



March 2010  
VOL. 56 • NO. 01



### IT'S TIME!

Has Your Employer or Contact Information Changed?

### It's Time to Update the ROSTER!

It is very important to have **up-to-date member information** for the roster and other Chapter 7 business. Do you know of someone not getting a newsletter or other Chapter 7 updates? Please take a moment to update your member information, contact Tim Davis.

#### Purchase an Ad!

### It's Time to ADVERTISE!

If you are interested in becoming a new advertiser or extending your ad in the Great Lakes Statement (GLS) and Membership Roster, please contact Tim Davis for rate information. Invoices will be mailed shortly and all payments and materials must be received by April 9th.

Current rates are:

- \$75.00 GLS business card
- \$75.00 Roster business card
- \$150.00 Roster half page
- \$225.00 Roster full page

Advertisers will need to provide their completed ad: business card, half page (approx. 3 3/4" x 3 1/2") or full page (3 3/4" x 7.) Final ad size will be adjusted as needed.

#### Contact information for advertising or roster up-dates:

Tim Davis  
517 768 7153 / phone  
trdavis@cai-engr.com / e-mail

## General Membership Meeting

March 11, 2010  
8:00am

## Cabela's

110 Cabela Boulevard E • Dundee, MI

8:00 - 8:30AM	Registration
8:30 - 8:45AM	Opening Remarks & Business Meeting
8:45 - 9:45AM	<b>Mark Kosanke</b> , Partner, Concorde Financial Group <i>1033 Replacement Property Solutions – Making your acquisitions easier</i>
9:45 - 10:45AM	<b>Michael A. Oakes</b> , Real Estate Appraisal Manager, Consumers Energy <i>Valuation of proposed corridors</i>
10:45 - 11:45AM	<b>Carmine Palombo</b> , Director of Transportation Programs, SEMCOG <i>Regional Rail Initiatives in Southeast Michigan</i>
11:45AM - 1:00PM	Lunch – Please return promptly at 1:00PM
1:00 - 2:00PM	<b>Wayne Longcore</b> , Director, Enterprise Architecture and Standards, Consumers Energy <i>Smart Meters/Grid</i>
2:00 - 3:00PM	<b>Marc Zupmore</b> , Senior Engineer, DTE Energy <i>Green Gardens – Land issues, networking opportunities &amp; community services</i>
3:00PM	Adjournment – Please drive safely.

Breaks will be given between speakers as time allows.

Registration cost: \$40 per person  
The March Meeting has 5 continuing education hours for appraisers. We are also seeking credit for real estate brokers and salespersons. (Thanks to Andy Boettcher).

Please register with: Larysa Figol, SRWA, The City of Troy,  
by mail: 500 W. Big Beaver Road, Troy, MI 48083  
by phone: 248 524 3380  
by e-mail: figoll@troymi.gov / e-mail

### Mark Your Calendar!

Next Chapter 7 IRWA Membership meeting at ITC Headquarters, Novi  
**May 13, 2010**

## The FBI is on the Phone for You

by: Peter Christensen, General Counsel, Liability Insurance Administrators

The FBI released a report earlier this year entitled 2008 Mortgage Fraud Report "Year in Review". It indicated the obvious: that reports of mortgage fraud and investigations of it by the FBI increased significantly in 2008. The FBI further indicated:

"With the anticipated continued upsurge in mortgage fraud cases, the FBI has created the National Mortgage Fraud Team (NMFT); fostered new and existing liaison partnerships within the mortgage industry and law enforcement; and developed new and innovative methods to detect and combat mortgage fraud.

In December 2008, the FBI established the NMFT to assist field offices in addressing the financial crisis, from the mortgage fraud problem and loan origination scams to the secondary markets and securitization. The NMFT provides tools to identify the most egregious mortgage fraud perpetrators, prioritizes investigative efforts, and provides information to evaluate resource needs."

One result of the FBI's intensified effort seems to be that appraisers have been getting more calls than usual from FBI special agents wanting to ask questions about particular reports. The agents almost never indicate specifically what they are investigating (other than "fraud"), who initiated the investigation, or who is the direct subject of the investigation. Often, the agents try to be friendly and say something like: "I'm looking at your report here and I'm just wondering if you can tell me a bit about how you arrived at your value" or "I have a review of your appraisal that has a much lower value, can you help me understand why?" Sometimes, the agents suggest that giving them some information will help them close up the file and not have to bother the appraiser again. The agents will then often also ask the appraiser to come down for an interview or tell the appraiser they'd like to come by and have a look at the file.

I have no doubt that there are some appraisers spread across the country who actually may have crossed the line and may have some culpability for engaging in intentional fraud. My post here is not for those appraisers. The typical situation I see, however, is much more innocent. The appraiser receiving the agent's call is more typically scratching his head trying to figure out why the FBI would be interested in the subject report. It usually seems like the report under scrutiny is no different than any other assignment, except maybe there's been a subsequent foreclosure on the property. And, I do think that in most of these cases when an FBI agent is inquiring about an appraiser's report, there is likely nothing wrong with the report itself. In fact, I've recently seen inquiries from the FBI and other state and federal investigative agencies that seemed to be based on nothing more than a lender having a foreclosed mortgage and a low-ball retrospective appraisal in the file.

What should the good appraiser do when the FBI or any law enforcement officer calls? First, of course, you need to be friendly and polite. The last thing you want to do is give the impression that you're hiding something by being short or difficult. Second, try to determine if the appraisal report that the agent or officer has in front of him really is your work. We've seen cases where law enforcement launched investigations without any idea that the report in their hands obtained from the lender had been altered or forged. Thus, without discussing the results in your report, try to ask the agent or officer to tell you information from the report in front of him. Third, if the agent or officer wants to talk about the specifics of the report, you need to realize that your USPAP ethics duty of confidentiality to your client prevents you from doing so, unless you've received a subpoena (or court order) or have been authorized by your client. (If the investigator is with your state licensing or enforcement agency, the duty of confidentiality, however, does not prevent you from discussing or providing the report.) Thus, you'll need to politely advise the agent or officer that you have that duty to your client and that you cannot violate it by talking about the assignment or results. The same thing goes for complying with a request (as opposed to a subpoena) for your work file. Use this as an opportunity to politely and professionally break off the discussion and then consult with an attorney. Even when a law enforcement investigation is not covered by insurance, your E&O provider should be able to provide a reference to a knowledgeable and economical attorney with whom you can discuss the situation.

<http://www.appraiserlawblog.com/2009/08/fbi-is-on-phone-for-you.html>

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## International Right of Way Association Michigan Chapter 7

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President-Elect

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Vice President

Paul E. Sander, SR/WA  
Secretary

Steve R. Roon, SR/WA  
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Larysa A. Figol, SR/WA  
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Laura K. Southwell, SR/WA  
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Education Certification

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SR/WA, R/W-RAC  
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Roster

Lynn P. Hall, SR/WA  
Silent Auction

Chris Lamus  
Survey

Jim Aiello  
Website

Every man owes some of his time to the  
upbuilding of the profession to which he belongs.  
-Theodore Roosevelt



And away we go...

We have confirmed receipt of five (5) Appraiser Continuing Education Hours for those that signed and fully-attended the November Membership Education Seminar. We have every intention of submitting each General Membership Education Seminar and Fall Seminar for Continuing Education credits that may be applicable to appraisers, brokers and assessors. We have been working with Ms. Peggy Waugh, whose is responsible for approving all required information and course materials for licensing throughout the State of Michigan. We believe this is an important feature for the members of the IRWA as well as those non-members that choose to attend our informative education programs. We are working on ways to streamline this process for greater efficiency.

Please reference the article identified within this specific newsletter. The administrative year of the Executive Board has been extended to June 30, 2010 for realignment to the International scheduling. The executive board has worked hard through this transmission especially Steve Roon, Chapter 7 Treasurer, who has balanced the funds and re-orchestrated the budgeting for this six month extension. Steve has done an incredible job in the Treasurers position for Chapter 7. Beyond the income and expense organization he has always been timely in reimbursements and payments.

Kim Tassen and Paul Sander are in charge of the 2010 calendar for education seminars including locations, times and speakers. If anyone has specific topics or speakers that they would like to hear, please notify Kim or Paul.

We begin 2010 moving forward after taking many notes through 2009. All of us should embrace the upcoming year for the many great things that are ahead of us.

Norman G. Thomas, SR/WA  
Michigan Chapter 7 President

P. S. Check out the article at right and see how many members from our Chapter where identified in *International Right of Way* magazine for professionalism. We have a great Chapter!

## Mary Anne Marr Professional of the Year Award

Mary Anne Marr was presented the Michigan Chapter 7 Professional of the Year Award on Mackinac Island for her numerous years of generosity toward our Chapter.



Mary Anne has served the Chapter in all offices of the Executive Board and as the chair on many committees. She has committed to the Region Secretary and is currently the Region Vice Chair. As a representative to the International Utilities Committee, Mary Anne is currently Member at Large. For recruiting the most new members in 2008, she received the 2008 International Recipient for the Member Appreciation Program. Also, she was recently certified as a Course Facilitator. Mary Anne is employed by Consumers Energy and has been a valuable, active, generous member of Chapter 7 for more than 14 years. In addition to all of her career accomplishments, Mary Anne is a nationally ranked woman pool player.

Thank you Mary Anne, Chapter 7 is extremely fortunate to have you as a member.

## Noted for professionalism in *International Right of Way Magazine* Chapter 7 Members Making News

Pat Petitto, SR/WA, R/W-RAC has been declared a candidate for the IRWA International Office 2010-2011.

Gary E. Bowman, SR/WA has fulfilled all the requirements for SR/WA Recertification.

David E. Burgoyne, SR/WA was appointed as one of five new Master Facilitators to mentor new facilitators and peers, and conduct IRWA Facilitator Clinics

And speaking of Dave, above with the proud smile, our congratulations to Grandpa Dave and his family: Aidan Anthony, Brittany's baby, was born January 30.

Dave Maturen, SR/WA was elected to serve as the 2010 Secretary to the Appraisal Foundation Board of Trustees.



Baumgardner, was appointed to serve as the Vice Chair of the Appraiser Qualifications Board for 2010.

IRWA members in Scottsdale (above, L to R): Dave Maturen, SR/WA, IRWA Trustee to The Appraisal Foundation (TAF), Randy Williams, SR/WA, IRWA International Vice President and Treasurer, Randall Kopfer, SR/WA, IRWA Valuation Committee Chair and the NAIFA Trustee to TAF, Jim Amorin, SR/WA, outgoing Appraisal Institute (AI) President and 2010 AI Trustee to TAF and David Layne, SR/WA, Chair of the Education Council of Appraisal Foundation Sponsors (ECAFS).

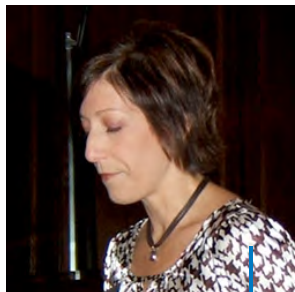
Noted at the Michigan Township Association Conference in January



This Chapter 7 Booth was set up to promote IRWA membership and staffed by Norm Thomas and Dave Maturen at the Michigan Township Association (MTA) Conference in Grand Rapids, MI on January 27-28. (So, "What's wrong with this photo?")



A



B



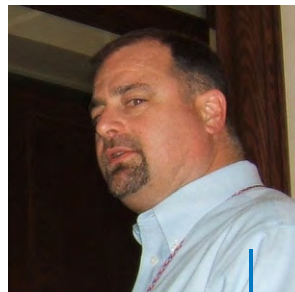
C



D



E



F

- a | Attendees at November meeting
- b | Teresa Vanis, MDOT
- c | Deborah Deacon Odette, Southeast Michigan Historic Preservation Network
- d | Dayan M. Douse PhD PRIDE Consulting
- e | Tim Young, CMDA Law
- f | Mark Miller, Acting Assistant City Manager - Troy MI

### Troy, MI General Membership Meeting

### CONSUMERS ENERGY: CLEAN COAL PLANT PROJECT REACHES MAJOR MILESTONE WITH AIR PERMIT

JACKSON, Mich., Dec. 29, 2009 – Consumers Energy's clean coal power plant reached a major milestone today with the issuance of an air permit for the \$2 billion-plus project.

The 830-megawatt plant is expected to create 1,800 construction jobs, about 2,500 indirect jobs, and then more than 100 permanent jobs after it is operating in 2017. Overall, the plant is projected to provide a \$1.2 billion economic boost to Michigan.

"The issuance of the air permit for our new clean coal plant is good news for Michigan. This permit moves our project a step closer to creating badly needed jobs and boosting the state's economy," said John Russell, Consumers Energy's president and chief operating officer.

"It also provides best-in-class protection for the environment with an offset for carbon dioxide emissions from the new plant and a substantial net reduction in overall emissions from our coal-fired generating fleet. It also will allow us to fully implement our balanced energy plan and provide customers with reliable, competitively priced electricity in the future."

The new plant is part of Consumers Energy's Balanced Energy Initiative. That comprehensive plan calls for a portfolio of diverse energy resources to meet the power needs of the utility's 1.8 million electric customers over the next 20 years.

A recent analysis of the plan details how two-thirds of the projected new energy resources needed to serve customers through 2018 will be provided by renewable energy sources, energy efficiency and demand side management (reducing customer usage during peak periods).

The utility launched its energy efficiency initiative in July with programs to help business and residential customers save energy and save money. In its first six months of operation this initiative has benefited more than 170,000 Michigan homes with energy-saving measures.

Consumers Energy plans to invest more than \$1.2 billion to build 450 megawatts of wind generating capacity and has secured wind development easements for more than 57,000 acres in Mason, Tuscola and Huron counties. The utility already is the largest supplier of renewable energy in Michigan, with more than 4 percent of the power that it supplies to customers coming from renewable sources.

The air permit for the new clean coal plant includes a commitment from Consumers Energy to retire up to seven of its older, less efficient coal units after the new unit begins operating at the company's Karn/Weadock Generating Complex, near Bay City. Five of these older units will be retired following operation of the new unit, with retirement of the additional two older units dependent on customer need. The utility has the oldest fleet of coal plants in the nation with an average age of 50 years.

Russell said the plant retirements are consistent with the company's Balanced Energy Initiative and will substantially reduce overall emissions from the company's coal-fired fleet. The Balanced Energy Initiative approach – the new plant plus the eventual retirements of some existing plants and expanded renewable energy and energy efficiency – is expected to provide emissions reductions by 2018 from the current levels from the company's existing coal fleet. Emissions are expected to be down as much as

91 percent for sulfur dioxide; 83 percent for nitrogen oxides; and 81 percent for mercury.

"The new coal plant will use state-of-the-art technology and be one of the cleanest coal power plants in the world. We've said all along that building the new unit would have an environmental benefit because it would allow us to retire some of our older units and result in emissions reduction," Russell said.

The new plant will be designed to utilize carbon capture and storage technology once it becomes commercially and economically viable. Consumers Energy has been working with Western Michigan University scientists to evaluate the suitability of the geology surrounding the plant site to store carbon dioxide. Preliminary analysis indicates that the geology surrounding the plant site looks promising for carbon sequestration.

The next major step for the project is filing a certificate of necessity application with the Michigan Public Service Commission. The company expects to file that application in 2010.

"The certificate of necessity process is new for Michigan and was established in the state's new energy law, put in place last year. With that process, the Michigan Public Service Commission conducts a comprehensive evaluation of the new power plant and evaluates alternatives. It also gives all stakeholders the opportunity to analyze and comment on the project," he said. "This forward-looking regulatory process is one of many public policy improvements made in the state's new energy law."

The Balanced Energy Initiative is a key part of Consumers Energy's Growing Forward strategy, which calls for investing more than \$6 billion in the utility over the next five years. That includes significant investments in energy efficiency, renewable energy, environmental and customer service enhancements, and new power generation.

The substantial investments make Consumers Energy one of the largest – if not the largest – investor in the state of Michigan. Those investments will help the utility maintain and improve service to customers, create jobs, boost the state's economy, and expand the state's tax base.

Consumers Energy, the principal subsidiary of CMS Energy (NYSE: CMS), provides natural gas and electricity to nearly 6.5 million of Michigan's 10 million residents in all 68 Lower Peninsula counties.

*submitted by: Mary Anne Marr*

### Law and Legislation

February 10, 2010 • Today, the House Regulatory Reform Committee took up HB 5313. The bill would amend Article 26 (Real Estate Appraisers) of the Occupational Code, 1980 PA 299, to alter the composition of the board of real estate appraisers. Currently, the nine-member board consists of 3 public members and 6 professional members; the professional members comprise 3 certified general real estate appraisers, 1 certified residential real estate appraiser, and 2 state licensed real estate appraisers. The bill would replace the 2 state licensed real estate appraisers with 2 members who are either

state licensed real estate appraisers or certified residential real estate appraisers.

The bill would also delete a requirement that at least one of the professional members be employed by a state or nationally chartered bank, savings bank, savings and loan, credit union, federally chartered farm credit institutions, or entity regulated under the Mortgage Brokers, Lenders, and Servicers Licensing Act, 1987 PA 173.

To access a copy of the bill and the bill analysis visit the Chapter 7 website at: <http://www.irwamichigan.org/>

*Raymond Howd, Esq., Law & Legislation Chair  
HowdR@michigan.gov*

### Supreme Court dashes hopes of backers of federal transmission siting Courts Deny Federal Backstop Siting Authority

E & E Daily, 01/20/2010 • Katherine Ling, E&E reporter

The expansion of electric transmission needed to meet U.S. goals for renewable energy and reliability will be up to Congress after the Supreme Court refused yesterday to review a lower court's decision that narrowed federal authority over transmission siting.

The Supreme Court rejected a request from Edison Electric Institute (EEI) for review of the 4th U.S. Circuit Court of Appeals' decision that the 2005 energy law failed to authorize Federal Energy Regulatory Commission "backstop" authority for transmission siting if a state had denied a project. Many lawmakers, utilities and independent transmission companies say states are holding up a greater expansion of transmission.

"It's pretty clear that the only solution to this is legislative," said James Hoecker, outside counsel to the pro-transmission association WIRES.

"There is no hope under current law; if a state vetoes a project, they are perfectly able to do that. It is certainly not a recipe for an upgrade of the transmission system," Hoecker said. WIRES supports states' rights to site transmission, but it believes there should be federal backstop authority on every transmission proposal, Hoecker said.

Jim Owen, a spokesman for EEI, agreed that the decision curbs FERC's already limited authority on transmission siting. "It's a disappointing outcome that certainly it will reinforce the probability that we will have continued gridlock," he said.

State regulators welcomed the Supreme Court's rejection of EEI's petition. "The decision is good news because it ensures that those who know the local and regional geographies and economies best -- the state regulators -- remain responsible for siting and planning transmission lines," said Robert Thormeyer, spokesman for the National Association of Regulatory Utility Commissioners.

The Senate Energy and Natural Resources Committee already moved to address the 4th Circuit's decision and the need for transmission in the energy bill passed last June. A central part of the bill is a transmission planning, siting and cost allocation piece that provides even greater siting authority for FERC, although states would still have the ability to review the project first.

But the bill is currently intertwined with the fate of the climate bill, and many doubt the Senate has the political willpower to pass the controversial measure this session.

The urgent need to build transmission and the Supreme Court's decision could push interested groups and lawmakers to carve out the transmission title from the energy bill, as others have advocated for provisions like the Clean Energy Development Administration.

Owen said EEI is examining how to proceed on transmission policy, but the next step is not clear. The Supreme Court decision, he said, "will in some way shine a brighter light on that, but not in ways I can predict right now."

But Bill Wicker, a spokesman for Sen. Jeff Bingaman (D-N.M.), chairman of the Energy and Natural Resources Committee, said taking transmission out of the energy and climate bill doesn't seem likely.

"There is no other legislation that is expected to come up soon in the Senate on which transmission can travel -- transmission is not health care, it's not Wall Street reform, it's not a jobs bill," he said.

He added, "Transmission -- unless you want to carve out a week or two of floor debate -- I don't think you can bring it up as a stand-alone."

*submitted by: Dave Maturen & Mary Anne Marr*

<p><b>APPRAISAL ASSOCIATES, INC.</b></p> <p>Richard W. Roth, R/W-AC Chief Commercial Appraiser State Certified Appraiser 1201002965</p> <p>4213 W. Main Street, Suite 101 Kalamazoo, MI 49006 269-381-8444 ext. 19 Fax 269-381-3141 800-728-8444</p> <p>Quality Service Since 1976 Grand Rapids • Holland • Kalamazoo • Royal Oak</p>	<p><b>CARLSON APPRAISAL COMPANY</b></p> <p>1710 Nottingham Lansing, MI 48911</p> <p><b>Scott M. Carlson</b> State Certified General Real Estate Appraiser</p> <p>Phone: 517-485-7366 Fax: 517-485-7344 Cell: 517-290-0856 E-mail: scottclson@aol.com</p>	<p>TEL 231.929.4555 CEL 231.218.9018 FAX 231.929.7011 WWW.cellere.us rcilke@cellere.us</p> <p><b>Cellere</b></p> <p>3766 N US 31 South, P.O. Box 910 Traverse City, MI 49685</p> <p><b>Roland B. Cilke, CPL, SR/WA</b> President</p>
<p><b>Commonwealth</b> associates, inc.</p> <p>Tim Davis, SR/WA tdavis@cal-engr.com Section Manager / Land Services</p> <p>P.O. Box 1124 Jackson Michigan 49204-1124 Office 517-768-7153 Cell 517-673-0053 Fax 517-788-3003 JACKSON, MI ATLANTA, GA MOUNT VERNON, WA</p>	<p><b>ELEXCO LAND SERVICES, INC.</b></p> <p>Randall L. Hansen GENERAL MANAGER</p> <p>(810) 364-7940 Fax: (810) 364-8120 Email: rhansen@elexco.com</p> <p>P.O. Box 313 Marysville, MI 48040</p>	<p><b>ELEXCO LAND SERVICES, INC.</b></p> <p>Lynn P. Hall, SR/WA Right of Way Representative</p> <p>(810) 364-7940 Fax: (810) 364-8120</p> <p>P.O. Box 313 Marysville, MI 48040-0313</p>
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<p><b>Land Matters llc</b></p> <p>Deborah S. Poeder Owner / President dpoeder@landmattersllc.com</p> <p>0-703 Lake Michigan Drive, NW, Suite B • Grand Rapids, MI 49534 Phone: 616 . 791 . 9805 • Fax: 616 . 791 . 9815 www.landmattersllc.com</p>	<p><b>Market Street LAND SERVICES</b></p> <p>Valerie Ferrero Lafferty, Attorney SR/WA, State Certified General Appraiser 4097 Shoals Drive, Okemos, MI 48864 p 517-349-6660 f 517-349-8489 lafferty@comcast.net Consultation • Representation • Mediation http://marketstreetlandsvcs.googlepages.com/rightofway</p>	<p><b>MICHIANA LAND SERVICES, INC.</b></p> <p>1270 Blackhawk Trail Benton Harbor, MI 49022</p> <p>Phone: (269) 208-0155 Fax: (574) 234-1087</p> <p>E-mail: meyer@michianalandservices.com Web Site: www.michianalandservices.com</p> <p>Carl L. Meyer President</p>
<p>William A. Horn Attorney</p> <p><b>Mika Meyers Beckett &amp; Jones PC</b></p> <p>900 Monroe Avenue NW Grand Rapids, MI 49503-1423 Tel 616-632-8000 Fax 616-632-8002 E-mail whorn@mmbjlaw.com</p>	<p><b>R.S THOMAS &amp; ASSOC., INC. • Harold Blake Co.</b> Established 1980 Established 1915</p> <p><b>Real Estate Appraisers and Valuation Consultants</b></p> <p>33620 Five Mile Road Livonia, MI 48154</p> <p>Norman G. Thomas, ASA, SR/WA Phone (734) 422-5353 President Fax (734) 422-5354</p>	<p><b>ROLAND B. CILKE, CPL, SR/WA</b> President Cell: (231) 218-9018</p> <p><b>WHITE PINE LAND COMPANY</b> OIL &amp; GAS LEASING EASEMENTS ABSTRACTS PERMITTING</p> <p>Bus: (231) 929-3434 4110 Copper Ridge Dr., Suite 255 Fax: (231) 929-7011 Traverse City, MI 49684 E-mail: rcilke@whitepinecompanies.com</p>



It is the responsibility of the advertiser to provide accurate and updated information. MI Chapter 7 will make the best effort to update *The Great Lakes State-ment* and Roster as soon as possible thereafter. All ads subject to editorial approval. Chapter 7 accepts roster advertising related to the Right of Way profession. Neither the acceptance nor the publication of any such advertising constitutes an endorsement, recommendation or warranty of the advertiser on the part of Chapter 7, its officers and/or its committee members.

*to our advertisers - we couldn't do it without you!*

**Course #403**  
**Easement Valuation**

March 25, 2010 • 1 day: 8 AM - 5 PM DAILY • CEU Credits: 8.00

Tuition: \$265 member / \$330 non-member – Late registration fee of \$25 after: 2/25/2010  
Course Tuition includes Participant's Manual.

**Course Description:** A practical, hands-on course - Participants will learn specific methods and procedures to measure and value property before and after an encumbrance, as well as damages, if any result. This course is designed for right of way practitioners who are in the appraisal field.

- Topics:**
- The Nature of Easements, Bundle of Rights, Easements v. licenses En gross v. appurtenant, Creation/duration, Residuals and Reversion interests
  - The 2 Approaches to Valuation: Before and After (Federal Rule), Value of the art taken plus damages (State Rule)
  - Steps in the Appraisal Process (State Rule): How to value the whole Larger Parcel, When the taking is typical of the whole, When the taking is not typical of the whole, How to value the part taken, Use of paired sales, The Three R's
  - Damages, Severance, Cost-to-cure, Change in highest and best use, Increased cost of operation, Restraints upon future development
  - How to Value Temporary Easements
  - Appraisal of Special Easements, Scenic, Slope, Flood, Flowage, Air rights, Others

**Facilitator:** Andrew M. Reed, SR/WA is owner of Andrew Reed & Associates, Inc. located in Berkley, Michigan – a real estate appraisal and valuation consultation company. Mr. Reed specializes in litigation support appraisal services, predominantly with regard to right-of-way projects. He is a State Certified General Real Estate Appraiser in Michigan and holds Senior Member designation as an SRWA. Mr. Reed has been an appraiser for over 10 years, with previous work experience in sports arena operations. He is active in Chapter 7 of the IRWA, having served as Chapter President in 2008, continuing to hold various committee positions within the Chapter.

*The winter weather has us looking to spring...*

**Plan on the Region 5 SPRING Forum in Chicago!**

The 2010 Region 5 Spring Forum is scheduled for April 16th and 17th, and is hosted by Chapter 10 in downtown Chicago at the at Hotel Sax.

The room block is *only* available until March 15th, so don't wait, make your reservations *TODAY*. Download the registration form & all the information at: <http://www.irwachapter10.org/Events.html>

Come join your fellow Region 5 members in Chicago for an interesting day of learning about the association and your neighboring chapters and enjoy wonderful networking and hospitality. If you have any questions regarding the hotel and arrangements contact Andy Viola:  
Andy.Viola@bp.com / e-mail.

Make you reservations *TODAY* to join us at the IRWA Region 5 Spring Forum.

Jeff Jones, SR/WA, Region 5 Secretary



**Class Location & Accommodations:**  
Weber's Inn  
3050 Jackson Road, Ann Arbor, MI 48103  
Phone: (734) 769-2500 – Please contact hotel directly for reservations; mention IRWA Group Rate when making reservation.

**Course Coordinator:**  
Laura Southwell, SR/WA, RW-RAC  
Washtenaw County Road Commission  
555 N. Zeeb Road  
Ann Arbor, MI 48103  
734 327 6694 / phone • 734 761 3239 / fax  
southwell@wccroads.com / e-mail

**March**  
Course 403 / Easement Valuation: March 24 – Weber's Inn, Ann Arbor, MI; Inst: Andrew Reed, SR/WA

Course 402 / Introduction to the Income Capitalization Approach: March 25 – Weber's Inn, Ann Arbor, MI; Inst: Andrew Reed, SR/WA

For information contact Laura Southwell, SR/WA, 734-327-6694 or southwell@wccroads.org

**May**  
Course 502 / Business Relocation: Tentative May 17-18 – TBD

Course 506 / Advance Business Relocation Assistance: Tentative May 19-20 – TBD

For information contact Jeff Jones, SR/WA, 248-858-4783 or jjones@rcoc.org

**July / August**  
Course 303 / Managing the Consultant Process:TBD

**September in conjunction w the Fall Seminar!**  
Course 103 / Ethics and the Right of Way Profession  
September 29 – Inn at Bay Harbor, Bay Harbor, MI; Inst: Faith Roland, SR/WA  
For information contact Jeff Jones, SR/WA, 248-858-4783 or jjones@rcoc.org

**November**  
Course 406B - 7 Hour National USPAP Course: November 18 – Weber's Inn, Ann Arbor, MI; Inst: David Burgoyne, SR/WA

For information contact Laura Southwell, SR/WA, 734-327-6694 or southwell@wccroads.org

**The Great Lakes State•ment** is a publication for the members of Mi Chapter 7 of the International Right of Way Association (IRWA). Stories and articles of interest are encouraged. Please forward your submissions to:

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Submissions for the  
 March newsletter due by:  
**February 18, 2010**

For information on IRWA Mi  
 Chapter 7, please contact the  
 Secretary:

**Paul E. Sander, SR/WA**  
 248 483 5100  
 sanderp@mi.gov

**March 2010**  
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**Tim Davis**  
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 Jackson, MI 49201



**Address  
 Correction  
 Requested**

**International Right of Way Association (IRWA) • Chapter 7**

**2010 Events Schedule**

February 11	Executive Board Meeting	The City of Troy
March 11	General Membership Meeting	Cabela's; Dundee
April 8	Executive Board Meeting	Commonwealth Associates; Jackson
April 16 – 17	Spring Region Forum	Chicago, Illinois (see page 7)
May 13	General Membership Meeting	ITC Headquarters; Novi
June 11	Installation of Officers	Weber's Inn; Ann Arbor
June 27 – 30	Annual Education Conference	Calgary, Alberta
August 7	Executive Board Meeting	Orchard, Hiltz & McCliment; Livonia
September 29	Executive Board Meeting	Bay Harbor
Sept. 30 – Oct. 1	Fall Education Seminar	Bay Harbor
<b>October is International Right of Way Month!</b>		
October 8 – 10	Fall Region Forum	Ohio
November 11	General Membership Meeting	Zehnder's; Frankenmuth
December 9	Executive Board Meeting	Washtenaw Co. Road Commission; Ann Arbor

Note: All Executive Board Meetings start at 9:30AM  
 All General Membership meetings start at 8:00AM with registration

**Your CLIP & SAVE 2010 schedule • SAVE THESE DATES!**



**What:**  
 General Membership Meeting

**When:**  
 March 11, 2010

**Where:**  
**Cabela's**  
 110 Cabela Boulevard East,  
 Dundee, MI  
 at Mile Marker 17 on US-23

**Questions about this meeting?**

**Kimberly Tassen:**  
 313 235 4458 / phone

**Larysa Figol:**  
 248 524 3380 / phone