

**Chapter 3 meeting Friday June 8th at Ernesto's**

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

8544 SW Apple Way  
Portland, Oregon 97225  
**LUNCH: \$13**

**Agencies' Management of Consultants and Consultants' Management of Agencies**

At IRWA Chapter 3's luncheon this month, you will hear about the history of the right of way consultant industry and how the relationship between government agencies and consultants evolved. Leading the discussion will be Jim Overcamp, SR/WA, co-founder and Vice-President of Epic Land Solutions, Inc. Questions up for discussion will be: Has the contracting/consulting industry changed? What is today's relationship with the full service right of way consultant and the agencies that hire them? Can they dance together without stepping on each other's toes?



**Jim Overcamp, SR/WA**

**IRWA Chapter 3 2012/2013 Officers**

AT RIGHT: Back Row - John Deyo, SR/WA, PDC Co-chair; Ken Hoffman, secretary; Matt Gossett, president - elect; Jim Lingeman, SR/WA, president; Front Row - Regina Thompson, SR/WA, vice president; Linda Birth, SR/WA, PDC chair; Shannon Fish, treasurer



AT LEFT: Swearing in of the officers by Leslie Finnigan, SR/WA

**IRWA Chapter 3**

**April 13th**

**Prize Drawing Results**

Roxanne Harrison was not present to win the \$200 jackpot drawing.

Steve Planchon won the attendance free lunch. Congratulations!

Potential New Member Lunch Winner was Lee Enger.

**June Lunch Jackpot is \$250 Good Luck!**

**IRWA REMINDERS**

Education Conference  
Seattle, WA  
June 10-13, 2012

**Inside**

Prez Sez.....pg 2  
Member Spotlight..... 3  
Chapter Updates.....4  
Education.....5  
Ch3 Education Special.....6  
Education Updates.....7-8  
Chapter 3 Special.....9  
Directory.....10-11  
Dates & Events..... 12  
Chapter 3 Leadership.....13  
IRWA Update..... 14

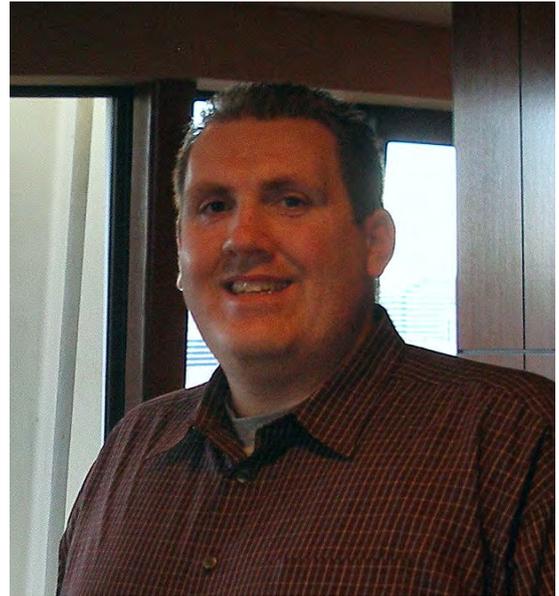
Well, it is that time a year again. The 58th Annual International Education Conference is quickly approaching. I hope a lot of you are planning on attending some if not all of this year's conference, which is right here in the Northwest, in Seattle, June 10-13.

I am looking forward to a great year, serving Chapter 3 along with a fine group of leaders, our chapter executive board, Region and International leadership. I would also like to take this occasion to thank you, the general membership, for the valued support and encouragement your current chapter board and I have received in order to serve this great chapter and to take an active role in the future of our great association.

I want to encourage all members to 'Get Involved' by attending general membership meetings, board meetings (open to all Chapter 3 membership), special offerings/gatherings and our education courses. Bring a guest, your supervisor or even the director/manager of your department or business, to the next general meeting.

We want our members that are not able to regularly attend our general meetings to know that the chapter has purchased the technology to broadcast our meetings via the web and will be pursuing this option in the very near future. Stay tuned for more details.

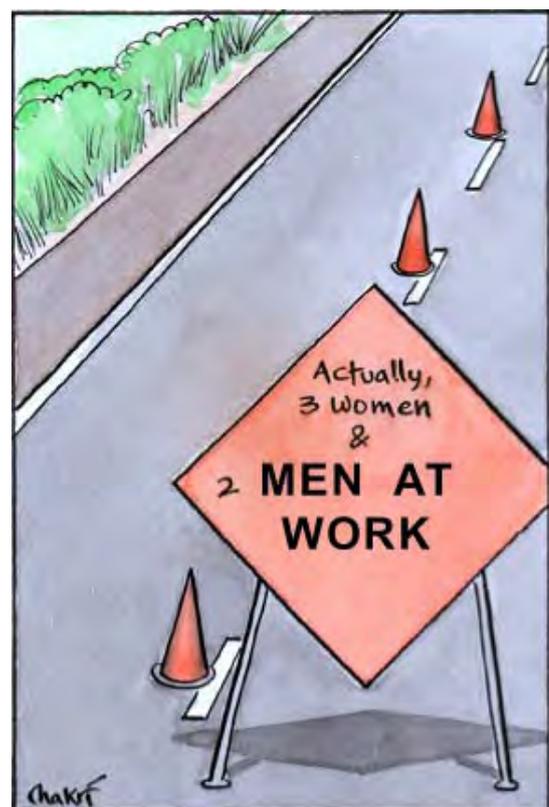
Get involved with our chapter disciplines committees. Ask the chair of chapter committees how you can get plugged in and learn more about our chapter, this organization and/or a right of way discipline (see list on page 13). The old adage, 'Many hands make light work' applies here as we are a volunteer organization, but 'many' also creates a more cohesive chapter and enables continued growth.



It was great to see such an amazing turnout for our Legal Update/Installation offering May 10th. Be on the lookout for future gatherings and offerings in the newsletter and on the website. We are planning some great opportunities to get our chapter members together for education, networking and fun.

Enjoy the Conference...

*Jim*



# "Member Spotlight"

Barry Bliss  
Chapter 3 Newsletter, Publicity and Promo Chair

If you insist, this Beaver Tale could be construed as tooting one's horn. Except that trumpet is not the musical outlet for Barry Bliss, Editor-In-Chief of the Chapter 3 infosheet, which has been selected for consideration for IRWA Newsletter of the Year.

The big man, whose personality and heart are perfect fits for his physique, was originally going to go into opera. But now, as part of the ministry at Salem's New Hope Foursquare Church, he plays bass guitar.

"I am a local boy grew up here in Oregon. Born in Roseburg and made my way up I-5 living in Eugene and eventually graduating from McKay High School in Salem," Bliss said. "As you might expect, Right of Way work was not in the future I foresaw."

Nope. Somehow, somewhere, he was going to be singing or playing music, as Barry recalls it, "leaning toward the classical performing arts. My daughters like to poke fun at my opera singing. But even that changed. I can't officially remember a day I just remember partially through my last semester of senior year I started feeling a strong pull to a higher calling, a calling to ministry."

The call took him back to a conversation he had had with his father years before, while sitting in church one day. "My dad reminded me that I told the pastor of the church we attended in Eugene I was going to do his job one day." Barry went to Bible College in Los Angeles and worked his way through the ministry training and there met Tricia, the woman who was to share his life, and devotion, as a partner in the various ministries where her husband served. "We got married in 1993 and moved soon after to Virginia and then to Colorado before we ended up in Watertown, South Dakota, for 12 years, first as a children's director and youth pastor. Our time there was really fun we had many opportunities to guide and influence hundreds of young lives over that time span.

"While serving as a youth pastor I got involved with doing missions work. I believe that I have been involved with taking somewhere in the neighborhood of a little more than 700 people on mission trips."



Barry Bliss, pictured to the right, at one of the distributions to the native Tarahumara Indians tribes in Creel, Mexico.



The Blisses, by now parents of three girls – Laney, now 17, Jillian, 13, and Marin 8 - switched to working full time with Trish's grandfather who started Black Buffalo Global Missions over thirty years ago. "The mission of the organization is to provide for two children's homes in Columbia and Mexico. Those homes are able to take in orphaned, abandoned and neglected children off the streets and into a loving environment," Barry explains. "We provide food, clothing and help each child to get an education. Once we relocated to Oregon in 2007 it was apparent that I needed to do something to help support the family so we would not be a burden on the organization."

The long and winding road does wind up in ROW, so to speak. In addition to family – son Grayson was born in 2010 - and faith, which Barry holds as the twin foundations for fulfillment, he also performs now as an acquisition agent for Universal Field Services.

In fact, family was how Barry got going in right of way work. "I did some construction work, remodeling homes for about a year

*...continued on page 11*

Pictured from left to right are Grayson, Barry, Jillian, Tricia, Marin and Laney



Barry with Annabelle, one of the children at the group home in Creel, Mexico

# May Education Update and Installation

Chapter Updates

It was great to see such an amazing turnout for our Legal Update/Installation meeting May 10th. Be on the lookout for future gatherings and offerings in the newsletter and on the website. We are planning some great opportunities to get our chapter members together for education, networking and fun.

I would like to thank Shannon Fish, Lori Hathaway, Leslie Finnigan, SR/WA, Christian Valenti, Regina Thompson, SR/WA, and our tremendous panel of speakers; Cynthia Fraser, Paul Sundermier, Jackie Margeson and Amanda Phily for making this event a special success. I also want to thank the consultants for their contributions that helped us raise \$200 for our education scholarship fund.



Paul Sundermier talking about some interesting cases in Oregon condemnation law.

Chapter 3 President Jim Lingeman, SR/WA



## EDUCATION CONFERENCE SEATTLE JUNE 10-13, 2012

### SCHEDULE OF EVENTS

Sunday June 10	Monday June 11	Tuesday June 12	Wednesday June 13
<b>Registration</b>	<b>Registration</b>	<b>Registration</b>	<b>Registration</b>
7:00 am – 6:30 pm	7:00 am – 5:00 pm	6:30 am – 5:00 pm	7:00 am – noon
<b>Continental Breakfast</b> (Int'l Committees)	<b>Continental Breakfast</b>	<b>SR/WA Recognition Breakfast and Featured Speaker</b>	<b>Continental Breakfast</b>
7:00 am – 8:00 am	7:00 am – 8:00 am	7:00 am – 9:00 am	7:00 am – 8:00 am
<b>Int'l Committee Meetings</b>	<b>Educational Sessions</b>	<b>Educational Sessions</b>	<b>Finnegan Fun Run</b>
8:00 am – noon	8:00 am – 11:30 am	9:00 am – 12:00 pm	7:00 am – 9:00 am
<b>First Time Attendees' Orientation</b>	<b>Exhibit Hall Open</b>	<b>Foundations Golf Tournament</b>	<b>Advisory Council Breakfast</b>
12:45 pm – 1:45 pm	9:45 am – 11:30 am	10:00 am – 5:00 pm	7:30 am – 8:30 am
<b>Exhibit Hall Open</b>	<b>Awards Luncheon</b>	<b>International Luncheon</b>	<b>Educational Sessions</b>
11:00 am – 2:00 pm	11:45 am – 1:15 pm	11:30 am – 1:15 pm	8:00 am – 11:30 am
<b>Opening Ceremony/Meeting of Members and Keynote Speaker Joe Calloway</b>	<b>Educational Sessions</b>	<b>Educational Sessions</b>	<b>Board of Directors Meeting</b>
2:00 pm – 4:00 pm	1:30 pm – 5:00 pm	1:00 pm – 5:00 pm	1:30 pm – 4:00 pm
<b>Region Caucuses</b>	<b>Exhibit Hall Open</b>	<b>Incoming President's Reception</b>	<b>Installation Banquet Reception</b>
4:00 pm – 5:30 pm	1:30 pm – 5:00 pm	5:00 pm – 6:00 pm	6:00 pm – 7:00 pm
<b>Welcome Networking Reception</b>	<b>Auction/Casino Night</b>	<b>Sponsored Receptions</b>	<b>Installation Banquet and Dance</b>
5:00 pm – 7:00 pm	6:00 pm – 10:00 pm	7:00 pm – 9:00 pm	7:00 pm - midnight

## CREDENTIALLING

CURRENT. CREDENTIALLED. CONNECTED.

Credentialling Tidbits – Part I



The following bits of information regarding IRWA's Generalist and Specialist certification programs will help clarify some of the requirements and answer frequently ask questions.

This series will continue as a way of sharing answers to questions and requests received from members.

***Can Course 101, Principles of Real Estate Acquisition, be used to replace Course 100, Principles of Land Acquisition, to meet the coursework requirement for RWA Certification?***

Answer: No.

Why not? Course 101 only covers 4 disciplines, (appraisal, engineering, law & negotiation/acquisition) compared to Course 100 which covers 7 relocation assistance, environmental concerns and asset (property) management in addition to above disciplines.

***Can online course completion be used towards initial certification or recertification for all credentialing programs?***

Answer: Yes.

Completion of IRWA courses which are available in an online format can be used for either initial certification or recertification. Recertification requirements for the SR/WA Designation and Specialist Certification allow for both classroom-based or online-based IRWA courses.

***When taking a class for recertification credits, is it necessary to take the exam?***

Answer: It depends:

If you are taking an online course, you must take and pass the exam. If you attend a classroom-based course presentation you do not need to take the exam. However, if you hope to use that course for future initial credit for another certification, you must take and pass the exam for the course to qualify towards initial credit.

**For any other questions regarding certification and designation, contact your local PDC Chair or Francis Vicente, Credentialing Manager, at [vicente@irwaonline.org](mailto:vicente@irwaonline.org) or (310) 538-0233 ext 123.**

## Education Courses for 2012!

July 17

C-603

**Understanding Environmental Contamination in Real Estate**

Facilitator: Fred Walasavage

Site: Radisson, PDX

Coordinator: Linda Birth, SR/WA

July 18

C-604

**Environmental Due Diligence and Liability**

Facilitator: Fred Walasavage

Site: Radisson, PDX

Coordinator: Linda Birth, SR/WA

September 14

C-802

**Legal Aspects of Easements**

Facilitator: Dan Beardsley, SR/WA

Site: Radisson, PDX

Coordinator: Dan Benson

***Make sure to check periodically [www.irwachapter3.com](http://www.irwachapter3.com) for any course updates or changes to the course schedule.***

If you have any questions regarding future or current education courses you may reach Lori at [lhathaway@ufsrw.com](mailto:lhathaway@ufsrw.com) or by phone at 503-399-8002.

---



---

### Newsletter IV

I have been following the path of RW/AC designation now for four months. As a Cross Over Designation (an MAI gets credit for several classes within the IRWA), the courses required are Appraising Partial Acquisitions (421) and either Standards of Practice for the Right Away Professional (104), or Ethics (103). I just completed Appraising Partial Acquisitions last month, and thought I would share some of the lessons from my four day class.

One of the focus points was of particular interest to me as an appraiser who works in both Oregon and Washington. It dealt with the differences between the Federal and State Rules for appraising. The State of Oregon implements the State Rule, and the State of Washington implements the Federal Rule. This is important when it comes to determining Just Compensation in Partial Acquisitions where there are Special Benefits. It is difficult to find a definition for a Special Benefit (as it differs from a General Benefit), but based on several sources I researched, a general benefit is a result from a project that will profit the community at large. A Special Benefit results when a public project has the effect of increasing the value of a particular property apart from any benefit that accrues to the general public.

The State of Oregon implements the 'State Rule', to determine Just Compensation. It is calculated based on the:

Market Value of the Land and Improvements Acquired  
 Plus Damages *Offset* by Special Benefits  
 Equals Just Compensation

Simply put, the State will always pay for the part of the property taken. Special benefits to a property can lessen the amount of payment for damages, but cannot be deducted from the value of the part taken.

The State of Washington implements the Federal Rule, which is much simpler to calculate, but can on occasion result in no compensation to the property owner. The Federal Method is based purely on the difference between the appraised value Before and After the Taking.

The formula for Just Compensation in a partial acquisition based the Federal Rule (Washington State) is:

The Value of the Part Taken as a Part of the Whole  
 Plus Damages  
 Minus Special Benefits  
 Equals Just Compensation

More plainly, the special benefits *offset* not only damages but also the value of the taking.

Applicable to both States, an appraiser must determine if the damages are compensable. Generally, damages resulting from Police Power are non-compensable. One example would be the construction of a median barrier in the center of the street. Circuity of travel is non-compensable; however, if there is a change in highest and best use of property in the After Condition, this can be taken into account. Business losses are also non-compensable. Fear (for example of a pipe line blowing up) can be compensable if it is proven in the market to have a negative effect on value. Non-compensable damages can be very touchy, so it's always a good idea to approach these issues with caution.

And for those of you who have really paid attention to the previous articles, according to my Texas Teacher, an S.O.B. is a Sexually Oriented Business (who knew!).

# C-603 Understanding Environmental Contamination in Real Estate

## July 17, 2012

\* 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 Now

Start Date: 07/17/2012

End Date: 07/17/2012

No. of Days: 1 day

Course Level: Intermediate

CEU Credits: 8.00

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

Tuition: Member: \$300.00 (includes \$35 facility fee)

Non-Member: \$365.00 (includes \$35 facility fee)

Sponsored By: Chapter 3

### Credentialing

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

**Specialist:** Required course for the R/W-EC program.

### Course Description:

This course is geared toward right of way professionals who may face the issue of contaminated properties, focusing on causes, effects and remedies of environmental contamination. This course emphasizes the importance of knowing the behavior of contaminants in the environment, environmental liabilities and auditing processes, underground storage tank removal and contamination assessment, cleanup and closures. Participants will learn how to evaluate potential problems that occur as a result of acquiring contaminated properties, and to evaluate, manage and minimize risks and liabilities.

### FACILITATOR:

**Fred Walasavage** works for the Bonneville Power Administration in Portland, Oregon and has over 20 years of experience working in the environmental field. He currently serves as the Program Manager for Environmental Land Actions within Bonneville. His responsibilities include conducting all levels of environmental site assessments, conducting compliance audits, negotiating environmental issues on real estate transactions, preparing National Environmental Policy Act (NEPA) documentation, conducting biological assessments, acquiring permits and general project management. He is the Chair of the IRWA International Environmental Committee, past IRWA Chapter 3 President, and is a certified professional auditor by the Board of Environmental, Health & Safety Auditor Certification. Fred has a MS Degree from California State University, Chico and a BS Degree from Unity College, Unity Maine.

### Who should take this course

This course is highly recommended for right of way practitioners, right of way and/or real estate departments and agencies that contract for work with environmental contamination specialists/consultants.

### COURSE COORDINATOR:

Linda Birth, SR/WA  
3640 Southwest Logan Street  
Portland, OR 97204  
Phone: (503) 244-2429  
Email: lbirth@msn.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-604 Environmental Due Diligence and Liability

## July 18, 2012

# Sign Up Now

\* 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: 07/18/2012  
 End Date: 07/18/2012  
 No. of Days: 1 day  
 Course Level: Intermediate  
 CEU Credits: 8.00  
 Class Time: 8:00 a.m. - 5:00 p.m.  
 Tuition: Member: \$300.00 (includes \$35 facility fee)  
 Non-Member: \$365.00 (includes \$35 facility fee)

### Credentialing

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

**Specialist:** Required course for the R/W-EC program.

### Course Description:

This course provides the right of way professional with an understanding of the environmental due diligence components. Participants learn to recognize when a due diligence report should be ordered, as well as how reports should be analyzed.

### FACILITATOR:

**Fred Walasavage** works for the Bonneville Power Administration in Portland, Oregon and has over 20 years of experience working in the environmental field. He currently serves as the Program Manager for Environmental Land Actions within Bonneville. His responsibilities include conducting all levels of environmental site assessments, conducting compliance audits, negotiating environmental issues on real estate transactions, preparing National Environmental Policy Act (NEPA) documentation, conducting biological assessments, acquiring permits and general project management. He is the Chair of the IRWA International Environmental Committee, past IRWA Chapter 3 President, and is a certified professional auditor by the Board of Environmental, Health & Safety Auditor Certification. Fred has a MS Degree from California State University, Chico and a BS Degree from Unity College, Unity Maine.

### Suggested Prerequisites:

IRWA Course 600 "Environmental Awareness" (or equivalent), or have an environmental background

### COURSE COORDINATOR:

Linda Birth, SR/WA  
 3640 Southwest Logan Street  
 Portland, OR 97204  
 Phone: (503) 244-2429  
 Email: lbirth@msn.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.

## The Misadventures of Agent Z

**The following Beaver Tales Special is a true story, odd as it seems, with the names changed... well, the names going unnamed to protect the innocent. Read it, believe it and if you have anything like it, let us know for future Beaver Tales.**

Yesterday, I got caught in a high speed police chase between the State Police, County Sheriff's and local police and a motorcyclist trying to elude. Actually, I got caught in a high speed chase three times. As noted earlier, the motorcycle was trying to elude and apparently giving it his all. I assume he finally was successful because there was no mention of it in today's newspaper. Apparently they do not report certain successes. I naturally expected today would be a mellow day after the excitement that found me yesterday. Not exactly....

I had an early meeting a couple towns away from my home base. It went well, better than I had expected. Trying to use my time best I swung by to drop some paperwork off with another client and check in on a file. Their office is in the city – Portland – guiding principal and motto "Keep Portland Weird". As usual, ran into construction but spied a 15 minute parking space on the street. Thinking 15 minutes should cover it, I parked and walked back to the parking kiosk – inserted credit card, got parking stub, placed in passenger side window, avoided parking ticket. I was approached by a clean, well-kept gentleman while at the parking kiosk. He pulled out his Oregon Identification card and highlighted the date. It's his birthday he tells me. I glance at the ID and consider getting my reading glasses out because at this age... who the heck can read small print. I decide that in the end it is not really that important and say Happy Birthday and continue on with my business of getting the parking stub. He continues to chat with me and starts mentioning the CIA and his birthday more. I can't say he has my total attention. I bid him good bye and hope he has a good day. He continues down the sidewalk with me and I see him go out to the street as if he is crossing.

Now back at the car, a middle age, overweight woman comes out from the office building for a smoke near my car. She and I have a hat trick plus of commonality. Middle age, overweight women who smoke. Ahhh, the sisterhood. We're a dying breed. So as I unlock my car and place the stub in the passenger window as we chat. She points out the 15 minute limit. I say I think I will be quick. I leave her smoking on the sidewalk and go take care of my paperwork and file. It was quick and I am headed back to my car. She is still there and I approach my car. I glance at my car to insure I did not get a ticket and catch site of Mister "It's my birthday" sitting locked in my car in my driver's seat. Crap, I have locked a delusional stranger in my car. It is suppose to be a mellow day.

I, of course, immediately inquire to my smoking buddy how this could have happened. She informs me that she thought we were together and he climbed in the driver's seat while I was messing around with the parking stub in the passenger window. She says he has been going through my briefcase reading papers. I now know how we got here but need to figure out how to get out of here.

For whatever reason I start going through the advice my mother has given me over the years to see if there is some gem that will cover this situation. "Don't spend more than you make." Good advice but of no help here. "Marry rich. It is just as easy to marry rich as to marry poor" Does not apply but brings into question my mother's mathematical ability because at last count the 99% were a lot more than the 1% so the odds were against me big time on that one. "Never wallpaper together" What? I am still searching for the obscure meaning in that one but have discarded it for the time being as no help at all.

I consider calling the police but that seems like overkill. I am, after all, a trained communicator or at least took a couple courses in the 200 series. Let's see – we established the rapport, he provided information; it must be my turn to provide information. I bang on my passenger side window and provide him the information that he needs to get the heck out of my car. I am unlocking my car doors at that time and I am not sure but I think he is locking them but about four clicks later he is out of my car. He tells me I told him to get in the car. No, I did not tell you to get in my car. He explains that all CIA operatives drive silver cars. I just glare. He stands against the building while I and my smoking buddy look at each other. He begins to poll the people on the street concerning the CIA and silver cars. Does a silver car indicate the driver is a member of the CIA? Votes are evenly split between "I Don't Know" and "I decline to answer."

Time to plan an exit strategy. This meeting has gone on way to long and I need to be off to the next appointment. I consider getting in my car and driving away but since Mr. "It's my Birthday" is still only five feet away I hesitate because I do not really want to have him jump in the passenger seat. I ask my smoking buddy if she works in the adjacent building and thankfully she does and even more thankfully the security podium is just 20 feet inside the door. I let her know I am following her in. She goes in, I go in, Birthday Boy goes in.

It dawns on me that I must have used the Mean Mama face on him. You know the face you have which is saved for your children when they are misbehaving in church and you can't exactly deal with the issue right now. You give them the look and they know that they must comply with you and behave or the outcome will be akin to condemnation of one sort or another. Anyway, he is now my child and he has seen the wrath in the look and decided to avoid the condemnation. But what the heck am I suppose to do? As luck would have it we must have drawn a bit of a crowd because the security guard immediately met us at the door. After calling in a "Code X" on his radio and describing Mr. "It's my Birthday and the CIA is finally here to pick me up in the silver car" to whoever is at the other end he confers with me. Do I know Mr "Birthday-CIA" No. "Go ahead and go to your car and see if anything is missing and I will keep him away" Works for me. I head out and quickly ascertain that there is nothing missing. Time to implement the exit strategy. I drive away.

For those of you who are concerned – I had no W-9's, personal information or other information in my briefcase. Just a couple sets and plans for various projects and the complete listing of all registered aircraft in Klickitat County Washington. Why did I have the listing of all registered aircraft? Well, I could tell you but then I would have to kill you.



## PLANCHON CONSULTING

Land + Natural Resources

**STEVE PLANCHON**

Consultant

planchonconsulting@gmail.com  
6329 N COMMERCIAL AVE  
PORTLAND, OREGON 97217

- ☎ (503) 467-8699
- ☎ (503) 283-0353
- ☎ (503) 286-2216



Northwest Division  
Land-R/W-Relocation Services

**Leslie Finnigan, SR/WA**  
Regional Manager

P.O. Box 2354  
Salem, Oregon 97308-2354  
E-mail: lfinnigan@ufsrw.com

Office: 503/399-8002  
Fax: 503/399-8003  
Toll Free: 877/501-7282  
Cell: 503/709-1916



**Joe Currie, SR/WA**  
Managing Land Agent  
Business Developer

**Carlsbad Office**  
2055 Corte del Nogal  
Carlsbad, CA 92011  
Tel: (760) 931-9230 Ext. 360  
(866) 931-9230  
Fax: (760) 931-9228  
Cell: (760) 710-7528

www.ceprimeinc.com  
joe.currie@ceprimeinc.com

CIVIL ENGINEERING CONSULTANTS  
SERVING CLIENTS NATIONWIDE



*Lingeman Valuation & Consulting*

**Jim Lingeman, SR/WA**  
Certified General Appraiser

(360) 909-0855  
valuationandconsulting@gmail.com  
PO Box 823267 Vancouver, WA 98682

## Services Offered

- Relocation Assistance
- Temporary Relocation
- Utility Relocation
- Property Management
- Demolition & Clearance
- Excess Land Disposal
- Franchising/Permitting
- Site/Route Selection
- Due Diligence
- Asset Management
- Project Management
- Negotiation/Acquisition
- Feasibility/Cost Studies
- Cost Estimating
- Construction Mitigation
- GIS & Database Development
- Appraisal & Appraisal Review
- Community Outreach
- Title Examination
- Documentation & Records Management



## Epic Land Solutions, Inc.

*Right of Way/Real Property Services*

M/W/ESB- Oregon Minority, Women, Emerging Small Business  
M/WBE-Washington Minority, Women Business Enterprise

www.EpicLand.com

Steve Fox, Regional Manager  
9600 SW Oak Street  
Suite 570  
Portland, OR 97223  
Phone: (503) 213-3977



**David Goggin, MAI, SRA**

Real Estate Appraisal • Residential & Commercial  
Estate & Trusts • Expert Testimony

Mulligan & Associates Appraisal Co., Inc.

914 ESTHER ST. • VANCOUVER, WA 98660  
(360) 695-1295 • FAX (360) 695-7205  
E-MAIL: david@mulliganandassociates.com



**OVERLAND  
PACIFIC &  
CUTLER, INC.**

- Land and Right of Way Acquisition
- Relocation Assistance
- Project Cost Studies
- Appraisal & Appraisal Review
- Program Management
- In-House Staffing
- Utility Coordination

*Building relationships,  
delivering projects.*

**800.400.7356**  
www.OPCServices.com

**Leigh Enger**  
Right of Way  
Project Manager

HDR Engineering, Inc.  
660 Hawthorne SE  
Suite 220  
Salem, OR 97301-6685  
www.hdrinc.com  
Leigh.Enger@hdrinc.com



Main (503) 316-5500 Cell (503) 990-1167  
Direct (503) 316-5513 Fax (503) 316-5550

## INTEGRA

PORTLAND Realty Resources

VALUATION AND COUNSELING

**BRIAN A. GLANVILLE, MAI, CRE**  
Managing Director

**Robert L. Hickok, MAI**  
Principal/CFO

**Robert M. Greene, MAI, SRA**  
Senior Analyst

812 SW Washington Street, Suite 850  
Portland, Oregon 97205  
Phone: 503-222-7066  
Fax: 503-274-8830

Email: bglanville@irr.com  
rhickok@irr.com  
rgreene@irr.com

**HANNA, McELDOWNEY & ASSOCIATES**

Right of Way Services

**Roger D. Hanna**Certified Appraiser  
Real Estate Broker8835 SW Canyon Lane #405, Portland, OR 97225  
(503) 297-9588, Fax (503) 297-2835**Safety Advice****Put your car keys beside your bed at night.**

If you hear a noise outside your home or someone trying to get in your house, just press the panic button for your car. The alarm will be set off, and the horn will continue to sound until either you turn it off or the car battery dies.

The next time you come home for the night and you start to put your keys away, think of this: It's a security

alarm system that you probably already have and requires no installation. Test it. It will go off from most everywhere inside your house and will keep honking until your battery runs down or until you reset it with the button on the key fob.

Also, remember to carry your keys while walking to your car in a parking lot. The alarm might work the same way there.

**Member Spotlight Continued...**

with a friend from high school when my Uncle Rod had mentioned to me that I should speak to a friend of his, Leslie Finnigan," Barry explains. Leslie had worked for Rod Bliss in Right of Way for Washington County, prior to establishing Universal's Salem office. "My uncle thought I would be a good fit for the right of way industry. I thought, cool, sounds like it could be fun. I called Leslie and scheduled an interview."

The rest, since 2008, is Universal's gain. "Rod was right," Leslie says. "If there is such a thing as a perfect fit for our work, Barry is as close to it as you'll see. In addition to his background in construction, he's a people person, with empathy and understanding of all the varying situations we deal with, and atop all that he's a rapid learner and results oriented. We have a solid team in our office and, Barry quickly became a big part of it all, a huge contributor."

After more than a year as a ROW tech doing a lot of copying and filing and learning about the process, Bliss was promoted to an agent in 2011. "I have been enjoying helping everyone I have had the privilege to come in contact with ever since. I cannot say how great it has been to work with this group of people. My life has definitely been more enriched by knowing them and being a part of this great company." In case this sounds like a line, know it's not. It's Barry, pure and simple. He means all the kind things he says. "I have been very blessed in my life and family is a big part. I would say to know me is to become a part of my family, that's at least the way I feel."

Part of his life is giving, and so giving to IRWA came naturally. He became the Chapter 3 Newsletter Editor/Chair in December of 2010. And next Monday at the convention in Seattle, he and his fans at Universal and throughout the Chapter, will find out if he gets the award Beaver Tales officially feels he deserves. "Whatever comes along will be fine," Barry says. "We're having fun and I want to think we're giving some fun, along with good information, to our members in chapter 3. We're here to serve."



**Lino Cardenas and Barry Bliss: Lino and his wife Lupe are the directors of the children's home in Creel, Mexico**

Member spotlight written by Bob Finnigan

# Dates & Events

J  
U  
N  
E  
  
2  
0  
1  
2

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
27	28 June Newsletter Information Deadline	29	30	31	1	2
3	4	5	6	7	8 IRWA CH 3 Board Meeting 10:30am Lunch 12:00pm	9 IRWA Young Professionals Event June 8-10
10	11	12	13	14	15	16
"IRWA: EDUCATION CONFERENCE" SEATTLE, WA JUNE 10 - 13						
17	18	19	20	21	22	23
24	25	26	27	28	29	30
1	2	3	4	5	6	7

FRECALENDARSTOPRINT.NET

## JUNE

**May 28** June Newsletter Information Dead-

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

**8-10** IRWA Young Professionals Event Seattle, WA

**10-13** IRWA Education Confrence Seattle, WA

J  
U  
L  
Y  
  
2  
0  
1  
2

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 July Newsletter Information Deadline	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-603 Understanding Enviro/Cont in Real Estate Portland, OR	18 C-604 Environmental Due Diligence and Liability Portland, OR	19	20	21
22	23	24	25	26	27	28
29	30	31 IRWA Project of the Year Deadline	1	2	3	4
5	6	7	8	9	10	11

FRECALENDARSTOPRINT.NET

## JULY

**2** July Newsletter Information Deadline

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

**17** C-603 Understanding Environmental Contamination in Real Estate  
Facilitator: Fred Walasavage  
Site: Radisson, PDX  
Coordinator: Linda Birth

**18** C-604 Environmental Due Diligence and Liability  
Facilitator: Fred Walasavage  
Site: Radisson, PDX  
Coordinator: Linda Birth

**31** IRWA Project of the Year Competition Deadline

## Officers 2012

### President

Jim Lingeman, SR/WA  
[jim.lingeman@gmail.com](mailto:jim.lingeman@gmail.com)  
 360 909-0855

### Vice President

Regina Thompson, SR/WA  
[rthompson@ufsrw.com](mailto:rthompson@ufsrw.com)  
 503 399-8002

### Treasurer

Shannon Fish  
[sfish@ufsrw.com](mailto:sfish@ufsrw.com)

### President-Elect

Matt Gossett  
[matthew.c.gossett@odot.state.or.us](mailto:matthew.c.gossett@odot.state.or.us)  
 503 731-8425

### Secretary

Ken Hoffman  
[Ken.S.Hoffman@co.multnomah.or.us](mailto:Ken.S.Hoffman@co.multnomah.or.us)

## Committee Chairs for 2012

### Awards/Recognition

Eilene Gehrke, SR/WA  
[eilene.gehrke@pacificorp.com](mailto:eilene.gehrke@pacificorp.com)

### Asset Property Management

Steve Planchon  
[planchonconsulting@gmail.com](mailto:planchonconsulting@gmail.com)  
 503 286-2216

### Education Chair

Lori Hathaway  
[lhathaway@ufsrw.com](mailto:lhathaway@ufsrw.com)  
 503-551-5552

### Environment

John Hooson, Vice Chair of  
 IRWA Environmental Committee  
[landsolutions1@frontier.com](mailto:landsolutions1@frontier.com)  
 503 439-9423

### Historian

Leslie Finnigan, SRWA  
[lfinnigan@ufsrw.com](mailto:lfinnigan@ufsrw.com)  
 503 709-1916

### Local Public Agency

Ken Hoffman  
[Ken.S.Hoffman@co.multnomah.or.us](mailto:Ken.S.Hoffman@co.multnomah.or.us)

### Meeting Coordinator

Shannon Fish  
[shannon@rowainc.com](mailto:shannon@rowainc.com)  
 503 644-3436

### Membership

Dan Benson, SR/WA  
[irwadan@bensonville.us](mailto:irwadan@bensonville.us)  
 360 773-8334

### Parliamentarian

Jerry Swan, SR/WA  
[Jerry.D.SWAN@odot.state.or.us](mailto:Jerry.D.SWAN@odot.state.or.us)  
 503 731-8443 work  
[aprilgswan2@comcast.net](mailto:aprilgswan2@comcast.net)  
 503 231-7353 home

### Professional Development

Linda Birth, SR/WA  
[linda.birth@portlandoregon.gov](mailto:linda.birth@portlandoregon.gov)  
 503 823-7461

### Co. Chair

John Deyo, SR/WA  
[john.deyo@portlandoregon.gov](mailto:john.deyo@portlandoregon.gov)

### Newsletter, Publicity & Promo

Barry Bliss, Editor  
[bbliss@ufsrw.com](mailto:bbliss@ufsrw.com)  
 503 399-8002

### Relocation Assistance

Regina Thompson, SR/WA  
[rthompson@ufsrw.com](mailto:rthompson@ufsrw.com)  
 503 399-8002

### Survey and Engineering

Patrick Hinds, SR/WA  
[parick.j.hinds@co.multnomah.or.us](mailto:parick.j.hinds@co.multnomah.or.us)

### Transportation

Rod Bliss, SR/WA  
[rodb bliss@epicland.com](mailto:rodb bliss@epicland.com)  
 503 490-6933

### Utilities

Kayla Carol, SR/WA  
[KaylaCarol@PacifiCorp.com](mailto:KaylaCarol@PacifiCorp.com)  
 503 813-6253

### Pipeline

Vacant

### Valuation

Jo Ellen Jarvis, MAI  
[jojarvis@jarvisappraisal.net](mailto:jojarvis@jarvisappraisal.net)  
 360-835-7070

### Immediate Past President

Dawneen Dostert  
[dawneen\\_dostert@comcast.net](mailto:dawneen_dostert@comcast.net)  
 360 904-3187

# DEADLINE IS JULY 31, 2012

## Project of the Year Competition

Showcase your project and get national media exposure!

Everyone has an interesting project story. This is the ideal time to tell yours.

### The winner receives:

- Right of Way Magazine cover photo
- Feature article in November/December issue
- Three 2013 conference registrations
- Recognition at conference awards ceremony
- News media coverage
- Customized press release



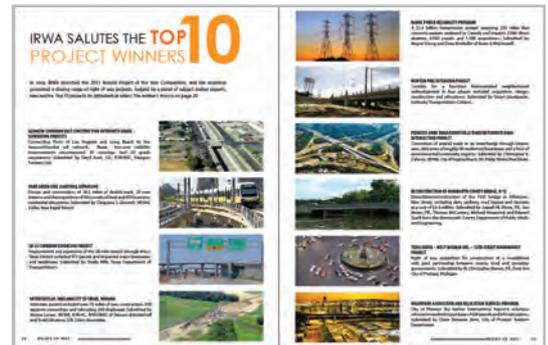
### Submission Guidelines

**Deadline is July 31, 2012**

In a word document, describe your project using the four categories noted below. Include as many details as possible to help differentiate your project from the other entries.

#### Include these categories in your project entry:

- 1) **Describe the team.** Outline how the project team was assembled, which right of way categories were involved, any special training or processes needed and your specific role.
- 2) **Give the facts.** Provide details about the budget, where funding originated, why the project was needed, how the schedule was established and who the project will benefit.
- 3) **Explain your three biggest challenges.** Identify the top three unique challenges you faced and describe how you were able to mitigate or overcome them.
- 4) **Detail the deliverables.** Explain why this project is important, to whom and your role in achieving the budget, schedule and/or expectations.



Projects that rank in the Top 10 will receive news media exposure and editorial coverage in Right of Way Magazine.

Whether your project is in the works or already completed, any project with a right of way component is eligible. If you entered your project in a previous competition, you can re-enter it using the new criteria.

On your cover sheet, please include the project name, your name, your company/agency and your email and phone number. Your entry can range anywhere from 1,200 to 3,000 words (not including visual attachments and captions). All submissions will be acknowledged by email confirmation. If you have any questions, please send them to [magazine@irwaonline.org](mailto:magazine@irwaonline.org).

#### Three Ways to Submit:

- Email to:** [magazine@irwaonline.org](mailto:magazine@irwaonline.org)
- Fax to:** (310) 538-1471
- Mail to:** Right of Way Magazine  
Project of the Year Competition  
19210 S. Vermont Ave.  
Building A, Suite 100  
Gardena, CA 90248