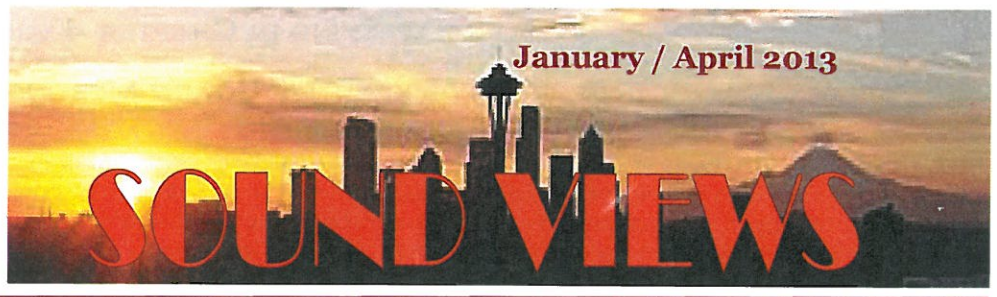




**IRWA**  
 / PUGET SOUND  
 CHAPTER 4



**Pam Dittloff, SR/WA**

**Inside this issue:**

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Article from HQ	16
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**Points of Interest:**

- **Annual Mapping Competition (15)**
- **Board Meeting Minutes (2)**
- **Announcements (8)**
- **Article from IRWA (16)**
- **59th Annual Education Conference (13)**

## SPRING IS IN THE AIR...

Hello Sunshine!

It must be true that March comes in like a lion and goes out like a lamb. What beautiful weather for all of the Easter Egg Hunts- no cold, wet, and muddy hunter's this year. As we get closer to the construction season, I'm sure many of us are scrambling to complete our acquisitions. The new WSDOT Highway and Local Programs "Use It or Lose It" policy has caused quite the buzz around our office. It will be an interesting implementation from the acquisition side of things, especially being the sacred land of the infamous "Mazama Pocket Gopher". Let me know how you're proceeding.

Hope to see all of you at the April meeting at the Tulalip. Like last year, we'll have great food and an interesting speaker. Liz Norton has worked in the energy industry for 25 years in areas of direct sales, business analysis, public affairs, and product/service development. She currently is Director of Products & Services at Puget Sound Energy in Bellevue, WA.

Region 7 Spring Forum is in Portland, Oregon on April 12th. Once again, it looks like a very full agenda, with a Leadership Institute Session, proposed budget, proposed Bylaw Resolutions, election of Region Officers, and a bit more. We should have plenty to share when we come back.

Following our May 8<sup>th</sup> meeting, we have planned a great seminar to be held May 16<sup>th</sup>, "What You Need to Know About Right-of-Way Acquisition Projects". Remember to register before April 18, 2013 to get the Early Bird Tuition. Hope all is going great for all of you and look forward to seeing you at the next meeting at the Tulalip on April 10<sup>th</sup>. The board meeting begins at 10:00 a.m. and Chapter meeting at 11:30 a.m.



Chapter 4 President  
*Pam Dittloff* SR/WA

**WHAT'S HAPPENING IN CHAPTER 4. . .****FEBRUARY EXECUTIVE BOARD MEETING**

Meeting was called to order and previous minutes were approved.

**Treasurer's Report:** Total Assets \$41,673.18 (Bank Accounts-\$29,758.04, CDs-\$11,657.19, Fixed Assets-\$257.95)

**New Business:** Conflict of Interest forms from HQ distributed; HQ advised that by-laws should be reviewed - ours were reviewed just last year so no action to be taken at this time; Melanie Rabaglia discussed implementing a mentoring program- she will work with the membership committee to develop an outline of what the program should be.

**Old Business:** Kristina provided Pam with the board meeting minute binder with the last 3 fiscal years records. Records have been scanned and uploaded to MemberFuse as directed by HQ. Secretary will be responsible for future updates; board would like to establish a historian committee chair to examine and organize Chapter 4's records, photos and newsletters; Mike is working on quotes for speaker gifts.

**Committee Reports:**

Communication-Outreach: no report

Education: Courses now being advertised through APWA, WSDOT LTAP and Appraisal Institute; board agreed to adopt an early registration incentive; appraisal continuing education renewal credits are up to date.

Membership: Only need 5-6 more members to renew in order to meet the 93% retention and receive a free conference registration; new members should be voted in immediately by having vote by e-mail process to insure new members are counted immediately for the membership campaign. New members Mathew Bacon - Integrity Realty.

Nominations, Elections & Special Awards: Daniel Stekol of HQ has donated a free conference registration for the winner of the volunteer matrix incentive; Project of the Year Awards being given at today's meeting.

Spring Seminar: To be held 5/16/2013 - will include 6 topics and 10-12 speakers

Program: Gary Prince, King County DOT speaking today. Michael Murphy, King Co. DNR will speak next month.

Professional Development: no report

**Correspondence:** None

**Announcements:** None

Meeting adjourned

**REMINDER: ALL GENERAL MEMBERS ARE INVITED TO ATTEND THE EXECUTIVE BOARD MEETINGS - IT'S A GREAT WAY TO FIND OUT MORE ABOUT CHAPTER 4!**

**MARCH EXECUTIVE BOARD MEETING**

Meeting was called to order and previous minutes were approved.

**Treasurer's Report:** Total Assets \$43,535.06 (Bank Accounts-\$31,619.92, CDs-\$11,657.19, Fixed Assets-\$257.95)

**New Business:** Website Volunteer, Lori Bryant, is resigning as of 4/12/13. Mike Bulzomi agreed to volunteer as an interim webmaster until a new volunteer can be found. Board may consider having a professional service act as webmaster - Faith Roland will provide contact info for Services of Seattle.

**Old Business:** Reminder to board members to turn in "Conflict of Interest" forms to HQ; Kristina and Jennifer are working to resolve discrepancy noted in 2/10/10 minutes; Several examples of etched mugs were displayed at meeting and board decided to order 50 mugs to be used as speaker gifts.

**International Committee Reports:**

**Executive Committee (Faith Roland)**- committee is focusing on delivery of products; **Relocation Committee (Leslie Beaird)**- report on updating and new course materials; **LPA Committee (Jennifer Walker)** working on defining the role of LPA, may be holding joint sessions with relocation committee at Ed Conf in Charleston; **Valuation Committee (Jim Price)**- Eminent Domain Update will cover the top 10 E.D. cases of 2012, new course designed to assist with attacking and defending appraisals in E.D. litigation, also discussed wind power development, qualifying expert witnesses and USPAP update. Considering disposal of surplus property as a future topic.

**Committee Chair Reports:**

Communication-Outreach: Reviewed process for e-blast and website.

Education: May be interest in real estate credits for LPO's for C802 & C803.

Seminar: PSE will receive several registrations in exchange for allowing use of their facility, budget approved for printing/mailing of seminar brochures.

Membership: Four members needed to renew to reach 93% retention goal; voted to approve new member, Tara Cicora (SeaCon LLC).

Nominations, Elections & Special Awards: no report

Program: Review of venue options for April meeting. Tulip best value. Mike Bulzomi asked that the chapter pay a portion of his Ed Conf expenses (up to \$800) - motion made and approved.

Professional Development: no report

**Correspondence:** None

**Announcements:** None

Meeting adjourned



James Swan, Zach Bergman, Connie Corpuz, Darby Broyles, Rachel Uslan



Erich Hertzog



50/50 Winner  
Marilynn Danby

Jeannie Dahl, Marian Blackstone  
and Judy McCollum



# December 2012

DECEMBER 15



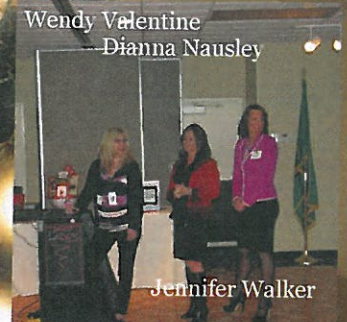
Wendy Valentine



Leslie Beaird and Dianna Nausley

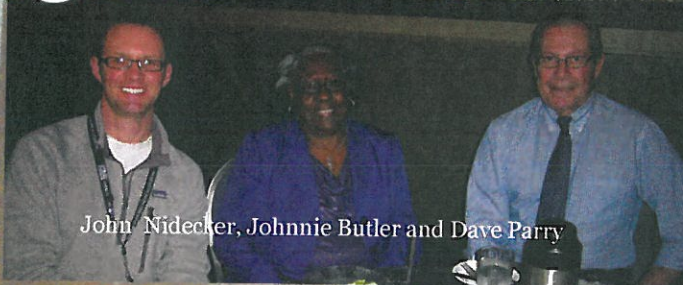


Kerri Wittman, Kelli Larson, Leslie Beaird, Pam Dittloff & Kristina Guzman

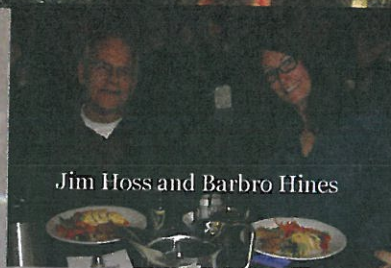


Wendy Valentine  
Dianna Nausley

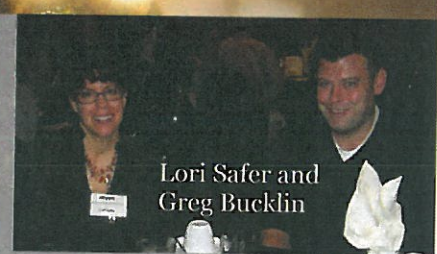
Jennifer Walker



John Nidecker, Johnnie Butler and Dave Parry

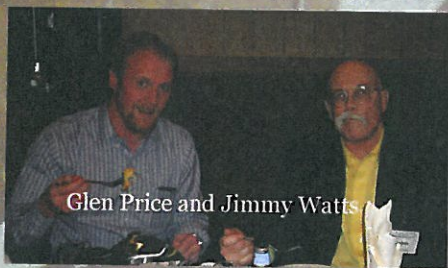


Jim Hoss and Barbro Hines



Lori Safer and Greg Bucklin

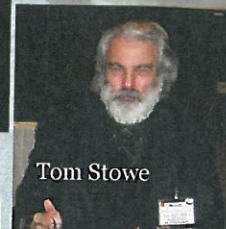
# January 2013



Glen Price and Jimmy Watts



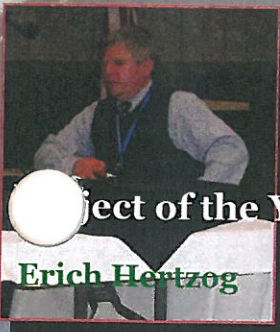
James Swan, Brett Bolton & Steve Botts



Tom Stowe

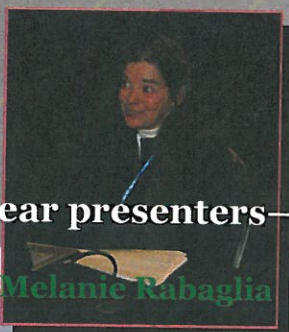


50/50 winner  
Kent Melton



Object of the Year presenters

Erich Hertzog



Melanie Rabaglia



Leslie Beaird and Jim Price



Jesse Ray and Karen Wright

# February 2013



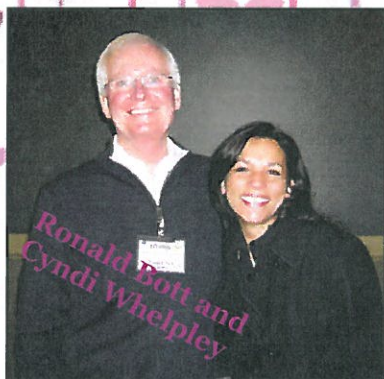
Project of the Year winner—Pierce County – Wollochet Drive N.W. presented by Erich Hertzog (center) with Wendy Valentine, Kerri Wittman, Leslie Pellegrini, Jennifer Walker, Mike Bulzomi, and Jeff Wong.



Michelle Talbot



Speaker—Gary Prince, Senior Project Manager for King County Metro Transit



Ronald Bott and Cyndi Whelpley



50/50 winner, Chapter president Pam Dittloff

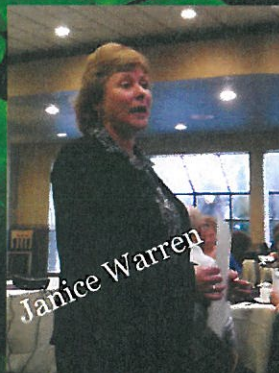


Project of the Year runner-up Thurston County—Wilkensen Road—Presented by Melanic Rabaglia



Linda Holecek with speaker Michael Murphy

# March 2013



Janice Warren



50/50 winner Mona Jarman-Hirsch



Jimmy Watts, Jim Price, James Swan and Brett Bolton



Education Voucher Winner - Ralph Potts

# Sound Views

## MAY 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8 Membership Meeting at Coast Bellevue 5:30pm ELECTION OF OFFICERS	9	10	11
12	13 201 Comm in RE Acquisition- Helena MT	14	15	16 What You Need to Know About RoW Acquisitions -Bellevue	17 421 Valuation of Partial Acquisitions- Portland	18
19	20	21	22 C403- Easement Valuation Bellevue	23	24	25
26	27	28	29	30	31	

## JUNE 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4 207 Practical Negotiations of US Funded Land Acquisitions - Seattle 219 Intro to Presentation Instruction & Facilitation - Portland	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30 IRWA 59th Annual Education Conference - Charleston, West Virginia						

# Sound Views

## JULY 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
			802 Legal Aspects of Easements- Bellevue 600 Environmental Awareness - Portland	803 Eminent Domain Law Basics of ROW Professionals Bellevue		
28	29	30	31			

## AUGUST 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	
	100 Principles of Land Acquisition Bellevue					



## The Sidebar

by Kinnon W. Williams  
Williams & Williams, PSC  
(425) 486-8138  
kww@williamspsc.com



**Question:** I recently had a situation where access to a building was substantially changed in the after situation, so much so that it really didn't work well as a business location anymore but the cost to fix the problem seemed excessive. What, if any, are the limitations on the "cost to cure?"

Submitted by: *Anonymous*

**Answer:** According to Nichols on Eminent Domain, in the context of partial takings courts recognize a duty to mitigate damages which we know as "the cost to cure". It is simply an obligation to look at different ways to minimize damages.

In the State of Washington we have adopted this principle in case law and it is restated in the **Washington Pattern Jury Instruction 151.08, Cost - Repairs to Remainder**, which states: *You may only consider evidence of cost of repair to the remaining property made necessary by this taking only to the extent that such costs affect market value of the remaining property.*

This instruction is to be used only where there is evidence that the cost of repairs or rehabilitation of the remaining property was necessitated by the taking. According to the official comment, "cost of rehabilitation or repair are not usually the measure of compensation; evidence of such cost is to be considered only as a factor in arriving at market value." Citing, *Seattle Mattress and Upholstery Company v. City of Seattle*, 134 Wash. 476, 236 P. 84 (1925). The central point is you don't spend \$50 to fix a \$10 problem.

When the cost to cure the damage is greater than the loss of fair market value of the property, damages will be limited to the loss of fair market value. Therefore, if it is cheaper to fix the problem than just to leave it, fix it; if it costs more to fix the problem than the loss in value, don't. It's the concept of not putting good money after bad.

The second thing that you need to know about the cost to cure is that it is not always an easy thing to determine. Cost to cure is based on a number of assumptions based on the economic life of the improvement, physical obsolescence, functional obsolescence, and the usefulness of the cure itself.

My guide when looking at the cost to cure is simple; does fixing it make economic sense? What will be the return on investment? This is the basis for the statement in the **Appraisal of Real Estate, 13<sup>th</sup> Edition**, "Items of physical deterioration or functional obsolescence are economically feasible to cure if the cost to cure is equal to or less than the anticipated increase in the value of the property. If the cost to cure is more than the increase in value then the item is deemed to be incurable." See, Ch. 19, Appreciation of Assets.

While the basic analysis of the cost to cure seems readily apparent, getting there may not always be easy, so just remember to not overly complicate the argument and let the economics make the argument for you.

*Answer provided by Kinnon W. William, Esq. Mr. Williams is the managing partner of the law firm Williams & Williams, PSC, which handles eminent domain, land acquisition and boundary matters. He is also a member and facilitator for the IRWA. You may contact Mr. Williams via email at: kww@williamspsc.com or telephone: 425-486-8138*

Submit Future Legal Questions Pertaining to Right-of-Way Matters to:

Matthew Hansen, Esq., Graham & Dunn, PC, Pier 70, 2801 Alaskan Way ~ Suite 300, Seattle, WA 98121 (206) 340-9595 or mhan-  
sen@grahamdunn.com

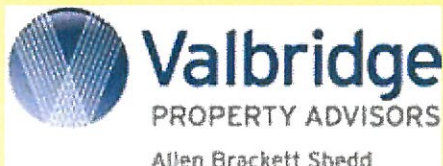
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## Sound Views

IRWA Chapter 4 is pleased to welcome the following new members...

*Marco Vargas - HDR Inc (transferred to our chapter from TX)  
Mathew Bacon - Integra Realty Resources  
Tara Cicora, SeaCon LLC*



### ANNOUNCEMENT:

**ALLEN BRACKETT SHEDD is now  
Valbridge Property Advisors**

ALLEN BRACKETT SHEDD is pleased to announce that it has joined 41 other appraisal firms in creating the national valuation services company: Valbridge Property Advisors. The Principals of Allen Brackett Shedd are also now shareholders in Valbridge Property Advisors. Originally founded as Bruce C. Allen & Associates, Inc., Allen Brackett Shedd has been serving the needs of the Western Washington real estate community since 1982. For a transition period, the firm will be known as Valbridge Property Advisors | Allen Brackett Shedd. The firms coverage area includes the Pacific Northwest and Alaska. Based on publicly available information and company estimates, Valbridge immediately ranks among the Top 3 national commercial real estate valuation and advisory services firms, with 145 MAIs, 59 office locations and 600 staff across the U.S. Allen Brackett Shedd will continue to provide the highest quality real-estate valuation and consulting services throughout the Pacific Northwest, with the expanded resources of a national firm. Valbridge Property Advisors | Allen Brackett Shedd is led by Murray Brackett, MAI, Darin Shedd, MAI, and Greg Goodman, MAI. Murray Brackett, a past president of Chapter 4, and Darin Shedd are senior managing directors of Valbridge. Greg Goodman is a managing director. Valbridge | Allen Brackett Shedd employs 13 staff, including 3 MAI appraisers and 6 Associates, five of whom are senior State Certified General Appraisers.



**Make the Right Move.**

*Our Members are Current Credentialed Connected*



### !!! HELP OUR CHAPTER / EARN POINTS / WIN PRIZES !!!

Are you looking for a way to help our chapter be successful? Would you like to earn points for the Volunteer Matrix (where the high point winners will earn prizes such as registration to the IRWA Education Conference or IRWA Membership Dues for a Year). Please consider volunteering for one of these committees:

**Education:** Karen Wright needs help with keeping our course certifications current - small tasks are available such as simply keeping track of when certifications expire so we can complete needed paperwork in a timely manner (contact Karen Wright at [karen@roland-resources.com](mailto:karen@roland-resources.com));

**Communications-Outreach:** We need someone to take pictures and/or to help with doing the layouts for the photo pages of the meetings (contact Kelli Larson at [larsonk@co.thurston.wa.us](mailto:larsonk@co.thurston.wa.us));

**Registration:** Michelle Talbot ([4michelle.talbot@gmail.com](mailto:4michelle.talbot@gmail.com)) could always use your help at the registration table to help check people in.



## Sound Views

### IRWA Puget Sound Chapter 4 2013 Course Schedule

#### 2013 Courses

May 16, 2013	<b>Seminar: What You Need to Know About Right-of-Way Acquisition Projects</b> (Ctrl + click on 'Seminar' to follow link)
May 22, 2013	<b>Course 403 Easement Valuation</b>
June 4-5, 2013	<b>Course 207 Prac Negotiations of US Funded Land Acquisitions</b>
July 24, 2013	<b>Course 802 Legal Aspects of Easements</b>
July 25-26, 2013	<b>Course 803 Eminent Domain Law Basics for R/W Professionals</b>
August 26-29, 2013	<b>Course 100 Principles of Land Acquisition</b>
September 25-26, 2013	<b>Course 501 Residential Relocation Assistance</b>
October 7-8, 2013	<b>Course 215 Right of Way Agent's Development Plan</b>
November 12-14, 2013	<b>SR/WA Study Session and Exam</b>
December 2013	<b>No Course Scheduled</b>

**NEWS ALERT:**  
Education Committee is still looking  
for a volunteer to help with tracking  
and renewing of appraisal courses.  
Contact Karen Wright at  
karen@rolandresources.com

### IRWA 59TH ANNUAL EDUCATION CONFERENCE June 23-26, 2013 Charleston W. Virginia

#### Educational opportunities in other Region 7 chapters

April 17, 2013	C402	Intro to Income Capitalization App - Anchorage AK
April 18, 2013	C403	Easement Valuation - Anchorage AK
April 23, 2013	C205	Bargaining Negotiations - Portland OR
April 26, 2013	C902	Property Descriptions - Anchorage AK
May 13-15, 2013	C201	Communications in Real Estate Acquisition - Helena MT
May 14-17, 2013	C421	Valuation of Partial Acquisitions - Portland OR
June 4-5, 2013	C219	Introduction to Presentation, Instruction & Facilitation - Portland
June 23-26, 2013	IRWA	59TH ANNUAL EDUCATION CONFERENCE - Charleston W. Virginia
July 24, 2013	C600	Environmental Awareness - Portland OR

# Member Spotlight



## LISA SHAW

### Acquisition & Title Reviewer WSDOT

(Lisa is pictured on the left)

One of our chapter's newest members, Lisa Shaw, works in Tumwater for Washington State Department of Transportation as an Acquisition & Title Reviewer. Lisa just recently joined the IRWA hoping to meet new individuals in the right-of-way field and to check out different training opportunities. As a child, Lisa was inspired by a medical drama television program that aired in the late 1960's/early 1970's... Marcus Welby M.D. (Dr. Welby, a family practitioner portrayed by Robert Young with a dashing young Dr. Kiley portrayed by James Brolin) - she dreamed of being a doctor or a veterinarian. But alas, Lisa was born and raised in the title industry where her dad was the manager of a title company who put her to work at a young age as a 'poster'. Included in Lisa's work history was a stint for the City of Tacoma. There, she worked for Ted Lyons, a manager who influenced her development in the right-of-way industry. Ted was always helpful and understanding - he guided her route and although he's now retired, she remembers him as a great mentor in her career.

When Lisa is not working on right-of-way business, she loves to travel and is a voracious reader. Lisa still reads traditionally bound books, even though she is a Nook owner. Owning an e-reader has its advantages when you read as much as Lisa - imagine lugging a suitcase filled with books on a cruise! Lisa also is a player- she likes the casino's - she does play the slot machines but prefers table games. Being family orientated, Lisa takes vacation trips with her mom to destination locations and to adventure filled fantasy lands with her two nephews (separate trips for each young man to Disneyland- what a great Auntie!) She says her parents taught her well, instilling good work ethics and appreciation for family values. Lisa's dad helped her with career choices while her mom provided lots of emotional support. Years ago after she experienced a shoulder injury, Lisa tried massage therapy and she now gets a massage every 2 weeks! She also discovered that a simple massage helped her tension headaches.\*\* Since stress can negatively impact an individual's health and well-being, Lisa recommends a prescription for massages for everyone.

Live, Laugh, Love- is Lisa's advice to all of us. It seems so simple, *Live-* every moment, *Laugh-* every day, *Love-* beyond words. Sounds like something we all should try. Now that you know a little more about Lisa, when you see her at a meeting make sure to say hello.

(Prepared by: Melanie Rabaglia, SR/WA Thurston County Public Works & IRWA Chapter 4 member)

\*\* Author's Note: Researchers from Cedars-Sinai Medical Center reported that a single back massage can boost a person's immune system. The study found that participants who had a 45 minute Swedish massage had more lymphocytes, or cells that help the immune system defend the body against illnesses. Massage therapy has been shown to be a means by which stress can be reduced significantly on physical and psychological levels. Decrease in heart rate, systolic blood pressure and diastolic blood pressure. Measures of oxygen consumption, blood pressure, and salivary cortisol levels were

## Chapter 4 Executive Board Members

### President

Pam Dittloff, SR/WA  
Thurston County  
9605 Tilley Rd S., Olympia WA 98512  
(360) 867-2354  
[dittlop@co.thurston.wa.us](mailto:dittlop@co.thurston.wa.us)

### Immediate Past President

Jennifer D. Walker, SR/WA  
Pierce County  
4301 South Pine St, Ste. 446, Tacoma WA 98049  
(253) 798-7025  
[jennifer.walker@co.pierce.wa.us](mailto:jennifer.walker@co.pierce.wa.us)

### President Elect

Matthew Hansen, Esq.  
Graham & Dunn, PC  
Pier 70/2801 Alaskan Way, #300, Seattle WA 98121  
(206) 340-9595  
[mhansen@grahamdunn.com](mailto:mhansen@grahamdunn.com)

### Nominations, Elections & Special Awards

Mitch Legel, SR/WA  
Universal Field Services  
111 Main Street, #105, Edmonds WA 98020  
(425) 673-5559  
[mlegel@ufsrw.com](mailto:mlegel@ufsrw.com)

### Vice President (Program Chair)

Mike Bulzomi, SR/WA  
Pierce County  
4301 South Pine St, #446, Tacoma WA 98049  
(253) 798-7023  
[mike.bulzomi@co.pierce.wa.us](mailto:mike.bulzomi@co.pierce.wa.us)

### Professional Development Committee Chair

Christopher Eldred, SR/WA  
Christopher Eldred & Associates  
650 S. Orcas St, #114, Seattle WA 98108  
(206) 838-1250  
[cseldred@hotmail.com](mailto:cseldred@hotmail.com)

### Treasurer

Leslie Beaird, R/W-RAC  
Universal Field Services  
Union Station / 401 S. Jackson St., Seattle WA 98104  
(206) 903-7414  
[lbeaird@ufsrw.com](mailto:lbeaird@ufsrw.com)

### Education Chair

Karen Wright  
Roland Resources  
12011 NE 1st Street #308, Bellevue WA 98005  
(425) 822-1794  
[karen@roland-resources.com](mailto:karen@roland-resources.com)

### Secretary

Kristina Guzman, SR/WA  
Universal Field Services  
Union Station / 401 S. Jackson St., Seattle WA 98104  
(206) 903-7423  
[kristina.guzman@soundtransit.org](mailto:kristina.guzman@soundtransit.org)

### Membership Chair

Matt Sloan  
Allen Brackett Shedd  
12320 NE 8th St, #200, Bellevue WA 98005  
(425) 450-4040 ext 39  
[msloan@absvaluation.com](mailto:msloan@absvaluation.com)

### Communications Chair/Newsletter

Kelli Larson  
Thurston County  
9605 Tilley Rd S., Olympia WA 98512  
(360) 867-2356  
[larsonk@co.thurston.wa.us](mailto:larsonk@co.thurston.wa.us)

### Reservations Chair

Michelle Talbot, SR/WA  
Seattle Department of Transportation  
700 Fifth Avenue, Suite 3900, Seattle, WA 98124  
(206) 233-7197  
[4michelle.talbot@gmail.com](mailto:4michelle.talbot@gmail.com)

### Golf Tournament

Greg Goodman  
Allen Brackett Shedd  
(425) 450-4040  
[ggoodman@absvaluation.com](mailto:ggoodman@absvaluation.com)

### Your Region 7 Leaders Are:

CHAIR: Patricia Thayer [patricia.thayer@hdrinc.com](mailto:patricia.thayer@hdrinc.com)  
VICE CHAIR: Kerri Wittman  
SECRETARY: Brad Thomas [Brad.Thomas@hdrinc.com](mailto:Brad.Thomas@hdrinc.com)

**Three New Communities of Practice**  
**Pipeline, Transportation and Utilities can now network within their own areas of interest through the IRWA Member Network. Open to all members, instructors can also use these to create a post-course experience for member participants. Get connected.**



# APPRAISAL GROUP OF THE NORTHWEST

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6419 Lakewood Drive West, Tacoma, WA 98467  
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## Notable Quotes:

**“Management is doing things right; leadership is doing the right things.”**  
Peter F. Drucker

*What lies behind us and what lies before us are tiny matters compared to what lies within us.” - Ralph Waldo Emerson*

**“The best way to predict the future is to create it.” - Abraham Lincoln**

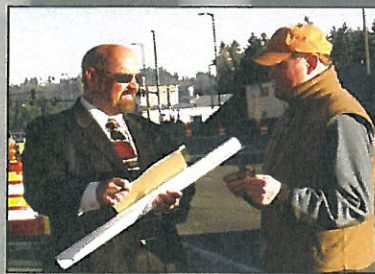
*“Many of life’s failures are experienced by people who did not realize how close they were to success when they gave up.” - Thomas Edison*

**“If not us, who? If not now, when?” - John F. Kennedy**

## Sound Views

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mbrackett@absvaluation.com

### Public Project on Your Mind?



Condemnation and  
Real Estate Value Disputes

Jeffrey Beaver, Marisa Velling Lindell  
and Matt Hansen



Pier 70, 2801 Alaskan Way | Suite 300 | Seattle, WA | 98121  
 grahamdunn.com | condemnationlaw@grahamdunn.com | 206.624.8300

## Sound Views

Some interesting reading...

### Judge gives state a nod in Silveira ranch eminent domain case:

[http://www.marini.com/marinnews/ci\\_22452428/judge-gives-state-nod-silveria-ranch-eminent-domain](http://www.marini.com/marinnews/ci_22452428/judge-gives-state-nod-silveria-ranch-eminent-domain)

### Rail Board Plans 'Eminent Domain' to Acquire O'ahu Properties:

<http://mauitvnews.com/blog/2013/01/24/rail-board-plans-eminent-domain-to-acquire-oahu-properties/>

# CONGRATULATIONS

**David Connor**, of LaBonde Land had his RW-RAC Candidacy approved  
**Joe Stone** of Steele Land Services had his RWA Certification approved

The following people have earned generalist or specialty re-certifications:



**Rick Welch**, SR/WA of Rick Welch Appraisal, Inc.  
**Steve Lyons**, SR/WA of Thurston County Public Works  
**Harold G. Barber**, R/W-NAC of HDR, Inc.  
**Bill Wilbert**, SR/WA of King County DNR  
**Kent Melton**, SR/WA of Sound Transit



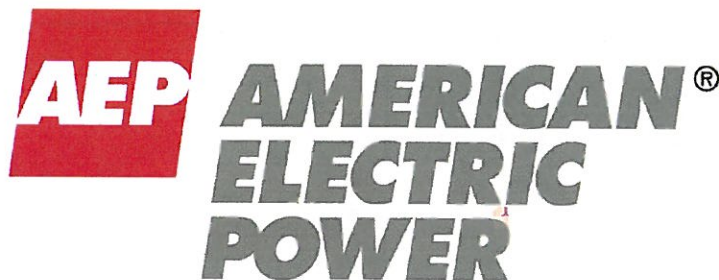
## EDUCATION CONFERENCE

### CHARLESTON, WV 2013

### JUNE 23 - 26

IRWA  
 IRWA Chapter 21  
 Welcome  
 Convince the Boss  
 General Information  
 Registration  
 Travel & Housing  
 Schedule of Events  
 Leadership Schedule  
 New Monday Night Event  
 Educational Sessions  
 Sponsorship  
 Exhibitors  
 Post-Conference Courses  
 Golf Tournament

Exclusive Host Site Sponsor



Welcome to the International Right of Way Association's 59th Annual International Education Conference held in Charleston, West Virginia, at the Charleston Civic Center. We invite you to attend this valuable industry event and take advantage of the many educational and learning opportunities, as well as the networking events that have been planned just for you. Please feel free to contact us if you have any specific questions regarding the annual conference, and check our website often for updates regarding our plans as we continue mapping out your educational event of the year!

Sincerely,

Your 2013 Conference Planning Committee

**Ron Williams, SR/WA**  
 2013 Conference Chair  
 marbears@aol.com  
 (304) 345-3005

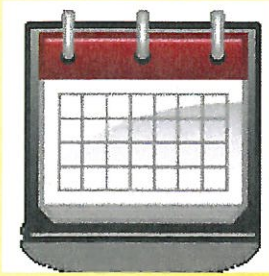
**David Griffith, SR/WA**  
 2013 Conference Chair  
 dfgriffith@aep.com  
 (304) 746-2745

**Jade Yoong**  
 Event Manager  
 yoong@irwaonline.org  
 (310) 538-0233 x146

**Daniel Stekol**  
 Vice President, Field Operations  
 stekol@irwaonline.org  
 (310) 538-0233 x126

# Sound Views

## Meeting Information



Hope to see you at our April meeting at the Tulalip Resort Casino.

**MARK YOUR CALENDAR FOR OUR NEXT MEETING:**

**Wednesday, May 8, 2013 (sign in @ 5:30am)**

**at the Coast Bellevue Hotel**

**625 116th Avenue NE, Bellevue**

Registration will be available online at [irwachapter4.org](http://irwachapter4.org)

**All general members are invited to attend the Board meeting that begins at 4:00 pm**

### WOULD YOU LIKE TO PROMOTE YOUR BUSINESS?

Let us help you! Advertising here, in the IRWA Chapter 4 newsletter.

Advertisement rates are low at a cost of:

\$100 for 1/8th page (business card size)

\$200 for 1/4 page





\$400 for 1/2 page

\$800 for full page


If you are interested in advertising in the 2013 series of Chapter 4 Newsletters, please contact Kelli Larson, Thurston County, at [larsonk@co.thurston.wa.us](mailto:larsonk@co.thurston.wa.us) or (360) 867-2356 with the details and remit a check made payable to IRWA Chapter 4 to Leslie Beard, R/W-RAC, Universal Field Services, Inc., 401 S. Jackson Street, Seattle, WA 98104-2826.

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# 11<sup>TH</sup> ANNUAL RIGHT OF WAY MAPPING COMPETITION

## Enter your map today!

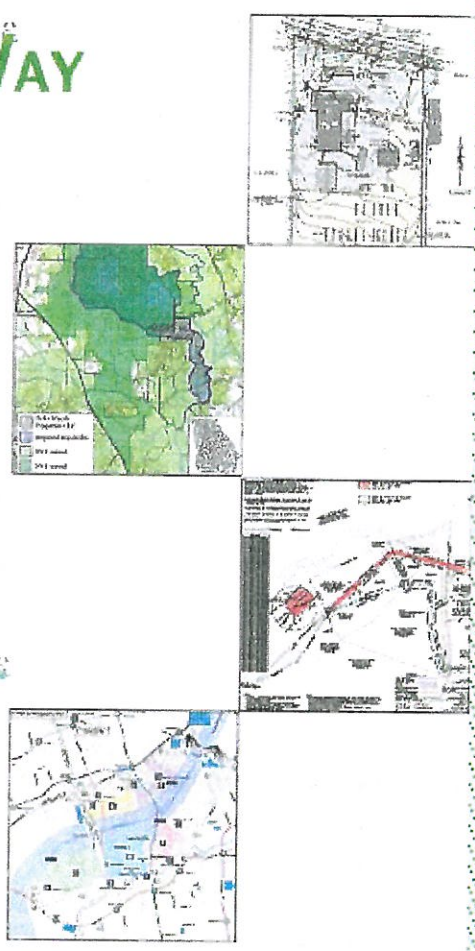
Sponsored by IRWA's International Surveying and Engineering Committee, this annual competition will be held in conjunction with IRWA's 59<sup>th</sup> Annual International Education Conference, June 23-26, 2013 in Charleston, WV.

Winners will be announced in *Right of Way Magazine* and at the Annual Education Conference, where winning maps will also be displayed. Winners will receive recognition at a national, regional or local IRWA meeting.

**Eligibility:** Anyone can enter, however each entry must be sponsored by an IRWA member. Members may sponsor multiple entries. Maps must be associated with the right of way profession including related disciplines.

**Rules:** One entry per person in each category. A map may only be entered in one category. Each entry shall be a standalone single sheet. Maps and entry forms may be submitted digitally using Adobe pdf files (paper copies not required).

**Judging:** Entries will be judged on overall presentation, orientation and the effective use of graphics, legends, symbols and innovative methods.



## 11th Annual Right of Way Mapping Competition

**Deadline: April 15, 2013**

Official Entry Form (please print or type)

IRWA Sponsor \_\_\_\_\_

Entrant's Name \_\_\_\_\_

Company Name or Agency \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State/Province \_\_\_\_\_ Zip/Postal \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

### Category

- Transportation
- Pipeline or utility corridor
- Individual site
- Recordable acquisition

Mail or email entries to:  
 Julie McDonald, PE, McKim & Creed, Inc.  
 8020 Tower Point Drive, Charlotte, NC 28227  
 jmcDonald@mcKimCreed.com



BY CYNTHIA GAN, SR/WA

## The Variables Impacting New Course Development

Education and professional development is a major part of why all of us are involved with IRWA. That's why it is so imperative that a lot of care goes in to developing and planning our educational offerings. Our goal is to ensure that the professional educational needs of all our diverse members are met and even exceeded. So you might be wondering, who is it that determines when a new course needs to be developed, and what is the process used to approve and develop it.

Each year, the International Professional Development Committee works with IRWA Headquarters staff in conducting an annual course assessment. There is a great deal of information to evaluate, some of which includes course statistics, evaluation reports, instructor and course material analyses, as well as the course proposal applications received throughout the year.

The findings from the annual assessment help us identify which courses are most needed. The IPDC prioritizes the courses based on the selected developer's availability, financial constraints and what's required for developing the course materials. The IPDC then projects the number of courses to be developed, revised and reviewed and develops an annual budget projection as well as a prioritized list of courses to submit to the International Executive Committee for consideration.

The need for a new course can stem from a variety of reasons. There may be an emerging topic that requires some specialized skills and training or a need for a more advanced course on a topic. In some cases, changing technology has created new opportunities that should be explored in course format. In addition to the standard method involving a response to a Request for Proposal, we receive unsolicited applications for new courses as well as recommendations from various Task Forces or International Committees.

Another method by which a new course will come about is when a seminar, presentation or workshop put on by a Chapter, Region or individual is determined to have enough content to garner member interest, to be financially viable and meet a current or future educational need that fills a gap in the existing IRWA

curriculum. If the IPDC determines it should be added to the IRWA curriculum, then IRWA HQ staff will coordinate the initial development and the pilot delivery of the new IRWA course.

The Standard Course Proposal Application Process is a six-step process:

1. A new course Request for Proposal is disseminated to interested stakeholders.
2. Qualified applicants submit an application to the IPDC.
3. IPDC and appropriate International Committee review the proposal.
4. IPDC selects qualified course developer.
5. Funds are requested and secured from the Education Foundations.
6. IRWA Headquarters staff coordinates and executes the contract and issues a letter of decision to the selected developer.

As far as timing is concerned, the variables involved with new course selection and prioritization make it difficult to establish a typical timeframe. While the IPDC and IRWA staff make every effort to expedite the process, it can easily take a year or more until a new course is piloted and offered to members.

For more information, the most recent IPDC Policies and Procedures Manual from August 2012, can be found on the IRWA website on the IPDC resources page. Included in the manual are appendices and tables that outline the application and review/approval process involved in developing new courses.

*Following a 30-year career working for the U.S. Army Corps of Engineers in the Real Estate Division of the St. Louis District, Cynthia retired in 2012. She has experience in property management, disposal, acquisition and relocation assistance, and assisted with acquiring easements for the levee rehabilitation project in New Orleans, LA. Serving in her third year on the IPDC, Cynthia is also a member and former Chair of the International Asset Management Committee.*







# What You Need to Know About Right-of-Way Acquisition Projects

Thursday, May 16, 2013 • Puget Sound Energy Headquarters • Bellevue, WA

## Who Should Attend?

- Right-of-Way Agents
- Appraisers
- Public Works Directors
- Project Managers
- Environmental Professionals
- Cost Estimators
- Surveyors
- Government Officials
- Engineers
- Real Estate Professionals
- Planners
- Relocation Agents
- Design Consultants
- Attorneys and Judges
- Anyone Likely to Become Involved in a Future Right-of-Way Acquisition Project!

## Why You Should Attend

Right-of-way acquisition and relocation is more and more prevalent in today's infrastructure improvement projects. Please join the Puget Sound Chapter of the International Right of Way Association along with the outstanding faculty it has assembled. Topics to be discussed during this full-day program include:

- The Uniform Act
- Project Design and Engineering
- Environmental Review Process
- Condemnation Appraisals and Review
- Right-of-Way Acquisition and Certification Process
- Federal and Local Relocation Assistance
- Substantive and Procedural Eminent Domain Law

### About the International Right of Way Association (IRWA)

Since its inception as a not-for-profit association in 1934, the International Right of Way Association has united the efforts of its members toward professional development, strong ethics and improved service to employers and the public, along with advancements within the right-of-way profession. The IRWA is the unsurpassed source of right-of-way educational programs and professional services worldwide.

### About the IRWA Puget Sound Chapter

The Puget Sound Chapter of the International Right of Way Association, with nearly 300 active members, serves professionals throughout Western Washington. The chapter holds local monthly meetings September through May, continuing education courses and other events for the membership. Please contact a chapter board member or attend a monthly meeting to find out more about what IRWA Chapter 4 can do for you!

## Three Easy Ways to Register:

- Email: [mike.bulzomi@co.pierce.wa.us](mailto:mike.bulzomi@co.pierce.wa.us)
- Mail: Mike Bulzomi, Pierce County  
4301 S. Pine St., Suite 446  
Tacoma, WA 98409
- Phone: 253-798-7023

Conference Schedule  
Inside →

# What You Need to Know About Right-of-Way Acquisition Projects

Thursday, May 16, 2013 • Bellevue, WA

**8:00 a.m. Registration and Coffee**

**8:30 a.m. Introduction & Program Overview**

Matthew R. Hansen, J.D., Conference Chair  
Graham & Dunn, PC

## Introduction to the Uniform Act

Speaker will present on both regulatory and practical considerations of land acquisition activities that receive federal financial assistance and the general regulations that apply to these projects.

Faith Roland, SR/WA  
Roland Resources, Inc.

**9:15 a.m. Project Design & Environmental Review**

Speakers will discuss the project development and project delivery process for effectively planning and delivering projects on time and on budget. Evaluating design alternatives from an engineering, environmental, and right-of-way perspective is a key component of a successful project. Environmental considerations will also be discussed pertaining to the permitting process, and the vital role they play in each phase of a project.

Ramiro A. Chavez, P.E., PgMP  
& Annette Pearson  
Pierce County Public Works & Utilities

**10:15 a.m. Morning Networking Break**

**10:30 a.m. Appraisal/Appraisal Review**

Appraisers will discuss special challenges that are distinctive to condemnation assignments, including topics such as project influence, larger parcel, cost-to-cure, and business damages.

Greg Goodman, MAI  
& Matt Sloan  
Valbridge | Allen Brackett Shedd

**11:45 a.m. Lunch Break (on your own)**

**1:00 p.m. Real Property Acquisition Process**

Speakers will discuss the right-of-way acquisition and certification process, emphasizing the practical considerations and implications of the Uniform Relocation Act.

Tom Boyd  
Washington State Dept. of Transportation  
Mitch Legel, SR/WA  
Universal Field Services, Inc.  
Kent Melton, SR/WA  
Sound Transit

**2:15 p.m. Afternoon Networking Break**

**2:30 p.m. Relocation Assistance**

Speakers will provide a general overview of the processes and procedures involved in providing relocation assistance to both residential and commercial displacees.

Leslie Beaird, RW/RAC  
Universal Field Services, Inc.  
Dianna Nausley  
Washington State Dept. of Transportation

**3:45 p.m. Condemnation Law**

Attorneys will discuss both procedural and substantive legal issues pertaining to condemnation actions and some of the pitfalls that are unique to this area of law.

Matthew R. Hansen, J.D.  
& Marisa Velling Lindell, J.D.  
Graham & Dunn, PC

**Register Today!**

Email: [mike.bulzomi@co.pierce.wa.us](mailto:mike.bulzomi@co.pierce.wa.us)

Phone: 253-798-7023

Mail: Mike Bulzomi, Pierce County Public Works & Utilities, 4301 S. Pine St., Suite 446, Tacoma, WA 98409

**Registration:** Please mail your registration with check or money order as soon as possible, as enrollment is limited. You may also register with a credit card by email or phone. Walk-in registrations will be accepted subject to space availability.

**Conference Fee:** The registration fee includes attendance for the full day, coffee breaks, and all course materials. **Early Bird Tuition** is \$250 per person if registered with full payment before April 18, 2013, otherwise **Full Tuition** of \$275 per person applies. Registrants may also save an additional \$25 per person when two or more persons register from the same company/government agency at the same time. Please make checks payable to the IRWA Chapter 4.

**Course Accreditation:** This course is approved by the International Right of Way Association for 8 hours of recertification credit.

**Substitution/Cancellation:** You may substitute with another person at any time. We will refund the conference fee, less a **\$50 cancellation charge**, if we receive your cancellation by May 2, 2013. No refunds will be given after this date. *Please note that if you do not cancel by the deadline and/or do not attend, you are still responsible for your payment.*

**Seminar Location:** The conference will be held at Puget Sound Energy Headquarters in Bellevue. The address is 10885 NE Fourth Street, Bellevue, WA 98004. Parking is available at your own cost on levels P5 and P6 within the building. There are additional parking lots available in the area with "early bird" daily parking rates. Please contact conference coordinator, Mike Bulzomi at 253-798-7023 or by email at [mike.bulzomi@co.pierce.wa.us](mailto:mike.bulzomi@co.pierce.wa.us) for directions and/or other logistical questions related to the conference.

# What You Need to Know About Right-of-Way Acquisition Projects

Thursday, May 16, 2013 • Bellevue, WA

## Conference Faculty

**Matthew R. Hansen, J.D., Conference Chair**, is a shareholder and member of Graham & Dunn's Condemnation, Real Estate and Litigation teams. In connection with his active law practice, Matt regularly counsels and represents both municipal agencies and private property owners in all aspects of eminent domain law and general real estate value litigation. Matt is a frequent speaker on legal issues involving eminent domain law and has served as author and editor for a number of state and national legal treatises on the topic.

**Leslie J. Beard, RW/RAC**, is a Relocation Manager for Universal Field Services, Inc. and is currently working with Sound Transit in Seattle. She has been involved in right of way activities for 15 years, specializing in relocation assistance for 13 years. Leslie currently serves as an officer on IRWA's International Relocation Committee, is Treasurer of IRWA's Puget Sound Chapter, and is a certified instructor for the IRWA's Relocation courses.

**Tom Boyd** is the Local Public Agency Coordinator for the Washington State Department of Transportation. In his role as LPA Coordinator, Tom provides guidance and oversight for the right of way component of federally funded transportation projects. He works with approximately 75 local governments throughout a six-county area to ensure compliance with federal regulations under the Uniform Relocation Assistance and Real Property Acquisition Policies Act.

**Ramiro A. Chavez, P.E., PgMP**, is the Transportation Division Manager for Pierce County Public Works and Utilities managing the Design, Right of Way, Environmental Permitting, Transportation Planning, and Program Management sections as well as associated support staff for the delivery of the County's Transportation Improvement Program. Ramiro has spent his career designing and managing civil engineering projects and was key in developing and managing the County Engineer's Project Delivery System and Program. Ramiro has a Degree in Architecture and is a licensed Professional Engineer and a Program Management Professional with the Project Management Institute.

**Gregory L. Goodman, MAI**, is a principal and state certified general real estate appraiser at Valbridge | Allen Brackett Shedd. Greg has worked for ABS since February of 1999, earning his MAI designation in 2008. Appraisal experience includes a wide variety of appraisal assignments, including commercial, industrial and residential real estate, easements, condemnation, and sensitive properties. He is a Member of the Appraisal Institute and a member of the International Right of Way Association.

**Mitch Legel, SR/WA**, is the Regional Manager for Universal Field Services and has nearly 20 years experience in real property acquisition, relocation, and project management in all phases of federal and non-federally funded projects. Prior to joining Universal Field Services, Mitch worked with private engineering and land survey firms involved in multiple civil engineering projects, including public roadway, utility, transit, and various private developer improvements.

**Marisa Velling Lindell, J.D.**, is a shareholder with Graham & Dunn PC and is a member of the firm's Condemnation team. As part of her real property valuation practice, Marisa advises and represents governmental agencies, property owners and lenders involved in condemnation and relocation actions.

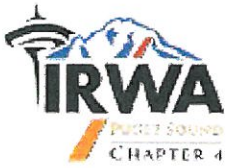
**Kent Melton, SR/WA**, is a Senior Real Property Agent responsible for managing projects in Sound Transit's Real Property Division. He has been involved with right-of-way projects for both the public and private sector for over 23 years with extensive experience in managing large capital projects. Kent's experience in right of way includes all aspects of acquiring properties for government entities. This includes planning, title research, appraisal reviews, negotiating settlements, relocation advisory and project management.

**Dianna Nausley** is the Assistant Director of Real Estate Services for the Washington State Department of Transportation. She has more than 19 years experience in acquisition and relocation and has been with the WSDOT Real Estate Services office for the last 21 years. In addition to her Assistant Director duties, Dianna is responsible for the administration of the statewide Relocation Assistance Program and the Local Agency Program for WSDOT's seven regional offices. She is also responsible for certifying all local agency projects that have federal financial assistance.

**Annette Pearson** is the Environmental Resources Section Supervisor for Pierce County Public Works and Utilities managing the environmental documentation and resource management for Pierce County's transportation projects including roads, trails, ferries and airports. Annette has had a diverse career in both the public and private sector delivering complex projects through difficult environmental laws and regulations. Annette has a B.Sc. in Molecular and Cellular Biology from the University of Washington, an M.Sc. in dual areas of Toxicology and Aquatic Ecology, and a certificate from the University of Washington in Wetland Science and Policy.

**Faith A. Roland, SR/WA**, is a celebrated thought leader in the Public/Private Land Industry, driving large scale infrastructure projects for the public good. Ms. Roland has been involved in the Right of Way profession since 1994 and is President and CEO of Roland Resources, Inc. Faith has risen to the top of her profession serving from 2008-2009 as International President of the International Right of Way Association, and is a certified instructor for the IRWA.

**Matt Sloan**, is a state certified general real estate appraiser at Valbridge | Allen Brackett Shedd. Matt has been working in the appraisal field for over a dozen years. Since 2000, he has spent the majority of his time with Sound Transit's acquisition team, appraising and providing acquisition support for region-changing rail and bus infrastructure projects. Matt is currently completing his requirements for the MAI designation.



## What You Need to Know About Right-of-Way Acquisition Projects

Thursday, May 16, 2013  
Puget Sound Energy • Bellevue, WA



Yes! Please register me/us for the following:

Name(s): \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ ST: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

I can attend. Please register me:

- Early Bird \$250
- Early Bird (2+ same company) \$225 ea.
- Full Tuition \$275
- Full Tuition (2+ same company) \$250 ea.

Payment Methods

- Payment of \$ \_\_\_\_\_
- Check
- Purchase Order

I cannot attend. Please send me:

- Course materials only (\$75 ea.)

Or charge my:

- VISA  MC

Exp. Date: \_\_\_\_\_

Card No.: \_\_\_\_\_

Authorized Signature: \_\_\_\_\_

Thursday, May 16, 2013 – Bellevue, WA  
Puget Sound Energy Headquarters

# What You Need to Know About Right-of-Way Acquisition Projects

**Act Now!**  
Space is Limited.

