

The Award Winning Beaver Tales

Chapter 3 meeting Friday September 9th at: ERNESTO'S

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

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

IRWA Chapter 3

Please make meal
RSVP's as soon as
possible to Shannon Fish at
shannon@rowainc.com

August 12th Prize Drawing Results

Congratulations!
Joe Gray was present and
won the \$ 350 jackpot
drawing.

**Kayla Carol won
the free Lunch again
Congratulations!**

**August Lunch
Jackpot is \$25
Good Luck!**

IRWA REMINDERS

Region 7 Fall Forum
October 14th, 2011
Anchorage, Alaska

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There is no app(raisal) for that Getting good appraisals in today's world

Has Zillow let you down? Are you looking for the barcode on your latest acquisition so you can scan it and know the value? Chuck Fisher explains the nuts and bolts of Oregon Appraiser licensing and USPAP so you can know key items to look for when hiring an appraiser and where to find resources. He'll let us know a few do's and don'ts for appraisal instructions. Chuck will also touch on foreclosures, short sales and their use in the appraisal world as well as other current topics.



Chuck Fisher, SRA

Chuck Fisher is a certified general appraiser currently employed by the Oregon Appraiser Certification and Licensure Board as a Compliance Analyst. He maintains his practice, Fisher Appraisal, LLC, offering real estate appraisal related consulting and education services. He is a designated member of the Appraisal Institute (SRA) and is a certified Uniform Standards of Professional Appraisal Practice (USPAP) instructor.

Bylaw changes passed with majority vote

A vote of the general membership passed the changes to the bylaws that were recommended by the Executive Board. The vote changed some of the chapters polices to be relocated to an operating manual. The biggest change will switch our chapter from calendar year to fiscal year for the business of the chapter. Most of the chapters have made this switch already. This will change when our officers are elected -- they will serve from July to June of each year, the same as the International Officers. Our current officers will occupy their positions for an extra six months so the chapter can transition to the new schedule. The next election of officers will be in the spring of 2012.

I read an article by Thomas Sowell the other day in The Columbian newspaper with a heading of "Pampered poor hate those who work." In the article Mr. Sowell points out tendencies in the media's coverage of the less fortunate in the US. He goes on to point out the remarkably similar things are being done by lower-class types in England. He says the similarities stem from the social attitudes long promoted by the intelligentsia and welfare-state politicians. A recent study in England found 352,000 households in which nobody had ever worked. Moreover, two-thirds of the adults in those households said that they didn't want to work. As in America, such people feel both "entitled" and aggrieved. He points out that in both countries, the educational system, the media and politicians seemingly teach those who have achieved less that they have a grievance against those that "have."

I was raised with a work ethic on a farm, groomed to be a "housewife" and saw no need for a higher education. I married right away and took enough classes to "keypunch" (remember the punch cards with the holes in them?) so I could help out with the bills while "he" went to college. Well, that didn't last and he professed reasons to quit the blue color jobs he qualified for as well as many years of not working at all. Like many others with no "career" skills, no higher education nor a way to obtain those, I ended up supporting the family with work in manufactured home factories, stacking wood from conveyor belts, and yes, I did a stint cocktail waitressing. At times I even ended up on those entitlement programs when "he" wouldn't work. I was frustrated, angry and found that I was resenting those that "had good jobs." I didn't know how to get to a place where I could make a comfortable, living wage and I felt "less than" others. Many of my "peers" at that time voiced similar feelings of anger, jealousy and envy of those that "had things." Some of those peers ended up taking a criminal path to lighten the load of those that "had things" and eventually were introduced to our penal system, but curiously, it did not alleviate their feelings of "less than" or their anger towards those that "had."

I always knew that there had to be a way out, that there was something better for me out "there." I did not understand those who professed that they shouldn't have to work. Curiously, I was given a hard time by those same "peers" as I moved further away from living in the "angry" mental state and life style of the unemployed by choice. I just didn't know how to get there. Then I was miraculously led to the women's program at Clark College and enjoyed three years of hard work majoring in computer programming and business administration. My indifference from high school changed to a hunger to learn and I never worked harder than when I was privileged to go to Clark. While there, I observed many kids just out of high school, wasting the professor's time and their parent's money. Perhaps they needed to attend the same "school of hard knocks" that I had to find a better appreciation of their educational opportunity.

One thing led to another and I began working at BPA in the land division. Many experiences and changes have occurred since then, but the greatest opportunity, the best thing that happened to me, was when I was asked if I was interested in serving on a committee with IRWA. I still remember the awe that I felt when I was asked to chair a committee for the first time. That eventually led to serving on the officer path: Treasurer, Secretary, Vice President, President-Elect then the President. I can't begin to tell you how frightening this was and how much faith I put in those that trusted me with these positions, with the Chapter's



money, with representing the Chapter at Region meetings and the Annual Conference. Though volunteering in itself does not pay anything. I continually heard from co-workers, friends and family how much I was growing as an individual. It may have also led to some of the job opportunities I have enjoyed over the years.

The people that I have met in this organization have many, disparate backgrounds, some from the "under class" but some are from those "that have things." I've found all are pretty much the same. We have come to the place we are today by the decisions we have made previously and the lifestyles we have are the direct result of those decisions. Where are those former "peers" today? Some have died; some are living off of others, but mostly, I just don't know.

What about those that want something else? First, they have to realize that any change has to come from a desire to make a change. They have to ask, listen and talk to others. There are many ways to do this, library, schools, volunteering, and obtaining a mentor, just to name a few to get started up that ladder of "having things."

I have talked to many people about getting involved in the IRWA if they want to move forward in their right-of-way career. I usually get a "yes, but..." and a wide variety of excuses. The difficult part for me is letting go; I can't force anyone to take action which is the most critical step. Many people have been or are about to be downsized due to the current economy. They could sink down to despair and become one of the "angry people," though previously they would never have seen themselves in that position.

This is exactly the wrong thing to do. Now is the time that they need to be involved, taking classes, standing out and shining at work, in their personal life, or anywhere they go. They should be an example. And they need to look for the solution, not the problem, ask what is the outcome they would like to see, what are the steps to get there, then take action, "just do it." They might surprise themselves and actually become one of those that "have things" without even being aware of it.

Dawnleen

Geri Hall

Sr. Right of Way Agent
and Relocation Reviewer,
Oregon Department of Transportation

People who know Geri Hall are happy to tell you she is a sweet person - so it is so fitting that she ran a candy store at one point in the career path that brought her to the Oregon Department of Transportation a decade back.

Geri's positive and upbeat outlook, which will doubtless be part of her approach to working re-location on the CRC project, to which she was just appointed, made her a natural selection for Beaver Tales' featured member for September.



Geri Hall

She didn't start in candy, but in Minnesota, where she graduated from St. Cloud State in 1978, and embarked on her first career, in communications, another strength she will bring to the Columbia River Crossing.

In her own words, Geri came to Oregon to escape the weather in Minny, which has two essential seasons, very hot with mosquitoes or very cold with snow.

Landing in Salem, she was director of news and publications at Salem Hospital for several years and in addition to writing and producing all hospital publications, she was the hospital's spokesperson and promoter for special events.

She moved into real estate in 1987, largely to avoid appearances of conflict of interest with her late husband Gus, who worked in the same office at the hospital. But despite the switch from a successful decade in publishing, Geri typically became a success in realty, where she found her real calling.

Yet, although Geri was a top-selling agent for Lutz Snyder Realtors, there was the call of candy, too. So she established the first Candy Bouquet franchise in the state and worked at that for a half-dozen years.

Then, in 2001, it was on to ODOT, where she is now a Senior ROW Agent and Relocation Reviewer, and along with that on to the IRWA, where she is a candidate for both SR/WA and Relocation Assistance Certification. She serves as TO-COEF liaison for the IRWA and has worked with the education committee.

For fun, you'll find Geri in her garden, although you may have to look for her behind the eight-foot tomato plant. She paints abstracts, makes jewelry, roots for the Twins and Vikings and still makes time for her first love, writing.

At some point in the future you can read her work in, "Shared Lives," which she writes about the mother-daughter relationship. And she will draw liberally from her life experience, with four step-daughters, along with three grandchildren (and a fourth on the way). There are also a bunch of what she calls "fur grandchildren." And we may be able to read about them if she decides to write about pets.

Chapter Members,

If you are planning on taking the SR/WA EXAM OR need to recertify soon PLEASE READ.

CORRECTION TO THE ANNOUNCEMENT BELOW.



Comprehensive exam taken and passed by December 31, 2011 can still be used to meet the capstone exam requirement.

The IPDC and the IEC have announced a decision which will affect all candidates and certified members:

- **Effective January 1, 2012**, there will be new SR/WA Comprehensive Exams that will be more difficult, with more questions, and with a shorter time to complete.

In the effort to raise the bar on credentialing and as a process of continuous improvement, the IPDC have contracted with a subject matter expert for the purpose of reviewing and updating the SR/WA comprehensive exams. There will be 4 new versions of the exam, Exam A and Exam B for both U.S and Canadian candidates. The new exams will be completed and ready to launch beginning January 1, 2012. A pilot session will be chosen before the end of this year. More details will be announced at a later date.

Comprehensive exam taken and passed by December 31, 2010 can still be used to meet the capstone exam requirement.

- **Effective July 1, 2012**, only IRWA ethics courses – 103, Ethics and the Right of Way Profession or 104, Standards of Practice for the Right of Way Professionals may be applied towards the ethics requirement for recertification. Non-IRWA ethics courses previously approved for recertification credit will no longer count.

Please note that previously, the IPDC had approved the following non-IRWA ethics courses:

1. Business Practice and Ethics, from the Appraisal Institute
2. Professional Practice Seminar, formerly known as the "Standards Seminar" from the Appraisal Institute of Canada

If you are in your current recertification cycle, and wish to use one of these to meet your ethics requirement for re-certification, you must complete the course before July 1, 2012.

From the PDC Chair - Linda Birth, SR/WA

Hi all,

I wanted to update you on a couple of things coming up in the fall.

The Best Practices for Chapter Professional Development Committee Chairs Webinar is **Tuesday, September 6, 2011 @ 8 AM**. If anyone would like to attend, drop me an email and let me know.

Also, Mike McNeill at Epic Land has requested (and volunteered to help) put together a SR/WA review session this Fall. If you would be interested in attending a study session along with some of our chapters candidates please contact me with an email. We've not confirmed a date, but we are aiming for October/November. We hope to do something before the Holiday Season and certainly before the new SR/WA test in January 2012.

Thanks,

Linda Birth

linda.birth@pdxtrans.org

Education Courses Being Planned Now!

Lori Hathaway our chapter education chair is meeting in September with her team to put together the course schedule for next year. If you have a course that you would like our chapter to sponsor, give Lori a call and let her know. Lori can be reached at ufslori@comcast.net or by phone at 503-399-8002

UPDATED

Education Courses for 2011

October 5-6

C-207

Practical Negotiation for US Federal Funded
Land Acq's

Facilitator: TBA

Site: Radisson, PDX

October 20

Ch 3: Tribal Relations & Negotiations Seminar

Facilitators: Expert Panel of Speakers

Site: Radisson, PDX

November 2-3

C-700

Intro to Property Management

Facilitator: Joe Pestinger, SR/WA

Site: Radisson, PDX

**Make sure to check periodically
www.irwachapter3.com for any
course updates, or changes to the
course schedule.**

C-207 Practical Negotiations for U.S. Federal Funded Land Acquisitions

October 5 - 6

Course Title: C207 Practical Negotiations for U.S. Federal Funded Land Acquisitions

Course Level: Intermediate

Course Length: 2 days, 8 AM to 5 PM

IRWA Credits: 16 QEU / CEU

Required Materials: N/A

Recommended Materials: "Successful Communication and Negotiation" – Textbook (separate purchase)

Suggested Prerequisites: N/A

Register Now

Tuition: Member: \$450 (includes \$35 facility fee)

Non-Member: \$555 (includes \$35 facility fee)

Late Registration Fee of \$25 after: 9/5/2011

Course Description:

This course reviews the FHWA requirements that apply to negotiators, analyze those requirements in the context of individual personal negotiating style and provide practical approaches and tips to improve settlement rates for right of way acquisition.

This essential course is designed for:

- DOT employees and other highway oriented negotiators
- Land acquisition agents who have less than 5 years negotiation experience
- More experienced agents desiring a refresher
- Individuals seeking improved settlement rates for acquisition

Course Tuition includes:

- Participant's Manual

Who should take this course:

Ideal for both executive and entry-level professionals, this course teaches highway-oriented negotiators and land acquisition agents how to improve settlement rates for acquisitions.

FACILITATOR:

Faith A. Roland, SR/WA – CEO, Roland Resources, Inc.: is a celebrated leader in the Public Land Acquisition Industry, driving large scale infrastructure projects. Ms. Roland has managed & completed over \$200 million in voluntary land transactions, acquiring and/or preserving over 110,000 acres of public land in the State of Washington alone. These projects resulted in the development of over 200 miles of trails and 1000's of acres of preserved land in the Northwest. Faith is an expert on Rural Airport acquisition and relocations projects, and Conservation and Mitigation programs. She understands managing complex projects requiring multiple funding sources, balancing the laws and requirements of city, state and federal agencies. Ms. Roland has been involved in Right of Way since 1994, and is a former Project Manager and Acquisition Supervisor for public land acquisitions within King County, WA. In 2010 Faith established Roland Resources, Inc, bringing creative solutions to public infrastructure projects. Faith served as the 2008-09 International President of the IRWA, the gold standard for Right of Way Professionals with more than 10,000 members worldwide. She has twice received Professional of the Year awards from her home IRWA chapter. Faith serves on the Bellevue Parks and Community Services board and Light Rail Best Practices Committee, and other local causes. She is a member of Commercial Real Estate Women and Women Transportation Symposium. Faith enjoys traveling to remote North American villages, is an advocate for women's outdoor issues, and is a certified fly fishing instructor. She has lived in Washington for 39 years and currently resides in Bellevue, with her husband Rich, a Seattle attorney.

COURSE COORDINATOR:

Dan Benson, SR/WA
P.O. Box 873459
Vancouver, WA 98687
Phone: (360) 773-8334
Email: irwadan@bensenville.us

CLASS LOCATION:

Radisson Hotel Portland Airport
6233 NE 78th Court
Portland, OR 97218
Phone: (503) 251-2000

ACCOMMODATIONS:

Radisson Hotel Portland Airport
6233 NE 78th Court
Portland, OR 97218
Phone: (503) 251-2000

Negotiating Through Tribal Lands

October 20th 8:00am- 5:00pm

A UNIQUE EDUCATIONAL EXPERIENCE!

Chapter 3 of the International Right-of-Way Association (IRWA) is presenting a one day communications related course on Negotiating Through Tribal Lands. This course will cover various aspects of navigating through the agencies and processes associated with a negotiating for rights-of-ways in Indian Country. If you are involved in any way with a right-of-way over tribal land, this course provides everything you need to know about navigating through the various processes and working with tribes and tribal members. The Chapter has applied for IRWA education credits.

Speakers for the course include Bob Miller, Professor at Lewis & Clark College, School of Law, who will talk about the legal aspects of land ownership. Additional experts include key representatives from the Regional Solicitor's Office, Bureau of Indian Affairs, and Office of Special Trust Services. In addition, various tribal members have agreed to participate and share information about their culture, focusing on the significance that land and food plays in their culture.

Negotiating Through Tribal Lands will be held October 20, 2011 at the Radisson Hotel at PDX, Portland, OR (moved from April 14). Cost for the course is \$100 plus a facility fee of \$35 for IRWA Members or, \$150 plus the \$35 facility fee for Non-members.

With all the experts in one place, this will be a first-hand opportunity to gain understanding and insights into the cultural aspects and complex processes involved when working with various Indian Tribes.

A SAMPLE OF TOPICS INCLUDES:

Cultural Aspects of Tribal Lands;

Office of Special Trust - Appraisal issues;

Navigating the Bureau of Indian Affairs;

Right-of-Way Acquisition on Tribal Lands;

Constructing Utility Infrastructure on- or Adjacent to Tribal Land;

Why Work with the State Historic Preservation Officer (SHPO) ?;

Best Practices & Successes - Panel...

Instructor: Jaci Margeson & Various Tribal Matters Experts
Biographies will be made available at the course.

Registration

Register ONLY to Course Registrar online, or as shown below. Advance payment not required. You will receive a confirmation if you provide an email address. \$35 late fee for registration on day of course (full course materials may not be available).

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

Course location

Radisson Hotel - PDX
6233 NE 78th Court
Portland, OR
800-994-7878

Accommodations

Gov't rates available, ask for IRWA

Coordinator

Dan Benson, SR/WA, 360-905-2142

Cancellation

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

Prerequisites

None.

Course materials

Speaker's "Bios" and any handouts will be provided at Seminar.

Course credits

CEU (1 day/8 hours)
QEU (1 day/8 hours)

Course fees

Member - (\$100.00)
Non IRWA Member (\$150.00)
Facility Fee (\$35.00)

August Meeting

We had a lot going on at our August Meeting... Thanks to Dee Jones and Richard Dunlap for talking to us about the state of our State.



In our August meeting Dee Jones talked about several changes happening at ODOT with the upcoming Columbia River Crossing project, updates to the Right of Way manual and how ODOT is working to develop change in its structure as it pertains to ODOT's Appraisal department. Richard Dunlap also provided us with information on several right of way bills, some that passed, some that didn't and how it affects ODOT and those who will be working on State projects in the future. Jim Lingman introduced some important business regarding the membership vote on the bylaws. He asked Leslie Finnigan, who was tasked with putting the information together to further explain the changes and how it would impact our chapter.

New Member Presentation

Congratulations Andrea, Charlene and Deborah on becoming a new members to Chapter 3.



Chapter 3 President Elect Jim Lingman, SR/WA installing Andrea Buchman, Charlene Mullis and Deborah Flewelling as new members.

In Memoriam

This past week Chapter 3 lost a great supporter. Joe Pestinger's sister, Marianne Sager passed away on Monday August 29th, 2011.

Many of us didn't know how much of a blessing that Marianne was to our local chapter. Anytime Joe would come down and teach a class, Marianne would open her home allowing Joe to stay there saving the chapter additional costs.

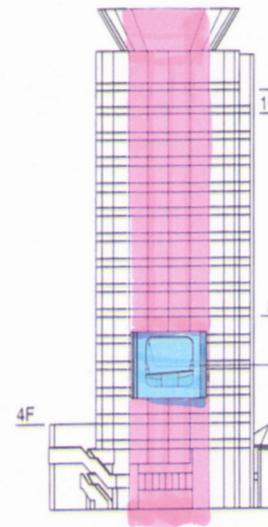
On behalf of the Chapter I would like to offer our condolences to Joe Pestinger and the Sager Family for their loss.

Examples of Application of the Multi-level Integrated Development System.

How would you like to negotiate this easement?



Three Dimension
Road maintenanc



Umeda Off-ramp

To construct this expressway off-ramp while ensuring efficient land utilization in one of Japan's most important commercial and business districts, the off-ramp (which opened in August 1992) was designed to pass through an office building. The road and building structures are completely separate and independent, and partial overhead property rights were obtained for the expressway.

Submitted by Jerry Swan, SR/WA

SUDUKO

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	1				8	6	7

1898-2623 - www.Sudoweb.com - Free Sudoku and ebook

Reminder

To all who are interested in placing business cards ads in the Beaver Tales newsletter.

You may begin submitting your requests as of October 1st with a \$40 check payable to Beaver State Ch 3. Any advertising paid and submitted in October is for the 2012 Beaver Tales newsletter.

If you have any questions please contact Barry Bliss at 503.399.8002 or email him at ufsbarry@comcast.net

Answers to Puzzle at bottom of page 13

**Beaver State Chapter 3, IRWA Board Briefs
Condensed Meeting Minutes for August 12, 2011
Ernesto's Restaurant – 8544 SW Apple Way, Portland, OR**

Call to Order: President Elect Jim Lingeman SR/WA called the meeting to order at 10:34 a.m.

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

President's Report: No report given.

Vice President's Report: No report given

Approval of July 8, 2011 Minutes: A motion was made and seconded that the minutes be accepted with some minor changes. Unanimous approval.

Treasurer's Report: Jim Lingeman, Treasurer, goes over his report with the Board. A motion was made and seconded that the report be approved with verification. Unanimous approval.

Secretary's Report: No report given.

Membership Report: Dan Benson presented 3 new candidates for membership. New candidates are James Clark, Andrea Buchman and Deborah Flewelling. Motion was made to accept these new members and seconded. Unanimous approval.

Education Report: No report given.

PDC Report: No new candidates to report. The International career path webinar is the 1st Tuesday of every month.

OLD BUSINESS:

Budget Revisions: A typo was found and corrected in the budget for January to July, 2011.

By-Laws: A typo was found and corrected in the proposed by-laws revision being voted on today in the general meeting.

Website: Tabled until next meeting

NEW BUSINESS:

New Education Chair: Lori Hathaway has agreed to become the Chapters Education Chairperson. Much thanks go to Sandra Billings for her work in the recent past.

Nominations for the Advisory Committee Chair and PDC Advisory Committee: These committees elect their own Chair and it must be a past president.

A request was made to the Executive Board to submit Portland, OR as a location to host the IRWA Education conference in 2017. It was noted that would be the 30 year anniversary of the last IRWA Education conference held in Portland. A motion was made to approve the submission and seconded. Unanimous approval.

December Holiday Party: This annual event, usually held in December will showcase the Professional of the Year, Project of the Year and Employer of the Year as well as special recognition of past presidents.

Committee Chair Reports:

ADJOURNMENT: President Elect Lingeman, adjourned the Board meeting at 11:55 AM.

HANNA, McELDOWNEY & ASSOCIATES
Right of Way Services

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Certified Appraiser
Real Estate Broker

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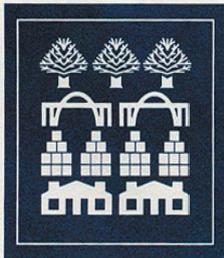


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SERVICE DIRECTORY

Chapter 3 has decided that anyone who paid for space in our directory for 2010 will be allowed to carry over their space at no additional cost for 2011. If you are interested in directory space for 2012, the cost is \$40 per business card. You can begin to submit your info to the Newsletter editor in October. For additional information please contact Barry Bliss at ufsbarry@comcast.net

Officers 2011

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4	1	3	2	5	8	6	7	9
6	9	8	7	3	1	5	2	4
7	5	2	6	4	9	3	8	1
9	6	7	5	8	3	1	4	2
3	8	4	1	2	6	9	5	7
5	2	1	4	9	7	8	6	3
2	3	9	8	7	5	4	1	6
1	4	5	3	6	2	7	9	8
8	7	6	9	1	4	2	3	5

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