Bartels motioned to move board meeting and luncheon to April 15th to avoid the Spring Forum. Anna Michalski seconded motion; motion carried.
  - o Barry will send a notice out to the membership regarding general meeting being held on April 15th in Salem.
- Website – Barry Bliss
  - o Michelle Brubaker has been paid; old site will be down May 3rd. Michelle will start to work on the new site and will have it up and running before the end of April.
- Date for Jerry Swan's Robert's Rules of Order Seminar – Jerry Swan, Leslie Finnigan & Janine Kidd
  - o Date still has not been determined.

**New Business:**

- NW Regional/IRWA partnership for seminars – Joe Gray
  - o ODOT currently has a bank account with approximately \$40,000 of seed money for facilities, etc. in FHWA's name – FHWA does not like this business practice. Proposal to have IRWA's Chapter 3 partner with and manage money specifically for NW Regional/IRWA conferences.
    - Daniel Stekol says that the chapter is able to provide this service if it is willing to take on the responsibility.
    - Will need separate line item on report to keep track.
    - Someone from NW regional will ultimately need to approve.
    - Joe meeting with WSDOT and Idaho to discuss how to move forward and handle it. Will bring more information at the next meeting.
    - Kari will follow up with HQ to get legal guidance before the chapter decides one way or the other.

**Committee Chair Reports**

**Meeting Coordinator Report:** Tamisha Schrunk

- Meeting location for April's Salem meeting will be confirmed soon. May installation meeting will be held at Langdon Farms. Working on a location for June's Vancouver meeting.

**Membership Report:** Francine Dennis

- 3 pending ODOT memberships.
  - o Ted Adkins

Brief's continued:

- o Aneta Synan
- o Brooke Sturtevant

**Education Report:** Janine Kidd

- Joint seminar/Jerry's class – still no date solidified.
- C501 was held 2/18-2/19/2016 – 8 paid attendees in addition to the course coordinator; approximately \$230 loss.
- C901 was held 3/4/2016 – 7 paid attendees in addition to the course coordinator; profit/loss TBD.
- C400 is being held 3/31-4/1/2016 – 4 registered so far in addition to the course coordinator.
  - o Expect more to register – Owen Bartels will send information about C400 to the AI to send out a one time blast to help advertise.
  - o Currently communicating with HQ regarding issues with getting CE credit for ACLB.
- Soliciting members for Education Committee
- Is looking for lower cost course locations.
- Thanks Barry for highlighting upcoming courses in Beaver Tales!

**Professional Development Report:** Regina Thompson, SR/WA

- Anyone with at least 64 credit hours by January 16th of 2016 (Regina willing to ask for accommodations if someone is falling short and can get their course credits in before June 1st) will fall under old credentialing program as long as they get their application for candidacy for SRWA sent in by June 1st.
  - o This issue is not settled; all regions are working together and national remains flexible to try to come together on a solution.

**Valuation Report:** Owen Bartels, MAI

- Lenka Keith is the new Education Chair for AI; would love to do another joint seminar. Owen Bartels will have Lenka talk to Jo Ellen.

**Asset/Property Management Report:** Vacant

**Environmental Report:** Jeff Montgomery

- Speaking at luncheon next month in Salem.

**Historian Report:** Leslie Finnigan, SR/WA

No report.

**Local Public Agency Report:** Vacant

**Newsletter Report:** Barry Bliss (Leslie Finnegan, Proxy)

No report.

**Nominations & Elections Report:** Sharan Hams-LaDuca, SR/WA

See 'Old Business'.

**Parliamentarian Report:** Jerry Swan, SR/WA

Not present; no report.

**Pipeline Report:** Vacant

**Relocation Report:** Jean Celia

No report.

**Survey & Engineering Report:** Pat Hinds, SR/WA

No report.

**Transportation Report:** Joe Gray

- Strip Takes; there is no longer a need for county taxes to be paid in full prior to recording; only full takes. Assessor apologized and said the bill was aimed at big developers not ROW.

**Utilities Report:** Jaci Margeson, Attorney at Law

Not present; no report.

**Web Manager Report:** Jim Lingeman

No report.

**Other Reports:**

**Immediate Past President Report:** Regina Thompson, SR/WA

No report.

**Advisory Committee Report:** Vacant

**Open Forum:**

- Leslie Finnigan - Met with Embassy Suites for the fall symposium. Lori Hathaway is doing registrations – will be looking for volunteers to help out soon.

Motion to adjourn made by Lori Hathaway and seconded by Joe Gray; Meeting adjourned at 11:47am.

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## APRIL 2016

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1 April Newsletter Information Deadline	2
3	4	5	6	7	8	9
10	11	12	13	14	15 IRWA CH 3 Board Meeting 10:30am Lunch 12:00pm	16
17	18 C-209 Negotiating Effectively with Diverse Clientele Salem, OR	19	20	21	22	23
24	25	26	27	28	29	30
<b>April Holidays</b> April Fool's Day - 1 Earth Day - 22						

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**1** February Newsletter Information Deadline

**15** IRWA Chapter 3 Board Meeting and General Meeting at Bentley's Grill in the Grand Hotel  
291 Liberty Street NE Salem, OR 97301

**18-19** C-209 Negotiating Effectively with a Diverse Clientele  
Facilitator: Carol L. Brooks, SR/WA, Site: Double Tree Salem, OR.  
Coordinator: Lori Hathaway lhathaway@ufsrw.com  
\*\*\* Class starts at 8:00am

## MAY 2016

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 May Newsletter Information Deadline	2	3	4	5	6	7
8	9	10	11	12	13 IRWA CH 3 Board Meeting 10:30am Lunch 12:00pm	14
15	16	17 C-100 Principles of Land Acquisition Raddison PDX, OR	18	19	20	21
22	23	24	25	26	27	28
29	30	31				
<b>May Holidays</b> Mother's Day - 8 Memorial Day - 30						

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**1** May Newsletter Information Deadline

**13** IRWA Chapter 3 Board Meeting and General Meeting at Langdon Farms Golf Club (Loft in Red Barn)  
24377 Airport Road NE Aurora, OR 97002

**16-19** C-100 Principles of Land Acquisition  
Site: Radisson PDX, OR.  
Coordinator: Owen Bartels obartels@irr.com  
\*\*\* Class starts at 8:00am

## Officers 2015 - 2016

### President

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### President-Elect

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### Nominations and Elections

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### Asset Property Management

Vacant

### Education Chair

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### Environment

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### Historian

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Vacant

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### Pipeline

Vacant

### Valuation

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