



# The Communiqué

Newsletter for North Star Chapter 20, International Right of Way Association

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## President's Notes

*By: Joanie Miller, SR/WA*

Greetings All,

Our summer is all but over and we wonder "where did the time go?" We hear that so often as we get older. I hope you took the opportunity to enjoy your summer months and managed to sneak away from the office for an extended weekend or two.

We're heading into an active fall with our chapter activities. Chapter 37 member Cynthia Gan, with the Army Corps of Engineers, will be speaking to our group at Midland Hills Country Club on Wednesday, September 10<sup>th</sup>. Cynthia will share with us the disaster efforts she has been working on in New Orleans since Hurricane Katrina. It will be a captivating presentation and we hope you will join us! Please rsvp to Jason Alt @ [jalt@prosourcetech.com](mailto:jalt@prosourcetech.com) or 763-786-1445, no later than September 3<sup>rd</sup>.

It is with regret that I announce the following resignations from our board of directors. Marvin DeJear, SR/WA, has resigned from his position as One Year Director due to employment relocation. We thank Marvin for his many years of service with Chapter 20 and as the Region 3 representative on the Pipeline Committee. We will also miss Pauline DeJear, Marvin's wife. She has accompanied Marvin to many IRWA activities over the years. We wish them well in their new endeavors. Craig Knudsen, SR/WA, will fill Marvin's vacancy for the remaining term.

We are also saddened to learn that Liz Van Zomeran, our Membership Co-Chair, has resigned. Liz and her husband have relocated to Iowa due to her husband's acceptance of a position with HR Green Company, Inc. We wish both Liz and Ross the best with their return to their home state. Looking on the bright side, Liz will remain in our Region but as a member of Iowa Chapter 41. Congratulations Liz! Chapter 41 will most likely put Liz to work immediately. Mark Hudson has agreed to step in as Membership Co-Chair to help Karen Johnson out. Thank you Mark!

*Joanie's message is continued on the next page...*

# President's Notes

*Continued*

On Thursday, October 9th, Jeff Johnson and Jim Dorsey will be two of the many speakers presenting the Twins Stadium Eminent Domain Mini-Seminar at the Park Plaza Hotel in Bloomington. Lunch will begin at noon, followed by the seminar which will be four hours long and should include appraisal, real estate and legal credits. Registration forms will be mailed soon.

And in conjunction with the Twins Stadium seminar, North Star Chapter 20 will host the IRWA Region 3 Fall Forum. The Fall Forum social event will be Thursday evening immediately following the seminar. This event will consist of appetizers and a cash bar. All Chapter 20 members, guests, and course attendees are welcome. The Region 3 Fall Forum business meeting will be held on Friday, October 10<sup>th</sup>. Again, we welcome all chapter members.

Chapter 20 recently offered Course 504, Computing Replacement Housing Payments in Bloomington. Jason Alt helped promote this class at great length and was able to recruit additional attendees. Thanks Jason for a job well done and also for your coordinating efforts. Course 802, Legal Aspects of Easements, will be offered in November and Peg Flaig will be the course coordinator. More details in the Education section of this newsletter.

I was determined to keep this message on one page and again, failed miserably. Thanks to Debbie Tyler, our newsletter editor, and to all of you for tolerating my rambling. Have a great August and see you on Wednesday, September 10<sup>th</sup>!

As always, your Board of Directors and Committee Members are at your service.  
Sincerely,

*Joanie Miller, SR/WA*

Chapter 20 President

**APPRAISAL**

- Narrative Appraisals
- Short form Appraisals
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# September Membership Meeting



Cynthia Gan

**Wednesday, September 10, 2008**  
**10:00 a.m. Board of Directors Meeting**  
Everyone is welcome!

**11:30 a.m. - Member Luncheon**  
**Midland Hills Country Club**  
**2001 Fulham Street**  
**Roseville, MN 55113**

**Cost: \$15.00**

**Guest Speaker: Cynthia Gan**  
**Topic: U.S. Army Corps of Engineers**  
**and the Katrina aftermath.**

**A reminder to all members!**

Please help us plan ahead.

**RSVP to Jason Alt,**  
**by Noon**  
**Wednesday, Sept. 3, 2008**

If possible, please use email.

[jalt@prosourcetek.com](mailto:jalt@prosourcetek.com)

or

763-786-1445

Cynthia Gan, SR/WA, R/W-EC is a Realty Specialist with the St. Louis District, U.S. Army Corps of Engineers. She will celebrate 30 years of Federal Service on October 8, 2008. She has been with the Corps in St. Louis for 28 years.

She has enjoyed managing lands owned by the Corps of Engineers and values the relationships built with project managers at the 5 lakes and the Mississippi river areas. She enjoys helping others and has had numerous opportunities to serve on disaster teams with the St. Louis District to include the floods of 1993 and 1995 in St. Louis; flood recovery efforts in California in 1998, and assisting the New Orleans District with recovery efforts caused by Hurricanes Katrina and Rita in 2005.

Cynthia is an active IRWA member of Chapter 37 in St. Louis and currently serves as the Director. She is Chair for the International Asset Management Committee. She is honored to have been chosen as Professional of the Year in 2007 for Chapter 37 and Region 3 and values all of the friends she has made in the IRWA, especially Region 3.

Cynthia has been married 36 years to her husband, Vernon and they live in Staunton, Illinois, a small town 45 miles north of St. Louis. They have two married daughters and four grandsons, with the newest grandson being born July 15, 2008.

Right now, the most important things in her life are enjoying each day, at home or at work, and bonding with her new grandson, Simon. ■ *Continued on the next page.*

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Have we all forgotten about the hurricanes that occurred in 2005 in Louisiana? People throughout the United States may wonder if everything is back to normal in New Orleans after these storms. If we asked someone living in Louisiana how they were impacted from the hurricanes, you would get many different answers. Be assured; however, that most everyone would say their life was changed because of the storm even if they were not directly affected or had damage to their home.

Cynthia Gan of the St. Louis District, Army Corps of Engineers says her life has also changed since serving on disaster teams in New Orleans right after these hurricanes. For two months just two weeks after Hurricane Katrina hit, she found herself living on a Corps of Engineers quarter boat docked at Port Allen in Baton Rouge. She was part of the “Blue Roof Disaster Team” that met each morning at 6:00 a.m. for 30 minutes to obtain assignments and then travel up to two hours to their temporary duty stations throughout Louisiana. Serving on this Corps team was to be the first of four assignments where Cynthia would have the opportunity to assist people in New Orleans.



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From being on a team of realty specialists from across the country helping with the Blue Roof Program right after the storms, to working in the Real Estate Acquisition Branch the last three years, she realizes what value comes from opportunities such as these. Her duty assignments included communicating with homeowners whose property was acquired immediately for access to repair the levee breaches and provided relocation assistance to those whose homes were destroyed. The Corps of Engineers acquires lands for borrow materials and additional right-of-way along the levee to restore/ improve/maintain the levee system and she was able to assist New Orleans with this task. Cynthia worked alongside many Corps’ employees in all assignments, many who had lost their homes in the storm and had to relocate. She treasures the friends she has made in the New Orleans District and across the nation. She will share the right-of-way experiences with you and provide information about the area with maps and many photos, some before and after the storms.

Yes, as we set around our television sets in August 2005 watching the devastations, our hearts went out to all those who lost their homes or most importantly loved ones at that time. Cynthia Gan says her life has changed and truly understands how traumatic it can be for people when their basic needs are not met. Take nothing for granted because it can all be taken from us on any given day. Seize the moment!

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*Attorneys at Law*

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## *Chapter 20 - 2008 Events*

*September 10 - Luncheon Meeting - Cynthia Gan with the Army Corps of Engineers*

*September 24-26 - MnDot Right of Way Conference*

*October 9 - Luncheon Meeting - Noon  
- Twins Stadium Condemnation Proceedings Mini-Seminar*

*October 9 - Region 3 Fall Forum evening social event*

*October 10 - Region 3 Fall Forum Business Meeting*

*November 19 - Luncheon meeting*

**Meeting Minutes for the May Board of Directors meeting and the Treasurer's Report were printed in the Summer Edition of the Communique'.**

## Hot Topics

*Here's what the industry is talking about...*

Attention Chapter 20 members! This section of the newsletter is dedicated to industry news. Do you have information or have you read a recent article that will interest our members? Please share it with the rest of the chapter. Just write a short summary or email the original article and the source (where you found it), to Debbie Tyler, Chapter 20 Newsletter Editor, at [debbiet@connexusenergy.com](mailto:debbiet@connexusenergy.com). Remember to send it by the 20<sup>th</sup> of the month, preceding the newsletter's distribution. We publish the newsletter about the 5<sup>th</sup> of the following months: January, March, May, September, October, and November.

### Certified Federal Surveyor

The Right of Way professional should be aware that survey laws and right of way policies and procedures on Indian Lands can be somewhat different than other lands.

The Federal government has Trust Land responsibilities that were recently held to be inadequately served, by the Courts. In response, the Interior Department will be utilizing the services of private land surveyors, after completing a rigorous training program.

The Certified Federal Surveyor (CFedS) program is a new training initiative for land surveyors working on Indian Lands. This new program was approved by the Secretary of the Department of the Interior and is administered by the Bureau of Land Management and the American Congress on Surveying and Mapping. The goal of the new program is "To enhance the level of knowledge and expertise in the professional land surveying community for boundary surveys performed in Indian Country". The program will:

- Increase the pool of qualified surveyors to complete the backlog of surveys in Indian Country.
- Ensure that surveys completed on Indian Lands comply with Federal regulations and policies, decreasing the number of surveys that are unacceptable to BLM.
- Offer Tribal surveyors the ability to better serve the Tribe with enhanced skills.
- Provide opportunities to increase Indian self determination.

The Fiduciary Trust Model (FTM) was approved by the Secretary of the Interior in 2004.

The FTM was designed to respond to deficiencies in the Department of Interior's trust responsibilities, and to outline a plan for Indian Trust reform. The Certified Federal Surveyor Program is one of four specific action items approved in the cadastral component of that Model. It consists of extensive training and testing packages, offered to private land surveyors to elevate the knowledge and skills required for providing cadastral survey services on Trust Lands. The CFedS program will assist the Bureau of Land Management in aggressively pursuing the cadastral survey needs in Indian Country.

Interested right of way personnel may learn more about the program by visiting [cfeds.org](http://cfeds.org) or the ACSM website. You may also contact Allen Schlipp, survey chair, with questions.

## Membership Report

*By: Karen Johnson*

Liz Van Zomeren has resigned her position of Real Estate Investigator at the Minneapolis Park and Recreation Board effective August 22, 2008. Liz's husband recently accepted a position as Project Manager for HR Green Company, Inc. in Johnston, Iowa and they have relocated there. She will be seeking employment in the right-of-way field in central Iowa. Therefore, Liz will no longer be the Co-Chair for the Membership Committee. We thank Liz for her numerous contributions and wish them both well with their new opportunities.

Welcome to all new IRWA members, as of August 2008. ■ *Continued on the next page.*

Toshana S. Barthel, Great River Energy, Maple Grove, MN, [tbarthel@greenergy.com](mailto:tbarthel@greenergy.com)

Paul E. Bohnsack II, ProSource Technologies, Minneapolis, MN, [pbohnsack@prosourcectech.com](mailto:pbohnsack@prosourcectech.com)

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Jared B. Olson, Ryan Companies US, Inc., Minneapolis, MN, [jared.olson@ryancompanies.com](mailto:jared.olson@ryancompanies.com)

Greg A. Larson, WSB & Associates, Inc., Minneapolis, MN, [glarson@wsbeng.com](mailto:glarson@wsbeng.com)

Renewal of prior memberships:

Nancy B. Opdahl, ProSource Technologies, Minneapolis, MN, [nopdahl@prosourcectech.com](mailto:nopdahl@prosourcectech.com)

## Remembering *Culver E. "Pete" LaSalle*

Pete LaSalle, a long time member, past chapter president and friend of Chapter 20 has passed away. The board sent a \$50 memorial to the Salvation Army on behalf of North Star Chapter 20. Our thoughts and prayers are with Pete's family. The following was posted in the Star Tribune.

LaSalle, Culver E. "Pete" 72, of Prior Lake and The Villages, FL, died Sunday, July 27, 2008, after complications resulting from his short battle with acute leukemia. Preceded in death by father and mother, Ernest V. and Catherine (Culver) LaSalle; sisters, Joanne Feist (Jack), Marilyn Giwonjna (Ben), Jeanne Squire (John), and Betty Cadwell (Sanford). Survived by his wife of 50 years, lover, buddy and best friend, Eileen (Kelly) LaSalle; sons, Todd (Kathy), Mark (Lynn) and Jeffrey Scott (Denise); grandchildren, Jacob, Jessie, Maxwell, Charlie and Maddy. Pete was a U.S. Army veteran having served in Germany from 1953-56 as an armored tank driver. Pete had a 50-year career in real estate and was president of C.E. LaSalle & Associates, Real Estate Appraisers & Consultants. Pete was active in the business community serving as president of the Society of Real Estate Appraisers (SRPA), the American Society of Appraisers (ASA), the International Right of Way Association (IR/WA), Founding Member Real Estate Appraisal Section of the Board of Realtors, and president of the Decathlon Athletic Club. Pete was a longstanding member of the Bloomington Businessmen's Association. Pete was an active golfer and loved to travel, hunt and fish, especially with his boys. His wife Eileen was his constant companion and partner/ bookkeeper in the appraisal business and 814 LLC, real estate investments. Pete lived a full life with family and friends and traveled extensively, visiting five continents and too many countries to mention. Mass of Christian Burial Friday 11 AM at Historic Fort Snelling Chapel, Bloomington Rd exit off of MN Hwy 55; interment Ft. Snelling National Cemetery. Visitation Thursday 5-8 PM at Gill Brothers Funeral Chapel, 9947 Lyndale Av. S. Memorials preferred to The Salvation Army or donor's choice. GILL BROTHERS BLOOMINGTON 952.888.7771



## Professional Development Report

*By: John J. McKay, SR/WA, PDC Chair*

Congratulations to Dale Aukee and Rick Heuring, recent recipients of their SR/WA designation!



### **Dale Aukee - Field Representative, Great River Energy**

Dale graduated from the University of Minnesota-Duluth in 1988 with a Bachelor of Arts Degree in History. Dale worked for 8 years as a title examiner prior to starting at Great River Energy in 2000. As a field representative, Dale is responsible for seeking approval (state, county, township, municipal) to construct transmission projects, easement acquisition, and addressing landowner concerns.

Dale lives in Mounds View with his wife Jean, two children Britta (15) and Esko (13), and two black labs Kuba and 3-legged Willie. He plays year-round in a men's hockey league and enjoys fly fishing and hunting. He is also a member of the City's Park and Recreation Commission.



## Rick Heuring - Sr. Field Representative - Land Rights, Great River Energy

Rick Heuring was raised on an 80 acre farm in Albertville, MN in an area that has since been swallowed up by residential and retail development. He attended grade school in Albertville and graduated from St. Michael-Albertville high school in 1972. By necessity and proximity, he and his two older brothers were deemed the hired farmhands. It was a truly a great experience growing up on a farm. Rick officially entered the workforce in 1975 after attending St. John's University and graduating from Anoka Technical College. His post-secondary education primarily focused on civil engineering coursework and drafting (the old fashioned method that required a pencil). Since entering the workforce over 34 years ago, Rick has accrued an embarrassingly long list of employers. Most notable on that list is the City of Plymouth, United Power Association (predecessor to Great River Energy), Wright County SWCD, Hennepin County SWCD, City of Maple Grove, and finally his second stint at Great River Energy that began in 2002. There are actually a couple more employers that he didn't mention.

Until his employment as a Field Representative at Great River Energy began in 2002, his previous work experience had not really focused on typical right of way activities, but it always involved interaction with citizens and landowners, government officials and staff, and construction contractors. It was that kind of work experience that made the transition into the right of way business a much easier one. The right of way business today is always challenging and becoming more and more complex, but it is truly a very exciting and satisfying profession.

## Hunters & Seekers

The *Hunters & Seekers* section is available for all members. If you have a position available or a seeking a position, and would like to have a **FREE** ad posted, please contact the editor at [debbiet@connexusenergy.com](mailto:debbiet@connexusenergy.com) one month prior to the publish date for details.

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### 2008 RIGHT OF WAY PROFESSIONAL'S WORKSHOP

The Minnesota Department of Transportation's, Office of Land Management, would like to invite you to our **16<sup>th</sup> Annual Right Of Way Professional's Workshop**, to be held September 24-26, 2008 at Breezy Point Resort and Conference Center, Breezy Point, Minnesota.

#### ABOUT THE WORKSHOP

As in past years, this workshop will focus on the latest information in right of way and other public property usage activities. Emphasis is on property valuation, regulations and procedural issues. Speakers will offer their expertise on a wide range of subject matter, drawing from their various professional backgrounds. Sessions are arranged in both plenary and concurrent formats.

#### AUDIENCE

Appraisers, real estate professionals, attorneys, engineers and professionals engaged in property management activities for right of way, will find this workshop most enlightening and educational. It will also offer a unique opportunity to network with federal, state, local government and private business land management professionals. As always, we are pleased to offer this training opportunity to both Mn/DOT employees and to our professional partners. The 2007 workshop had 300 attendees.

#### CONTINUING EDUCATION CREDITS

Applications have been submitted to the Minnesota Department of Commerce for appraisal and real estate credits, and to the State Board of Continuing Legal Education for legal credits. Traditionally, participants have earned 12-15 continuing education credits. Determinations of credit allocation will be announced during the opening remarks at the workshop. **PLEASE NOTE:** Like the 2007 event, in order to earn real estate and appraisal credits, full attendance at

■ *Continued on the next page.*

the workshop is required. Attendees will not be able to qualify for a portion of the credits offered. Real Estate and appraisal credits will be earned on an “all or nothing” basis. This is necessary in order for the Minnesota Department of Transportation to be in compliance with the Minnesota Department of

Commerce rules and guidelines in qualifying for continuing education credits. In addition, participants licensed by the Board of Architecture, Engineering, Land Surveying, Landscape Architecture, Geosciences and Interior Design, should review the program to determine the suitability of select sessions for meeting this board’s defined professional development standards.

**DATE, TIME & LOCATION**

**September 24 – 26, 2008 at Breezy Point Resort and Conference Center.** Registration is at 10:00 a.m. on Wednesday, September 24. The workshop then begins at 11:00 a.m. The following two days will be filled with educational sessions and exhibits. The workshop concludes on Friday, Sept. 26, at approximately 12:15 p.m. Also, please note that the National USPAP Training Course is being offered prior to the workshop by Kaplan Professional Schools and will begin on Tuesday afternoon, Sept. 23. For more information regarding this class offering and more detailed workshop information, please visit the Mn/DOT workshop website at: <http://www.olmweb.dot.state.mn.us>.

## IRWA Region 3 News Briefs

### *Region 3 - Upcoming Course Offerings*

#### *September 2008*

- 802 - Legal Aspects of Easements - September 8, 2008 - Ames, IA
- 803 - Eminent Domain - September 9, 2008 - Ames, IA
- 400 – Principles of Real Estate Appraisal - September 16, 2008 - Lincoln, NE
- 502 - Business Relocation - September 25, 2008 – Lee’s Summit, MO
- 200 - Principles of R. E. Negotiation - September 29, 2008 – St. Louis, MO

#### *October 2008*

- 213 - Conflict Management - October 22, 2008 – Lenexa, KS
- 209 – Negotiating Effectively with a Diverse Clientele – October 23, 2008 – Lenexa, KS
- 409 – Integrating Appraisal Standards - October 27, 2008 - Lincoln, NE
- 410 – Reviewing Appraisal in Eminent Domain - October 28, 2008 - Lincoln, NE
- 205 - Bargaining Negotiations - October 29, 2008 - ND - (Tentative)

#### *November 2008*

- 600 - Introduction to Environmental Issues - November 07, 2008 - St. Louis, MO - (Tentative)
- 802 - Legal Aspects of Easements - November 10, 2008 - Bloomington, MN
- 503 - Mobile Home Relocation - November 20, 2008 – Lee’s Summit, MO
- 505 –Advanced Residential Relocation - November 21, 2008 – Lee’s Summit, MO

**For more information, visit: [www.irwaonline.org](http://www.irwaonline.org)**

Please join North Star Chapter 20 on October 9 & 10, 2008, for the  
**Region 3 Fall Forum in Bloomington, MN.**

Our meeting will be held at the Park Plaza Hotel in Bloomington.

Their website is [www.parkplaza.com/bloomingtonmn](http://www.parkplaza.com/bloomingtonmn)

Address: 4460 West 78<sup>th</sup> Street Circle, Bloomington, MN 55435

Phone number: 1-800-814-7000.

A block of rooms has been reserved for the IRWA rate of \$109 a night.

**RSVPs must be received no later than September 26<sup>th</sup>.**

Chapter 20 will also be hosting a mini seminar titled:

**The Twins Stadium Condemnation**

on Thursday, October 9<sup>th</sup> beginning with lunch at 12:00.

<http://minnesota.publicradio.org/display/web/2006/10/22/twinsland/>

<http://www.startribune.com/sports/twins/11693861.html>

Everyone is welcome and details to follow.

This four-hour seminar will include MN continuing real estate credits, appraisal credits and legal credits, and includes lunch and afternoon snacks.

The cost per member is \$75.00

This seminar will be followed by the evening social event with appetizers and a cash bar beginning at 5:30.

Hope to see everyone in October!!!

Please RSVP to Joanie Miller @ [jmiller@grenergy.com](mailto:jmiller@grenergy.com) if you are attending the Fall Forum.

For hotel information or questions on the accommodations, contact Kathy Blomquist

@ [Kathleen.a.blomquist@xcelenergy.com](mailto:Kathleen.a.blomquist@xcelenergy.com)

# IRWA Education

## Chapter 20 2007 Education Calendar

For your education needs, please contact Greg Cooley, SR/WA @ [greg.cooley@dot.state.mn.us](mailto:greg.cooley@dot.state.mn.us) or call 320-223-6551.

Chapter 20 - 3 Year Course Schedule Revised 05-14-08 (fee change for 2009-2010)				
Course Number	Name of Course	Course Length (days)	Month	Course Fee
<b>2008</b>				
-	<i>SRWA Review Study Session (Includes Test Fee) - Completed</i>	2	Jan	\$ 500
409	Integrating Appraisal Standards	1	Mar	\$ 255
410	Reviewing Appraisals in Eminent Domain	1	Mar	\$ 255
800	Principles of Real Estate Law	2	Jun	\$ 400
504	Computing Replacement Housing Payments	2	Aug	\$ 400
802	Legal Aspects of Easements	1	Nov	\$ 255
<b>2009</b>				
104	Standards of Practice for the Right of Way Professional	1	Feb	\$ 265
200	Principles of R.E. Negotiation	2	Mar	\$ 415
403	Easement Valuation	1	Apr	\$ 265
603	Understanding Environmental Contamination in Real Estate	1	Sep	\$ 265
701	Property/Asset Management: Leasing	2	Oct	\$ 415
900	Principles of Real Estate Engineering	2	Nov	\$ 415
<b>2010</b>				
100	Principles of Land Acquisition	4	Feb	\$ 755
201	Communications in R.E. Acquisition	3	Mar	\$ 565
400	Principles of Real Estate Appraisal	2	Apr	\$ 415
407	Valuation of Contaminated Properties (New - pending)	1	Sep	\$ 265
600	Introduction to Environmental Issues	1	Oct	\$ 265
214 / 804	Skills of Expert Testimony	1	Nov	\$ 265

2008 Course fees were locked into pre-July 1, 2008 IRWA published rates as sponsorship agreements were created before the May 1, 2008 deadline. 2009-2010 Course fees are based upon IRWA suggested rates published from July 1, 2008 to June 30, 2010; tuition fees are subject to change. Course brochures will determine actual tuition.

### **IMPORTANT UPDATE FOR CONTINUING EDUCATION CREDIT:**

**If you are taking an IRWA class for licensing renewal, you MUST take and pass the written exam offered in class to qualify for continuing education credits.**

**If you did not take and pass the exam, you will NOT receive credit for the course.**

**IRWA cancellation policy on classes:** Written notification of cancellation must be received by the class coordinator 15 days prior to start of class. A 75% refund will be made if written notification is received less than 15 days prior to start of class. No refund will be made after the start of class.

**Attention course attendees:** Please contact the Course Coordinator prior to attending a course for information on Real Estate, Appraisal or Legal continuing education credits. PLEASE, DO NOT assume that all classes offer continuing education credits.



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- Environmental Document Assistance
- Corridor Preservation / Layouts
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- Title Research
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  - Eminent Domain Staking
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*Greg Wheeler*

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