



NOVEMBER 2005

COMMUNIQUÉ

The Newsletter of North Star Chapter 20
of the International Right of Way Association

2005

PRESIDENT/DIRECTOR:

Craig Knudsen, SR/WA
Dakota Electric Assoc.
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PRESIDENT ELECT:

Lisa Beckman, SR/WA
SRF Consulting
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VICE PRESIDENT & TREASURER:

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Koch Pipeline Company
P.O. Box 64596
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SECRETARY:

Joanie Miller, SR/WA
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NEWSLETTER EDITOR:

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PRESIDENT'S MESSAGE by Craig Knudsen, SR/WA

And here it is already my final President's Message before I turn over the front page to Lisa Beckman. I can't believe how quickly this year has been going by and how well all of the courses, luncheons, forums, and conferences came together. Thanks to everyone in helping to make this year successful.

On the following pages you will see the bios of those who have been nominated to hold their respective office for 2006. Although time is running out, we will continue to take nominations from the floor at our next membership meeting. If anyone has an interest in making a nomination or becoming involved as a board member, please feel free to contact me or any of the other board members. The election of the board will take place at the upcoming November Monthly Meeting.

Plans for the installation banquet are well underway. This year's event will be held in January at Midland Hills Country Club. We have slightly toned down the event this year. Instead of the traditional sit down dinner, we are planning a more casual social. Members and their spouses will be able to enjoy the evening with hors d'oeuvres. Midland Hills Country Club has an outstanding atmosphere, so please plan on joining us for the 2006 Installation Banquet.

Gary Barnes of the Humphrey Institute of the U of M will be our speaker at the November Membership Meeting on November 16th. Remember to contact Lisa Beckman by Friday, November 11, to reserve a seat for this membership meeting.

NOVEMBER MEMBERSHIP MEETING

Date: Wednesday November 16, 2005

Time: 10:00 a.m. Board of Directors Meeting
Noon Luncheon Meeting

Location: **Midland Hills Country Club**
2001 Fulham Street, Roseville, MN 55113

Cost: \$15.00 per person



Speakers: Gary Barnes of Humphrey Institute
Topic: Cost/Benefits of Early Right of Way Acquisition Prior to Project

Mr. Barnes' research was to understand the potential benefits and costs of purchasing right of way up to several years in advance of planned projects, rather than immediately prior to construction. There are possible financial benefits from buying land at a lower price, and qualitative benefits in terms of simplifying project planning and public involvement. However, there are also potential costs that are often unrecognized.

The primary focus of the research was a quantitative analysis of the potential financial benefits of early acquisition. Minnesota Department of Revenue data on land sales in Minnesota were used to establish trends in the market value of various types of land over time, which were compared with the opportunity costs of holding land. The two major premises were first, to consider long-term returns on land rather than overemphasizing recent trends; and second, that for early acquisition to be justified, price increases must be not only significant, but also predictable. The results indicate that while there may be certain circumstances where early acquisition will be a financially sound practice, in most cases it may be better to wait until the project is ready to commence. The research report can be found at <http://www.lrrb.org/pdf/200535.pdf>.

Gary Barnes is a transportation economist at the State and Local Policy Program, part of the Humphrey Institute of Public Affairs at the University of Minnesota. He holds a joint appointment as a Center for Transportation Studies Research Scholar. He has worked at the University of Minnesota for eight years doing research focused on economic and behavioral aspects of transportation issues.

Dr. Barnes is currently involved in research projects examining the determinants of commute durations, public involvement conflict management, transportation for disadvantaged groups, and the evaluation of bicycle infrastructure investments.

He has a bachelor's degree from the Massachusetts Institute of Technology, and a Ph.D. in economics from the University of Minnesota.

For reservations please call Lisa Beckman at 763-475-0010 or email (preferred) her at Lbeckman@SRFConsulting.com by no later than Friday, November 11th.

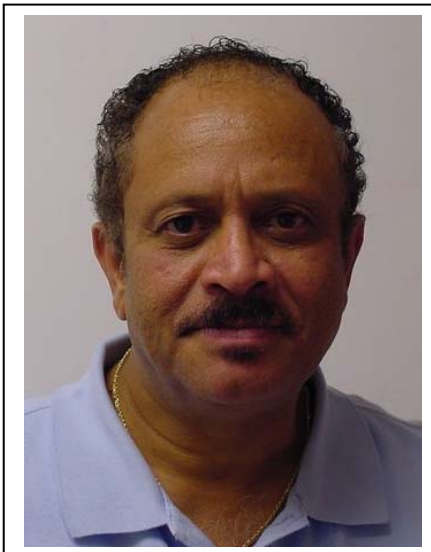
NOMINATIONS FOR 2006 BOARD OF DIRECTORS



PRESIDENT/DIRECTOR
LISA BECKMAN, SR/WA

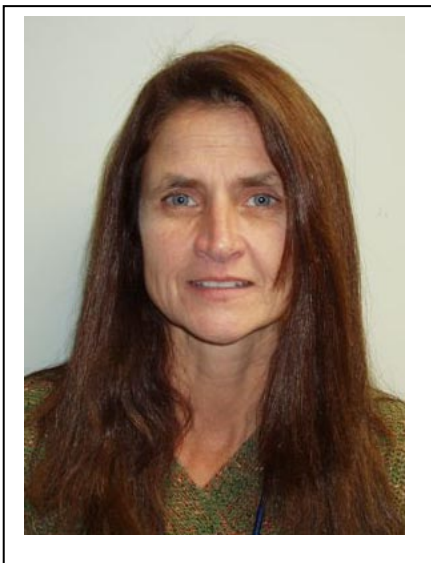
Lisa Beckman, SR/WA, began her right of way career in 1989 working with the City of Rochester; she joined SRF Consulting Group, Inc. in 2003. At SRF, Lisa manages the right of way process for turnkey projects as well as stand-alone right of way projects. Her experience includes right of way acquisition, relocation and appraisals. Lisa is a Licensed Real Property Appraiser and she holds a Real Estate Sales Person License.

Lisa has been married to Rod for 14 years; together they have seven children and three grandchildren. They currently have one daughter serving in Iraq on her second tour. They enjoy riding motorcycles, the Vikings?, and hanging around the house doing odd jobs.



PRESIDENT ELECT
MARVIN L. DEJEAR, SR/WA

Marvin L. DeJear, SR/WA has been employed by Koch Pipeline Company, L P for the last seven years and has 12 years of Right of Way field experience in Minnesota, Illinois, Wisconsin, Iowa, Missouri and Oklahoma. Marvin has served as an officer of local IRWA chapters in Minnesota and Oklahoma and is currently serving Region 3 as its Pipeline Committee representative.



VICE PRESIDENT/TREASURER
JOANIE MILLER, SR/WA

Joanie Miller, SR/WA, has been an active member of Chapter 20 for seven years and has a background in property management. In 1998 she became a Right of Way Agent for Northern Natural Gas in Minneapolis. She joined the IRWA and assumed the position of Education Chair. She served as Chapter 20's Professional Development Chair for one year and the International Membership Committee for one year. In 2005 she accepted the role of Secretary for Chapter 20. Currently, Joanie is a contract field agent working for Great River Energy in Elk River, Minnesota.



**SECRETARY
JOHN FOSTER**

John Foster has been actively engaged in real estate valuation and consulting since 1987. Mr. Foster's expertise involves preparation of professional real estate valuations and market analyses for all types of commercial, industrial, residential, and special use properties. The purposes of these assignments include right of way, financing, condemnation hearings, and investment counseling. Mr. Foster holds a Bachelor of Business Administration degree from the University of Minnesota and Masters of Business Administration Degree from the University of Wisconsin. He currently holds State of Minnesota licenses as a Real Property Appraiser, Assessor and Real Estate Sales.



**DIRECTOR ONE YEAR
CRAIG KNUDSEN, SR/WA**

Craig Knudsen, SR/WA, works for Dakota Electric Association (DEA) as a Land Use Manager. He has been in the right of way field with DEA for 6-years and was previously with the City of Eagan for 14 years in their Engineering Department. Craig became a member of the IRWA in 1999 and received the SR/WA and the Environmental Certification in 2002. In 2004 he received the Negotiation/Acquisition Certification. Over the last 6-years with Chapter 20, Craig has served as Membership Chair, Vice President, President Elect, President/Director.

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WANTED - NEWSLETTER EDITOR

- WANTED:** Newsletter Editor for Non-profitable Non-Profit
- SKILLS:** Ability to breathe, some typing skills, ability to panic before deadline (6 times a year)
- PAY:** Commensurate with profit of non-profit organization. (\$0)
- START DATE:** ASAP!!
- CONTACT:** Incoming President Lisa Beckman

Seriously, Chapter 20 is looking for a new editor of the Communiqué. If you are interested call Lisa Beckman or Doug Johnson (651-882-0200).

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2005-2006 EDUCATION CALENDAR

DATE	COURSE TITLE	NO. DAYS	LOCATION
January 2006	Course 902: Property Descriptions (Coordinator: Mike Kelly 763-323-5521)	1 Day	?
March 2006	Course 502: Business Relocation (Coordinator: Kaye Anderson)	2 Days	?
May 2006	Course 400: Principles of Real Estate Appraisal	2 Days	?
July 2006	Course 200: Principles of Real Estate Negotiation	2 Days	?
September 2006	Mn/DOT Right of Way Professionals Conference	3 Days	?
October 2006	Course 602: Project Development & the Engineering Process	2 Days	?
November 2006	Course 801: Land Titles	1 Day	?
January 2007	Course 100: Principles of Land Acquisition	4 Days	?

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.

- Planning
- Civil Engineering
- Land Surveying
- Landscape Architecture
- Environmental
- Archaeology

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Membership Report November 2005

By Mark Hudson

At the October membership meeting we were able to introduce several new members to those attending the luncheon meeting. I have included the following photos and information to help introduce these new members. My thanks to Joanie Miller, who has been doing a lot of recruiting for our chapter.

If you have any questions regarding membership please feel free to contact me at 218-625-3862 Or Hudsonm@co.st-louis.mn.us



Jamie McIntyre is a Right of Way Agent with Ulteig engineers in Minneapolis. Jamie has worked at Ulteig for about a year and was employed by Quest as a design engineer prior to that. His duties with Ulteig involve mainly acquisition for Quest facilities. Jamie lives in Cottage Grove with his wife and 5 year old daughter.



Debbie Tyler is currently the Engineering Services/ ROW Representative at Connexus Energy. She is responsible for all ROW permitting, easements, as well as digitizing the land base. Her experience includes 11 years at Connexus Energy and ten years in the advertising industry. She has a degree in Marketing from St. Cloud State University. As a new member of the IRWA, she is working toward her certification.

Debbie resides in Andover, MN with her husband, 14 year-old son, and 13 year-old daughter. She enjoys perennial gardening, being a volleyball and soccer mom, and downhill skiing with her family.

Connexus Energy is the largest customer-owned utility in Minnesota providing electricity and related products and services to over 116,000 homes and businesses in portions of Anoka, Chisago, Hennepin, Isanti, Ramsey, Sherburne and Washington counties

NORTH STAR CHAPTER 20 Int'l Right of Way Association

November Membership Meeting

Wednesday, November 16, 2005

Location: Midland Hills Country Club
2001 Fulham Street
Roseville, MN 55113

10:00 am Board of Directors Meeting
(all members welcome)

Noon Luncheon Meeting & Speaker

Upcoming Dates to Remember

November 16 th	November Membership Meeting
January 18 th	Membership Meeting
January 20 th	Installation Banquet Midland Hills CC Social Hour
March 15 th	March Membership Meeting

Call Lisa Beckman at 763-475-0010 or Email her at lbeckman@srfconsulting.com by NO LATER than Friday November 11th to make reservations for the luncheon..



IRWA North Star Chapter 20
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