



CHAPTER OFFICERS

President

& 2 Year International Director

Karen Williams, SR/WA

602.542.8857

president@irwaChapter28.org

karen.williams@azag.gov

1 Year International Director

Kathie Sholly, SR/WA, R/W - AMC

623.930.3652

ksholly@glendaleaz.com

President Elect

Mary A.M. Smith

602.540.6036

presidentElect@irwaChapter28.org

Professional Development Committee

Gayle Leonard, SR/WA

602.506.1421

gayleleonard@mail.maricopa.gov

Treasurer

Jason Foster

602.328.1959

treasurer@irwaChapter28.org

jason.foster@aps.com

Secretary

Vicki Chamberlin, R/W - AMC

602.262.6739

secretary@irwaChapter28.org

vicki.chamberlin@phoenix.gov



How many roubles for you land

Comrad? Pipeline construction

on Sakhalin Island on the East

Coast of Russia (*above*)



**August Member
Meeting / Luncheon
Award Nominations**

When: August 10, 2010 at
11:30 a.m.

Where:

Hometown Buffet – 1312 N.
Scottsdale Rd. Scottsdale,
AZ 85257

Cost: \$9.00 – Payable by
check or cash at the event

Speaker: Brian Kirchner, U.S.
ACOE

*RSVP by 5:00 P.M. 8/5/10

More information on menu and
speaker on Page 4.

**HOMETOWN
BUFFET**

INSIDE THIS ISSUE

- 2 President's Article
- 3 Committee Chairs
- 4 Editorial and Member Meeting Info
- 5 Calendar etc.
- 6 New Chair

Solar Farms in...Wisconsin?

A 110-acre farm proposed for the north side of Jefferson Wisconsin won't grow corn, raise chickens or produce milk. Instead, its harvest will come from the sun.

A Florida company wants to build a \$100 million, 20-megawatt solar farm capable of producing enough power for 3,500 homes and generating about \$10 million in revenue a year with its 100,000 photovoltaic modules.

Construction on the project, the company's first, could start this fall and be completed by the fall of 2011 or spring of 2012.

States such as Nevada, California and **Arizona** have some of the best environments for producing electricity from solar farms but communities and power companies in those states are being inundated with solar proposals, which has slowed development, said Jeff Lord, chief executive officer of Green States Energy in Deerfield Beach, Fla.. Environmental studies required for the fragile desert ecosystem also have delayed projects.

A Word From Our President ...

Karen L. Williams, SR/WA

Hmmmm..... seems like I just submitted the President's Message from July. So, I will keep this one short and sweet.

The Chapter continues to prepare for the Annual Education Conference in September. Our biggest challenge is confirming sponsors. So, any help would be greatly appreciated. Also, we will need to know how many attendees to expect. So, if you have not already signed up please do so soon.

New from HQ: As you may know, HQ has launched the new logo for the association. You can see it on our website as well as the HQ web site. Take a look and let me know what you think. HQ should also be putting information about the new Career Path on their website soon. The new program launches in October. If you are not a candidate already you should really consider getting that in before the new program takes effect.



COMMITTEES

Kachina Chapter 28

Education

Kaye Bockmann, SR/WA
602.236.3129
kaye.bockmann@srpnet.com

Education Certification & Credits

Mark Keller, MAI, SR/WA
602.236.8164
mark.keller@srpnet.com

Elections & Awards

Chris Banks, SR/WA
602.236.8175
chris.banks@srpnet.com

Environmental

Vance Tuttle
vtuttle@ufsaz.com

Ethics

Mark Keller, MAI, SR/WA
602.236.8164
mark.keller@srpnet.com

Job Bank

IRWA Chapter 28 Secretary
secretary@irwachapter28.org

Local Public Agency

Caroline Tillman, SR/WA, R/W-
RAC
602.234.1000
carolinet@acqsl.com

Luncheons

Sharon Dyke
602.386.3000
luncheons@irwaChapter28.org

Newsletter

Cory Waltemath
newsletter@irwaChapter28.org
cwaltemath@ufsaz.com

PDC

Gayle Leonard, SR/WA
602.506.1421
gayleleonard@mail.maricopa.gov

Rebekah Louis, SR/WA, R/W-
NAC
602.236.8195
rebekah.louis@srpnet.com

Robert Sachs, SR/WA
602.506.4744
res@mail.maricopa.gov

Property Management

Vicki Chamberlin, R/W-AMC
602.262.6739
vicki.chamberlin@phoenix.gov

Region 1 Vice Chair

Chris Banks, SR/WA
602.236.8175
chris.banks@srpnet.com

Relocation

Roger Ottaway
602.604.8115
r.ottaway@mcspecialist.com

Seminar

Mary A.M. Smith
602.540.6036
presidentElect@irwachapter28.org

Title & Escrow

Sharon Dyke
602.386.3000
sharond@ewtaz.com

Transportation

Michael Wilson, SR/WA
602.506.4706
mdw@mail.maricopa.gov

Utilities

Mike Burns, SR/WA
602.236.3108
mike.burns@srpnet.com

Valuation

Mark Keller, MAI, SR/WA
602.236.8164
mark.keller@srpnet.com

Website

support@irwaChapter28.org



Spending in Today's Economy: A continuing editorial commentary on the IRWA budget

by Kathie A. Sholly, SR/WA, R/W-AMC
1-Year International Director

The groundswell of support to challenge and question the proposed FY 2010-2011 IRWA budget – which seemed so awesome, large and real before getting on the plane to Calgary – didn't materialize openly at the Annual International Director's meeting on June 30, 2010. Oh, I heard considerable support before the meeting (and lots of "you should have..."s afterward), but only 4 brave souls actually voted against the budget, and no one else took the opportunity to speak.

Okay. So the budget is approved for another year. We must move on.

Last week, The Sacramento Bee published results of a new survey by lending giant Citi that shows Californians remain uneasy about the economy and job growth ... and are spending less and saving more. In Gardena, California, the IRWA HQ leaders seem steadfast in their belief of the exact opposite, so what will I do now? I will watch. Watch, to the extent that I am able, to make sure that the IRWA doesn't spend more than its income can support – that the promises made earlier by the HQ staff, to "adjust" the budget as we progress through the year, are kept. As Peter Frampton sings "I'm keeping my eyes on you you, baby. Sticking to me like glue. I got my eyes on you, yeah, while you do what you have to do."

One of the budget items I questioned was the expense of hiring the Pennington Group to develop "leadership" sessions for IRWA members in our current economic climate.

Shortly after returning from Calgary, I noticed that there were two new postings on YouTube – video sessions from Calgary. I asked our Region 1 Chair, Chris Banks, the logical question:

Chris,

Am I to understand that the IRWA is paying Randy Pennington/Pennington Group \$50,000 (supplemented by \$200,000+ from the Education Foundation) to produce "leadership training" sessions, and that these are then POSTED ON YOUTUBE FOR ANYONE TO ACCESS FOR FREE?

Some of these are:

[IRWAMeetings1.mp4](#)

[IRWA Las Vegas Promo\(2](#)

[IRWA Leaders2.wmv](#)

And from Calgary just a few weeks ago:

[IRWA Leadership Institute - Volunteer Leader Education*](#)

[IRWA Motivating Volunteers Promo](#)

Without commenting on my personal opinion of the content of these sessions, I must ask: Why do we pay so much \$\$ for something that is going to be given away later?

Please feel free to forward this email to anyone who might help you provide me with a better understanding of this seemingly strange arrangement.

Kathie

*NOTE: As of this writing, the original video posted under this name has been removed by the user; I couldn't say if the one now posted under this name is identical to the original, or if it has been changed in some manner.

Chris thanked me for my concern, and explained that she did not know the details of the IRWA's agreement with the Pennington Group. She forwarded my question on to Executive Vice President Mark Rieck, who replied:

Continued on next page

August Member Meeting (cont.)

Menu & Speaker Information

SPEAKER: Brian Kirchner,
U.S. Army Corps of Engineers

TOPIC: "Acquiring Real Estate and Right of Way in Afghanistan"

BIO: Brian holds 18 years experience with the U.S. Army Corps of Engineers, including 15 years in the Phoenix Office with areas of responsibility in Arizona, Southern California, and Nevada. He recently completed a One year deployment in Afghanistan leasing property on behalf of the Army requiring the negotiation of lease terms with local nationals, village elders, and Afghan government officials to acquire property for U.S. Military purposes.

Brian has been a Certified General Licensed Appraiser since 1991, and has completed over 600 classroom hours of appraisal education with a combination of Appraisal Institute, ASFMA, and IRWA courses.

Brian has undertaken appraisal assignments associated with both Military and Civil works projects, and holds expert knowledge of before and after partial taking appraisals with emphasis on Yellow Book procedures. He also has courtroom experience, working closely with Department of Justice attorneys for depositions and review of opponent appraisals. Prior to joining the USACE, Brian spent 8years with Farm Credit Banks involving finance experience and extensive agricultural appraisal work.

MENU:

American Buffet, All You Can Eat – 100+ choices, including favorites like grilled carved steak, seafood salad, fried or baked chicken, fried or baked fish, mashed potatoes, fresh veggies, and more. Plus Soup / Salad Bar, Beverage Station (hot & cold drinks), and Dessert Central (cobbler, cake, cookies, pie, ice cream).

RSVP: www.irwachapter28.org

Continued from page 4

Hi Ladies,

The You Tube promotion pieces were designed as intros and wrap ups, to share information with IRWA leadership and members in a timely fashion. They are not the program itself, which will be created over the next three years.

We will be working with the Leadership Institute Team to develop a communication piece outlining the three year program. It will primarily be delivered live and in person during annual conference, FAU and region forums, with video support. There will be a portion of the program delivered via electronic media for general membership and the program will be provided as a member benefit, sponsored by our foundations and the association. Yet to be determined is the potential to create a certificate program that can be part of a management component recognized by the IRWA. If that component is developed, it will likely carry candidacy costs similar to our current programming.

Hope this helps. We are very excited about the potential for this program and its impact in positioning our members in the larger scheme of ROW project management, as well as general personal and professional growth.

-Mark

Hmmm. *Another* certification program, based on Pennington's (been there, done that) sessions? I'm not sure how that will play out. Like the Californians in Citi's survey, I "remain uneasy", but I will try to put my skepticism away for now, and watch to see what we get for the money spent.

I have nothing further to comment on this month. Probably due to summer vacations, the IRWA website has posted no new financial information since the April figures, which was what we knew before we left for Calgary. I can't comment yet on anything that happened, financially speaking, in May, June, or July. But, if you are interested, keep watching this newsletter for other editorial comments by me. Maybe next month, I will share with you what I was told by one HQ leader is his view of the members that the IRWA should retain, and which he doesn't care about.

Kachina Chapter Education Seminar

**52nd Annual Education Seminar
"Working Smarter
by Working Together"
September 15 - 17, 2010**

**Desert Willow Conference Center
4340 E. Cotton Center Blvd, Phoenix, AZ**

ONLY \$125.00!!

OR Use your \$100 DISCOUNT Coupon toward the Seminar
and only \$25.00!

PLEASE go to the below website and sign up today!
http://www.irwachapter28.org/seminar_Fall2010.asp

-Speakers Now Posted Online -

Calendar of Events

August 4 - Board meeting
(Office of the Attorney
General)

August 10 - Member
meeting and luncheon -
Award Nominations.

September 1 - Board
Meeting

September 15-17 - 52nd
Annual Education Seminar
at Desert Willow
Conference Center

September 17 - Member
Meeting and Luncheon

October 6 - Board
Meeting

November 3 - Board
Meeting

November 9 - Member
Meeting and Luncheon

EDUCATION CALENDAR

September 15 - Course 105 -
Uniform Act Executive Summary

September 16 - Course 804 - Skills
of Expert Testimony

October 12-15 - Course 100 -
Principles of Land Acquisition

November 5 - Course 409 -
Integrating Appraisal Standards

November 4-5 - Course 700 -
Introduction to Property/Asset
Management

TO LEARN MORE OR SIGN UP
WWW.IRWACHAPTER28.ORG

THE IRWA KACHINA CHAPTER WOULD LIKE TO INTRODUCE ITS NEWEST CHAIR



Congratulations to the
New Environmental Chair!

Vance Tuttle - Universal Field Services

Eminent Domain Case Looms Over Jamboree Project

By Mike Reicher, mike.reicher@latimes.com

Sometimes it's hard to imagine 20 years down the road. Will the Back Bay be dredged? The Great Park built? In three decades the city of Newport Beach foresees gridlock, especially at the intersection of Jamboree Road and the 73 Freeway. City leaders envision so many red taillights that they want to widen the road there. But to do that, they must build on private property. Karen Dabby and her husband, Frank, own some of that property, and they're not buying the city's argument. Or selling, as it were.

"We feel their offer was ridiculous," Dabby said of the city's \$452,000 offer for the 0.13 acres of land the couple own on the edge of a shopping center. The city needs the piece of land to complete its widening of the Jamboree Road bridge across the Corona del Mar (73) Freeway, according to a city report.

The Newport Beach City Council is anticipated to give final approval Tuesday for its attorney to begin eminent domain proceedings against the couple and their shopping center. The action brings up the question of when the city is justified in seizing land and when should a property owner resist.

"Given today's traffic I'd have to fully support the landlord," said Mort Nistanaki, 46, the owner of Conroy's Flowers, which fronts Jamboree from the shopping center. He waved toward an empty intersection on a weekday afternoon. Nistanaki said the construction dollars should be spent at worse locations.

But the city's report about the intersection says that it will perform at a "D" level on the Caltrans service report card by 2030. And to take advantage of available county government funds, the city needs to start the construction soon.

"We're going forward with eminent domain only because we need the property," City Atty. David Hunt said in an interview. "But it doesn't mean we can't still negotiate with the property owner."

The city hasn't tried hard enough to negotiate, said the Dabby's attorney, Chuck Krolikowski of Newmeyer & Dillion in Newport Beach. "We don't think they really spent the time," Krolikowski said. "It's our right to claim more compensation."

Because it appears the parties cannot settle out of court, Hunt said Newport Beach will make a deposit of what it considers fair market value and it will file a motion to take possession of the land.

"But I'm always hopeful to get to a settlement," Hunt said. "Why spend money fighting over something if you can come to an agreement?"

The time and money spent would be borne in part by taxpayers, who are already struggling to meet rising city legal costs. Recent battles over drug treatment facilities and other cases have swelled the city attorney's expenses.

"It's generally a business decision," said Krolikowski, who has tried eminent domain cases for 14 years. Krolikowski said that municipalities have to decide at what point it's worth the cost to fight.

"Sometimes public agencies have a hard time doing that," he said.



\$100 Discount Coupon
 Redeemable for IRWA Kachina
 Chapter 28 Course Tuition

Members Name: _____

*Must be a Member of Chapter 28
 and attend Three Member Meeting Luncheons*

Executive Board Member signature	Date

Coupon expires one (1) year from latest date above



\$100 Discount Coupon
 Redeemable for IRWA Kachina
 Chapter 28 Course Tuition

Members Name: _____

*Must be a Member of Chapter 28
 and attend Three Member Meeting Luncheons*

Executive Board Member signature	Date

Coupon expires one (1) year from latest date above