THE AWARD WINNING
BEAVER TALES

IRWA
BEAVER STATE CHAPTER 3

May 2016

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

Chapter 3 meeting Friday June 10th at The Old Spaghetti Factory - In Vancouver, WA

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

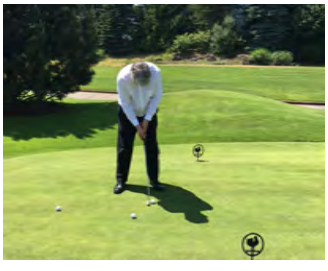
730 SE 160th Ave, Vancouver, WA 98684
LUNCH: $16

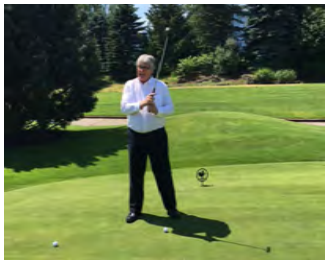
IRWA UPDATES AND UPCOMING VOTING TOPICS FOR MEMBERS

We want to thank Brad Thomas Region 7 Vice Chair for coming down and installing our current slate of officers to take the reigns of office next month.

Also for bringing us up to speed on the current issues and upcoming voting topics for our Chapter 3 Members.

2016 1st Annual Putting Challange





Out of 32 potential members, 6 contestants, in our 1st annual putting challenge. Two stood victorious, taking home the joined win. Congratulations to Brad Thomas, SR/WA and Jeff Nakken, SR/WA.

IRWA Chapter 3

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

Florence Mott was not present to win the $25 jackpot drawing.

May Lunch Jackpot is $50 Good Luck!

Jim Lingeman won the free lunch drawing.

Jennifer Weber won the potential new member lunch drawing

Chapter Events

June 12-15
IRWA International Education Confrence

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

September 12-13
C-502 Non-Residential Relocation Assistance

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Prez Sez

Jo Ellen Jarvis MAI, RW/AC

Hello Chapter 3,

It's the last article of my year as Chapter 3 President, and I wanted to thank you for the opportunity to serve in this capacity. It's been a year of new experiences, and I'm grateful for all of them. Some were mind stretching, some just the daily grind, some learning experiences, and some just plain fun. The take away from this past year has been that in whatever you do, it good to have good people around you. Here's a brief recap of some of things we accomplished this year.

Lori Hathaway, our income president had her ear to the ground the whole year, and was always there ready to take up slack. She and Regina Thompson, PDC chair (and Past President) worked hard this year to stay on top of the proposed changes to the designation criteria. They questioned national, and offered input on the repercussions of some of the proposed changes. The work on this topic continues, so stay tuned.

As Vice President, Seth Hemelstrand reorganized our Holiday Party format, and has provided us with a year of great speakers for our lunches.

Kari Lowe and Anna Michalski, as treasurer and secretary, have had the daily grind part of the job this year, and have kept our finances and records lined up and working in our chapter.

Kari, Jeff Montgomery, and the team at HDR have taken on the tasked (or ended up with the task) as setting and breaking down our new sound equipment that we purchased this year. This will be used not only for our monthly meetings but also at our annual symposiums.

Janine Kidd, our education chair jumped into the position at a time when national has been changing our fee structure. She has worked to balance this new financial shift while continuing to work to bring us courses that are relevant and interesting.

Chelsea Hickok, with the help of Anna Michalski and Tamisha Schrunk organized our monthly meetings. Between keeping track of invitations, check in, and menus, this is a time consuming job, and I appreciate all of their efforts.

Barry Bliss continued put out award winning monthly newsletters, which is an endless job. In addition to that, with the help of Jim Lingeman, he revamped our website this year.

Leslie Finnigan, Anna Michalski, Jean Celia, Lori Hathaway, Joe Gray, Owen Bartels, Pat-

...continued on next page

rick Hinds, and a host of others organized our Fall Symposium, which was held in conjunction with NW Regional symposium. This was our largest yet, and it brought in professional s from all over the country.

We also hosted the Region 7 Fall Forum this year, complete with a Murder Mystery Dinner, as the evening entertainment.

And Sharan Hams-LaDuca, re-organized our election process for the chapter. She and Jim Lingeman worked hard to make the criteria more clear cut, so that the election process was more transparent and equitable.

And thanks to all of the industry Chairs that make up our board to keep us up to date on issues, and keep the organization balanced and vibrant.

I know Lori and Seth have big plans for the following year, and will be leaving soon for Nashville for the national convention.

Jo Ellen
Chapter 3 President

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Connected.

Actual IRWA members

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** or by calling **310-538-0233 ext. 134.** In Canada: **888-340-IRWA** (4792).

Our Members are Current / Credentialed / Connected

IRWA
Learn. Lead. Advance.

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"I always bring Rusty with me. A 10 minute walk equals a 70 minute walk in dog years!"

"Your X-ray showed a broken rib, but we fixed it with Photoshop."

EDUCATION committee

Janine Kidd - Chapter 3 Education Chair is looking for volunteers to join an education committee. If you are interested in joining and helping bring education classes to our local chapter. Email Janine Kidd at Janine.Kidd@hdrinc.com today.

HELP your Ch 3 Leadership with ideas and topics you would like to hear more about. Send an email to bbliss@ufsrw.com with your idea's for topics and potential speakers.

Chapter 3 Education Schedule 2016

Course Date	Course #	Course Name	Facilitator	Location	Coordinator
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.

Updated by Barry Bliss, Chapter 3 Public Relations, Publications & Publicity Chair, 5/13/16.

Education Assistance

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

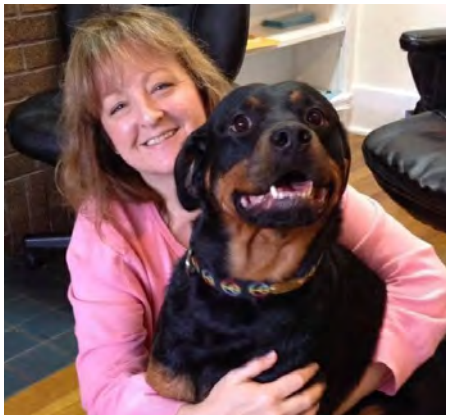
Here's how it works...
A member registers online with IRWA HQ and then they will email a copy of their course registration to the WORF representative. Once WORF representative receives the request for assistance and proof of registration the member and HQ will receive a letter confirming WORF's assistance 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

Professional and Employer of the Year



Lori Hathaway, RWA, R/W-RAC and ICE

Jim Lingeman, SR/WA presenting Lori Hathaway, RWA, R/W-RAC her award for Professional of the Year

Jim Lingeman, SR/WA presenting Steve Fox, SR/WA, Epic's Regional Manager the award for Employer of the Year

Lori Hathaway, RWA, R/W-RAC
IRWA CH 3 Professional of the Year

Chapter 3's Professional of the Year is Lori Hathaway, RWA, R/W-RAC. Lori has been consistent in her support of the chapter and in her attendance and involvement at the chapter level for several years. She is much deserving of this recognition. Lori has worked tirelessly in front of and behind the scenes helping the Chapter in many ways. Lori has served the Chapter as Education Chair for 2 years, then as Chapter Treasurer for 2 years before moving up the ranks. Both of those jobs have to be the toughest positions for any Board member. She is organized and meticulous in her record keeping regarding the chapter finances and in particular the Symposium's money, which has been the Chapter's life blood for the past three years. Lori has also developed a relationship with International headquarters and has pushed issues that affect our finances and our education program. Most recently her battle cry has been over accreditation. She continues to assist those that have come after her in regards to our education program and the bookkeeping aspects of the association. She has been available to help guide those who have taken her place which is truly a great attribute. Congratulation Lori on your well deserved award.

Epic Land Solutions, Inc.
IRWA CH 3 Employer of the Year

Chapter 3 would also like to acknowledge Epic as our Employer of the year. Epic has worked very hard in our region for years and they always promote a kind and professional demeanor. Epic strives to be excellent in the work they provide the industry and it has payed off with this award. Congratulations to Epic and their team for a well deserved award.

Pictured Right: Jim Lingeman, SR/WA is presenting Jo Ellen Jarvis, MAI, SRA, R/W-AC her plaque for completeing her Chapter 3 Presidency.

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

IRWA Education Conference Nashville 2016

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
Member – Full Registration	$525	$625	$700
Non-Member – Full Registration	$625	$725	$800
Daily Registration (per day)	$225	$250	$275
Companion	$250	$250	$300

Upcoming Meetings & Events...

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

Advance.

Actual IRWA members

Our Members are Current / Credentialed / Connected

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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.

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In Canada: **888-340-IRWA** (4792).

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Job Posting

Property Agent, Senior - Portland, Oregon-160426
Description

General Purpose:
Evaluates, negotiates, and manages right of way property issues for the company. Investigates, resolves and manages disputes resulting from property trespass, encroachments and damage claims. Negotiates and purchases rights-of-way and conducts economic analysis of company leases to ensure cost effectiveness. Obtains and manages local, county, federal, state and other agency permits as required. Prepares detailed cost estimates for potential placement of company facilities along utility corridors (present and future).

Responsibilities for this position include the following:
- Responsible for researching land right issues in order to inform route selection for transmission and distribution facilities, zoning analysis, title review, property valuation, creating and negotiating easements and other agreements. Orders and oversees survey, appraisal, and other outside contract work and reviews surveys and ownership information for accuracy and adherence to scope of work.
- Researches and evaluates permitting requirements with jurisdictions for transmission and distribution facilities and informs company of risks, timelines and requirements for the permitting of such facilities.
- Negotiates complex easements and associated access agreements on various types of properties and projects.
- Responds to property rights matters and requests from internal and external customers.
- Leads complex projects and makes recommendations related to specialized discipline.
- Negotiates with and influences external clients and outside agencies (property owners, government agencies and legal entities).
- Reviews and prepares documents such as agreements, permits, applications for use, conditional use permits and other such items.
- Represents the department and the company as the first point of contact with grantors and other interested parties.
- Obtains and/or manages the acquisition of federal, state and other agency permits as required.
- Prepares and manages expenditure requisitions and forecasts for right of ways.
- Conducts strategic analyses and plays a key role within the company.
- Develops and implements new procedures or resolutions.
- Identifies areas for improvement within the department and presents recommendations to management.
- May assign, reviews, and provides direction to Career level agents.
- Leads contract staff.
- Leads high visibility, complex property and asset transactions with appropriate awareness of impact and expected results.
- Accountable for the success of the project and or function.
- Consults with executives from business units and legal representatives.

Qualifications

Requirements for this position include the following:
- Bachelor's degree in Business, Finance, Law or a related field; or the equivalent combination of education and experience.
- A minimum of five years' experience in estate title, right of way field, title, appraisal work, valuation, real estate sales contract and financial analysis.
- Ability to oversee all aspects of right of way acquisition and permitting to provide day-to-day management of various issues and to manage all right of way related contracts.
- Ability to resolve right of way related disputes as well as trespass and encroachment issues.
- Strong communication and interpersonal skills including the ability to develop positive relationships with internal and external customers, resolve property related disputes, and to work effectively with team members.
- Knowledge of commercial real-estate principals, federal, state, and other agency permit requirements, applicable company policies, practices and procedures, and federal, state and local laws and regulations.
- Ability to apply strong negotiation and conflict resolution skills.
- Proficient in dealing with approval boards, cities, and other approving entities.
- Ability to understand and evaluate property-related documents, legal descriptions and maps.
- Ability to influence others and negotiate solutions.
- Knowledge or experience with contractual documents, permitting, easements, county recording processes and title reporting.
- Proficient in using MS Office including Excel to track and organize project work.
- Available for out of town travel approximately 25% of time.

Preferences:
- Willingness to pursue advanced training.
- Knowledge of the electrical utility industry.
- Experience in acquiring right of way in an electrical utility.

Employees must be able to perform the essential functions of the position with or without an accommodation.

At PacifiCorp, we encourage everyone to work together. We embrace diversity and value the distinct perspectives of all our employees. We strive to cultivate a workplace that connects each employee to the organization and enables all individuals to participate and contribute to their full potential.

It is PacifiCorp's policy to provide and promote equal employment opportunity to all employees and applicants in accordance with local, state and federal laws and regulations governing personnel activities. In accordance with federal guidelines, PacifiCorp is committed to a program of affirmative action. All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, disability, veteran status, national origin, sexual orientation or gender identity.

All offers of employment are contingent upon the successful completion of a background check and drug screening.

Job: Real Estate
Primary Location: OR-Portland
Schedule: Full-time
Personnel Subarea: Exempt
Hiring Range: 68,800.00 - 88,400.00
Department: RE Right of Way Services

Apply Online at:
http://www.pacificorp.com/car/op/sp.html

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)

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

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

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.

IRWA Industry Certification Update

IGC Approves Deadline Extension for Transitioning Options

Transitioning Options

Transitioning your current certification from the old program to the new Industry Certification Program:

Pathway certification levels available under the new Industry Certification Program are:

Generalist	O&G Pipeline	Transportation	Electric-Utilities
RWA	RWA	RWA	RWA
RWP-GN	RWP-OG	RWP-TN	RWP-EU
SR/WA-GN	SR/WA-OG	SR/WA-TN	SR/WA-EU

- Anyone who held an RWA certification prior to January 14, 2016 is automatically an RWA under the new Industry Certification Program in any of the -GN, -OG, -TN & EU pathways.
- Anyone who held an RWP certification prior to January 14, 2016 is automatically an RWP-GN under the new Industry Certification Program.
- Anyone who held an SR/WA certification prior to January 14, 2016 is automatically an SR/WA-GN under the new Industry Certification Program.
- Anyone who held an RWA, RWP or SR/WA certification prior to January 14, 2016 is automatically granted credit for RWA level coursework under all of the pathways (-GN, - OG, -TN & -EU) within the new Industry Certification Program.

Transitioning options for those partially through the old program (the pre-2016 RWA, RWP or SR/WA program):

- You will have until December 31, 2016 to earn 64 or more credits hours of IRWA course work to qualify for SR/WA candidacy

  - and -

  You will have until December 31, 2016 to apply for SR/WA candidacy.
- Approved candidates must complete the requirements within the 5 year candidacy time frame. Candidates who complete this certification under the pre-2016 program will be granted SR/WA-GN certification.

Jarvis Appraisal Company

Jo Ellen Jarvis, MAI, SRA, RW-AC

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jojarvis@jarvisappraisal.net

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Right of Way Services

Roger D. Hanna
Certified Appraiser
Real Estate Broker

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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

HDR

Kari Lowe, SR/WA
Right of Way

Kari.Lowe@hdrinc.com
D 503.316.5511 M 503.302.4520

660 Hawthorne Avenue SE, Suite 220
Salem, OR 97301-6685

Epic Land Solutions, Inc.

Steve Fox, SR/WA
Regional Manager

10300 SW Greenburg Rd, Suite 370
Portland, OR 97223

www.epicland.com
DBE/WBE/SBE

stevefox@epicland.com

503-213-3977 main
503-213-3972 direct
503-753-8315 cell

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Robert Hickok, MAI, MRICS
Managing Director - Vancouver
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rhickok@irr.com

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Jim Lingeman, SR/WA
Certified General Appraiser

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valuationandconsulting@gmail.com
PO Box 823267 Vancouver, WA 98682

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ROWA

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R. DAVID FEINAUER, AGENT
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Phone (503) 644-3436, ext. 100
david@rowainc.com

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Dates & Events

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				

May Holidays
Mother's Day - 8
Memorial Day - 30

FREE-PRINTABLE-CALENDARS.COM

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*

JUNE 2016

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

IRWA Education Conference June 12-15

June Holidays
Flag Day - 14
Father's Day - 19

FREE-PRINTABLE-CALENDARS.COM

1 *February Newsletter Information Deadline*

10 *IRWA Chapter 3 Board Meeting and Meeting at The Old Spaghetti Factory in 730 SE 160th Ave Vancouver, WA 98684*

12-15 *IRWA Education Conference Nashville, TN*

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*

Officers 2015 - 2016

President
Jo Ellen Jarvis, MAI, SRA, R/W-AC
jojarvis@jarvisappraisal.net
360 835-7070

President-Elect
Lori Hathaway, RWA, R/W-RAC
lhathaway@ufsrw.com
503 399-8002

Vice President
Seth Hemelstrand, SR/WA
shemelstrand@ufsrw.com
971-533-6040

Secretary
Anna Michalski
Anna.Michalski@hdrinc.com

Treasurer
Kari Lowe, SR/WA
kari.lowe@hdrinc.com

Committee Chairs for 2015 - 2016

Nominations and Elections
Sharan Hams-La Duca, SR/WA
sharan.laduca@qwestoffice.net

Asset Property Management
Vacant

Education Chair
Janine Kidd
Janine.Kidd@hdrinc.com

Environment
Jeff Montgomery, SRWA
jeff@k2-env.com

Historian
Leslie Finnigan, SRWA
lfinnigan@ufsrw.com
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Local Public Agency
Vacant

Meeting Coordinator
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Membership
Brook Sturtevant

Parliamentarian
Vacant

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Vacant

Valuation
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Immediate Past President
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