

Kachina Chapter 28, Newsletter

July, 2008

Inside this issue:

President's Message	2
Education	3
Interest Articles	4
August Luncheon Speaker	5
Calendar	6
Back Page.....	7

Articles? Submit by July 25!

2008 Kachina Chapter Executive Board

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Donation to IRWA Conference—Austin 2008



by Kachina Chapter 28





President's Message

This year I was fortunate to have the opportunity to attend the 54th Annual IRWA International Education Conference in Austin. It was my first time to attend an IRWA conference. Other attendees from our chapter included Kathie Sholly, Mary Smith, Chris Banks, Mark Keller, Mike Burns, Vance Tuttle, Dale Harman, Todd Salvatore, Ray Warriner and Paul Herndon. The conference was packed full of events that included IRWA business, education, recognition, exhibits, networking, dining and entertainment. With over 1,200 attendees, it was the largest IRWA education conference to date.

In all of the meetings one of the resounding themes was 'change'. Some the changes mentioned were:

- 'Headquarters' has been renamed 'Membership Services Center'.
- A realignment of IRWA regions and chapters is in the works. They will start with a map without boundaries and place chapter and region boundaries on the map to most efficiently serve IRWA members.
- There is push toward development of on-line education. Although it is expensive to create an on-line curriculum, it is believed that this is the future. To remain competitive with other education providers, the IRWA will need to better utilize this media.
- There has been a shift in focus on quality improvement at the member services center to better serve members and leaders.

As the first year international director of our chapter, I attended the International Board of Directors Meeting held during the conference. Significant items addressed at the meeting were the following:

- The IRWA is growing in all areas (number of members, number of SRWA's, revenue, retained earnings, classes and average class size).
- Faith Roland, SRWA was elected President and the other existing members of the board all advanced to the next positions. Patricia Petitto, SRWA was elected as the new International Executive Committee Member.
- Regional officers were also elected, with Carolyn Carrica, SRWA and Chris Banks, SRWA being reelected as Region 1 Chair and Vice Chair.
- Charleston West Virginia was elected to host the 2013 education conference.

Overall, it was a very good conference. The Host Committee, the International Industry Committees, and International Headquarters Staff all did a wonderful job. If you have a chance to attend an IRWA conference in the future, it is certainly worthwhile.



IRWA

INTERNATIONAL RIGHT OF WAY ASSOCIATION **E**du**c**ation

602 Project Development and the Environmental Process **TENTATIVE 07.16.08 AZ**

700 Introduction to Property Asset Management **07.24.08 San Diego, CA**

103 Ethics and the Right of Way Profession **07.30.08 Tempe, AZ**

600 Introduction to Environmental Issues **07.31.08 Tempe, AZ**

604 Environmental Due Diligence and Liability **08.01.08 Tempe, AZ**

213 Conflict Management **08.12.08 Santa Ana, CA**

800 Principles of Real Estate Law **08.27.08 San Diego, CA**

104 Standards of Practice for the R/W Professional **09.03.08 Santa Ana, CA**

701 Property Management Leasing **09.09.08 Sacramento, CA**

900 Principles of Real Estate Engineering **09.23.08 San Diego, CA**

201 Communications in R.E. Acquisition **09.24.08 Riverside, CA**

901 Engineering Plan Development & Applications **09.25.08 San Diego, CA**

506 Advanced Business Relocation Assistance **TENTATIVE 10.02.08 Riverside, CA**

506 Advanced Business Relocation Assistance **10.02.08 Riverside, CA**

303 Managing the Consultant Process **TENTATIVE 10.06.08 Tucson, AZ**

802 Legal Aspects of Easements **TENTATIVE 10.08.08 Tucson, AZ**

400 Principles of REal Estate Appraisal **TENTATIVE 10.09.08 Tucson, AZ**

SR/WA Comprehensive Review and Exam **10.14.08 Santa Ana, CA**

902 Property Descriptions **10.17.08 San Diego, CA**

400 Principles of Real Estate Appraisal **10.22.08 Sacramento, CA**

209 Negotiating Effectively with a Diverse Clientele **11.13.08 San Diego, CA**





Interest Articles

Ruling could aid in setting sewer easements' value.....

A court ruling has been issued that could bring together property owners and the Village of Northport on the value of easements needed for the Northport/Leelanau Township sewer. Circuit Court Judge Thomas G. Power Tuesday ruled that easements held by Consumers Energy in the former railroad corridor south of Northport do not prevent property owners from building structures or using the area not occupied by power lines.

The finding is expected to help in the process for determining a value for the property, and in turn what is considered “just compensation” for the needed easements. “The village position is that even though we’re taking 95 percent of your property rights, we only owe you 3 percent of the value of that property because Consumers already has the right-of-way,” said Chris Bzdok of Olson, Bzdok & Howard, attorney for seven property owners from whom easements are sought.

The village is seeking control of the center 40 feet of the former railroad corridor purchased by the adjacent property owners in the early 1990s. Power issued an “order for interim possession” May 20 that allows contractors access to the property. However, the property owners and the village have not been able to come to an agreement on the value of the property. Will the court ruling bring the negotiating parties together? “I sure hope so ... \$1,500 to take over all the rights for 8,000 square feet of property. It’s not right,” Bzdok said.

Appraisers for the village place the value of the easements from \$5 to \$18 per square foot. The property owners’ appraisals range from \$6 to \$13 per square foot. The formula also includes a percentage of the property rights lost. Contractors are scheduled to have the sewer on line by July 31.

This entry was written by enterprise (info@leelanaunews.com) and posted on June 2, 2008 at 2:42 am and filed under Leelanau, Local Government, News. Bookmark the permalink. Follow any comments here with the RSS feed for this post. Post a comment or leave a trackback: Trackback URL.


Too many farmers plowing into road easements....

Seems farmers in Wells County have gotten into the practice of farming too close the roadway. The practice is putting federal highway funding in jeopardy for the county, and the Wells County Commission plans to get involved. County Commissioner Mary Hager said the encroachment could cause the county to lose funds that are used for road maintenance.

The right-of-way on these roads — which includes farm-to-market roads — is legally 75 feet from the centerline. That means farmers aren’t supposed to seed crops, or fence any closer. Wells County road foreman Melvin Southard said in some instances, farmers have encroached on a full half of the right of way. He said he drove a 33-mile stretch of road, and found that only three farmers were abiding by the setback. A survey found that 95 percent of the roads were being encroached upon. It’ll be up to the landowners — not renters — to repair and restore the right-of-way, and North Dakota Century Code said the landowners are liable to the county for such activity. Southard said restoring the road easement will be expensive.

“It will take thousands of dollars to correct,” he said. “The landowner will have to pay for it outright or it will be assessed on the taxes.” Southard, in cooperation with the Wells County state’s attorney, will be contacting landowners along all paved roads in the county to apprise them of the situation and plans for enforcement. He did say the county will wait until after harvest so farmers can reap what they have sowed.

— The Herald-Press, Compiled by LAUREN DONOVAN, Bismarck Tribune, Bismarck, ND



August 2008, Luncheon Speaker...

Carter Froelich

**Managing Principal
DPFG, Phoenix Office**



**August 12, 2008 @ 11:30am
PERA Club location**

**Topic
Financing Regional Infrastructure**

!!!Register on-line now!!!

Carter Froelich is the Managing Principal of the Phoenix office of Development, Planning and Finance Group, Inc.


Prior to the opening of the DPFG Phoenix office in 1994, Carter was manager of the real estate consulting department of the national accounting firm of Kenneth Leventhal & Company in both the Phoenix, Arizona and Newport Beach, California offices. Carter is a Certified Public Accountant in both California and Arizona, a State Certified Real Estate Appraiser in the state of Arizona, and a candidate for membership in the Appraisal Institute. Carter holds a masters degree in Real Estate Development from the University of Southern California and a Bachelor's degree in Business Economics from the University of California, Santa Barbara.

Carter has over 22 years of experience in the real estate industry with 20 of those years focused in real estate consulting. Carter's area of specialty is in the formulation and implementation of both private and public land secured financings for large scale developments, the preparation of market driven land use plans, the preparation of feasibility analysis for all types of real estate, development impact fee analysis, and the formulation of development strategies for large scale master planned communities.

Carter is a former member of the City of Phoenix's Camelback Village Planning Committee. Carter is also a member of the Urban Land Institute, the Valley Partnership, the Central Arizona Home Builder's Association, the Southern Arizona Home Builder's Association, and is a regular contributor of content to the Arizona School of Real Estate and Business School's monthly publication.

July 2008



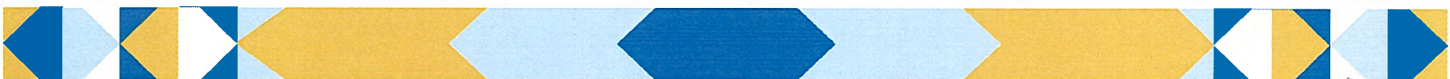
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Schedule of Events
		1	2	3	4	5	• 07/04 Happy 4th of July!!!! 
6	7	8	9	10	11	12	• 07/09 July Executive Board meeting 4:45pm
13	14	15	16	17	18	19	• 07/25 - Deadline to submit articles for next month's newsletter.
20	21	22	23	24	25	26	
27	28	29	30	31			

Newsletter
Articles
Needed

We're on the web!
www.irwachapter28.org



IRWA Kachina Chapter Executive Board
The July Executive Board Meeting will be held on
Wednesday, July 9 at 4:45 P.M.
You have two location options for attending the meeting:
Acquisition Sciences, Ltd
2020 West Indian School Road Building C, Phoenix
or
SRP Administration Building
1521 North Project Drive, Tempe.
We will have a conference call between the two locations.



50 Years.....

In preparation for our 50th Annual Educational Seminar in September, we have been seeking out **“historical photos”** – those captured moments from past Seminars and other chapter events. Although we have gotten our hands on quite a few, we would like more.

.....that’s where you come in.

If you have any photos from past Chapter 28 meetings, classes, seminars, or outings, please loan them to us for a time. It is our intention to turn these memories into a slideshow collage that can be played at opportune times during the day.

If you have photos or other “scan-able” chapter memorabilia that you are willing to share for this occasion, please email me at: PresidentElect@irwachapter28.org.

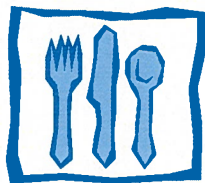
Thank you,
Kathie Sholly, SR/WA
2008 Chapter 28 President-Elect

Do you have any job listings?

Advertise here!

Email job listings for insertion into our Newsletter at

newsletter@irwachapter28.org



If you would like to assist with the luncheons in ANY capacity, please do not hesitate to contact Sharon Dyke - 602-386-3000.