

# Chapter 49 Newsletter

## February 2012



### CHAPTER 49 MEETING WEDNESDAY, FEB. 29

Krag Johnsen, Director Rural Broadband Development for GCI, will be visiting us on Wednesday, February 29 and will give a presentation on TERRA-Southwest.

TERRA-Southwest is a United Utilities, Inc. (UII) project completed in 2011 that extended a next generation communications network to multiple villages in southwest Alaska. IRWA Chapter 49's 2011 Project of the Year award was presented to Dryden & LaRue, Inc. for right-of-way acquisition and permitting work on TERRA-Southwest. More information on the project can be found on the project's website: <http://terra.gci.com>.

Meeting starts: 11:45 am BP Energy Center  
900 E. Benson Blvd., Anchorage, AK  
Speaker: 12:00 pm (907) 743-4270

Board meeting: 1:00 pm

Please RSVP to Chuck Coutts by noon on Mon., Feb. 27  
([chuck\\_coutts@chugachelectric.com](mailto:chuck_coutts@chugachelectric.com); 762-4738)

### PLANNING UNDERWAY FOR 2017 BID

Chapter 49 is preparing to apply for Anchorage to host the 2017 IRWA Annual International Education Conference.

Manny Lopez, SR/WA and Andrew Frasier are co-Chairs of the 2017 Conference Bid Committee, and have submitted a formal bid package this week. The 2017 host will be selected at this summer's International Education Conference in Seattle.

In anticipation of submitting the 2017 bid, the Bid Committee is hard at work formulating a strategy for ensuring a successful bid and putting together a team of volunteers to assist over the

next few months and at this summer's Seattle Conference.

The Anchorage Convention & Visitors Bureau (ACVB) has committed to partner with Chapter 49 for the 2017 bid. ACVB has agreed to assist (including covering a substantial portion of expected costs) with marketing strategy, marketing materials, promotional videos, a "Anchorage 2017" booth at the Seattle Conference, and a "Anchorage 2017" reception at the Palace Ballroom.

ACVB has already produced a promotional video for "Anchorage 2017" featuring Mayor Dan Sullivan

and Chapter 49 volunteers. Stay tuned for details!

As you can imagine, we have a tremendous amount of work ahead of us and will be needing as many volunteers as possible. Please get in touch with Manny or Andrew if you are willing to help.

Chapter 49 will sponsor a very limited number of Conference Registrations, on a first come first serve basis. Contact Louise Hooyer for availability. A drawing for one conference registration will be held during our March Chapter meeting. *Must be present to win!*

### UPCOMING EVENTS:

March 20, 2012  
**Chapter 49 meeting**

March 29-30, 2012  
**IRWA Course 303**  
Managing the Consultant Process

April 25, 2012  
Annual joint IRWA/AWPA luncheon.

May 7-10, 2012  
**IRWA Course 421**  
(formerly Course 401)  
Valuation of Partial Acquisitions

June 10-13, 2012  
**IRWA Annual International Education Conference**  
Seattle, WA

July 27, 2012  
**Chapter 49 Summer Picnic & Golf Tournament**  
Russian Jack Springs Park

September 12-13, 2012  
**IRWA Course 205**  
Bargaining Negotiations

September 14, 2012  
**IRWA Course 213**  
Conflict Management

October 25, 2012  
**IRWA Course 603**  
Understanding Environmental Contamination in Real Estate

November 15-16  
**IRWA Course 800**  
Principles of Real Estate Law

## PRESIDENT'S CORNER

BY TOM KRETZSCHMAR, 2012 CHAPTER 49 PRESIDENT



FREE LUNCH! - that's my platform for the 2012 Sourdough Chapter presidency.

Well not for everybody, just the one lucky member who wins our "Name the Newsletter" contest. Jeff Marx has generously volunteered to author the (your name here) Chapter 49 newsletter. And we'll give the "selected" (insert favorite legal disclaimer) contestant a month of free lunch. You got it, free lunch at "one" of our monthly meetings, and you even get to choose the meeting. OK, I'll throw in a Chapter coffee mug too.

If you haven't been following Chapter events on our website, we've switched meeting and class locations this year to the BP Energy Center in Anchorage. The Center is free to educational organizations and that helps us keep the lunch costs down. If you

haven't been to the Center, you're sure to be impressed. Group meetings with the American Public Works Association and others are in the works too. Interesting speakers, good food and social networking - Expand your contact list!

Educational courses have already begun with the SR/WA Study Session and U. S. Land Titles held in February. Six more appraisal, negotiation, law and environmental classes are scheduled here in 2012. Keep your certification current or earn your way to any of the 10 generalist or specialist designations offered by IRWA. Check the Chapter website or contact Education Chair Vicki Gerken, SR/WA to enroll today. We're also looking for Course Coordinators who can earn course credits for free.

And what would the Sourdough Chapter be without its Summer Picnic and Golf Tournament? Mark your calendars now for July 27, 2012 at Russian Jack Park. Jay Sullivan and Bob Ylvisaker are back as hosts by popular demand. It is an event that's sure to please.

Lastly, and perhaps most exciting, is the Chapter plan to win the 2017 International Education Conference selection vote in Seattle this June. We have partnered with the Anchorage Convention and Visitors Bureau to pitch Anchorage as the preferred spot to host some 2,000 members five years from now. If you haven't been to an International Conference, this year would be the one to attend. We need all hands on deck to assure our selection, and I can guarantee you will have fun. More to follow. Tom.



For more information:  
[www.irwaonline.org/EWEB/startpage.aspx?site=seattle12](http://www.irwaonline.org/EWEB/startpage.aspx?site=seattle12)



## 2012 CONFERENCE IN SEATTLE IN JUNE

Chapter 49 encourages all members to attend IRWA's 58th Annual International Education Conference, which will be held in Seattle, WA from June 10-13, 2012 at the Seattle Westin.

The Conference is a great way for members to stay current on industry trends and strategic innovations, maintain certifications, and extend their professional network. Benefits of attending include:

- Over 50 educational sessions

- Multiple speaker sessions
- Designated networking events
- Trade shows with vendors offering their latest right-of-way services
- "Learning excursions" to development projects in the Greater Seattle area
- Opportunities to interact with and learn from over 1,000 right-of-way professionals
- Golf tournament, auction/casino night, Finnegan Fun Run, and banquet

- And of course, last but not least—Chapter 49's Polar Bear Party!

As mentioned earlier in the newsletter, Chapter 49 is planning to bid in Seattle for Anchorage to host the 2017 Conference and will be needing volunteers to help with bid-related activities.

## HOW CAN YOU HELP?

How can you get involved in your local IRWA Chapter???

Glad you asked! We are a 100% volunteer organization and member participation is vital to our effectiveness and growth. Here are just a few suggestions:

Support your Chapter - Come to lunch – bring a friend! We have monthly luncheons to provide a networking opportunity for our members and guests, plus an invigorating speaker to broaden our knowledge base. Cost is \$15 – benefits are priceless!

Volunteer – we have several vacant committee positions that are very important to our Chapter and we have a number of committees that have a Chairperson, but

no committee members. Please look over the brief list below and let us know which position you would be interested in helping with:

**Lunch Chair – VACANT** - Coordinate with the BP Center catering staff and Call Committee Chair on menu selections and number of meals needed for each meeting.

**Programs Chair and Co-Chair – VACANT** - Arrange for speakers for the monthly luncheons.

**Treasury Assistant – NEW/ VACANT** – Assist current treasurer with bank deposits & officer change-over, mail, event fee collection.

**Nominations and Elections Co-Chairs (we need 3)** – Coordinate with the Chairperson and the officers to solicit annual nominations from the members for Project of the Year, Employer of the Year, Professional of the Year; mail out election ballots, tabulate results, order and present awards at annual Christmas party.

**Newsletter Co-Chair – VACANT** – We would like to have 1 or 2 co-chairs to assist Chairman Jeff Marx gather material/pictures from our members to make our monthly newsletter informative and exciting!

## UPCOMING IRWA COURSES IN SPRING 2012

### Course 303: Managing the Consultant Process

Dates: March 29 & 30

Facilitator: Faith A. Roland, SR/WA

Location: BP Energy Center

Coordinator: Donna Williams, SR/WA, R/W-RAC; 646-5167

This course is designed to provide participants with a step-by-step understanding of the process of selecting and managing consultants. Current trends are for Department of Transportation, local public agencies, and other governmental entities to do more contracting of right of way and land acquisition services. Issues are discussed relating to both the contracting and the monitoring of services from the perspectives of the agency and consultant.

Topics include understanding the contracting process, avoiding common mistakes and misunderstandings in the areas of proposal development, evaluating proposal submittals, monitoring consultant work effort, and becoming aware of the issues and concerns of both agencies and consultants as participants discuss and practice the best methods of assuring success.

### Course 421: The Valuation of Partial Acquisitions

Dates: May 7, 8, 9, & 10

Facilitator: Norman Lee, SR/WA, R/W-AC

Location: BP Energy Center

Coordinator: Fran Wilson; 343-8283

This advanced course for the experienced appraiser deals with the special problems of the valuation of partial acquisitions, both fee and easement. The participant will learn various accepted appraisal methods in order to best determine the approach that is needed in any particular situation. To aid in understanding, this course includes numerous exercises and case studies. This “how to” class includes: how to determine and appraise the larger parcel, techniques for appraising the part acquired, how to identify and measure various types of damages, how to value the remainder after acquisition, ways to handle special benefits, and how/why/when to use the before and after approach.

Topics include review of the basic principles and the valuation process, utilization of both Federal (“Before and After”) Rule and the State (Summation) Method, allocation of the partial acquisition compensation among its components, application of various methods to analyze and quantify the impacts of partial acquisitions on remainder properties, analysis of both temporary and permanent easements and valuation techniques, and becoming a better expert witness.



Chapter 49:  
[www.irwa49.org](http://www.irwa49.org)

Region 7:  
[www.irwaregion7.org](http://www.irwaregion7.org)

International:  
[www.irwaonline.org](http://www.irwaonline.org)

#### About the IRWA

Since its inception as a not-for-profit association in 1934, IRWA 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. IRWA is the unsurpassed source of right of way educational programs and professional services worldwide.

#### Our Members

Dedicated exclusively to the right of way profession, IRWA has nearly 10,000 members throughout the U.S. and Canada. Our members are multi-disciplined professionals employed by private industry and government agencies as Acquisition Agents, Appraisers, Environment Professionals, Engineers, Lawyers, Property Managers, Relocation Assistance Agents, Surveyors, and Title Experts.

#### Professional Development Focus

Billions of dollars are spent annually in the acquisition, management, and transfer of rights of way. With the technical skills required for proficiency in this complex activity, IRWA's specialized education and training programs, leading to professional certifications and the IRWA's designation, the SR/WA, provide an essential foundation for right of way professionals across the U.S. and Canada. Visit our website at [www.irwaonline.org](http://www.irwaonline.org) to review the descriptions of the more than 50 courses currently available and our credentialing program.

## 2012 CHAPTER 49 OFFICERS AND COMMITTEE CHAIRS

#### President 1 year International Director

Tom Kretzschmar  
[thomas.kretzschmar@us.army.mil](mailto:thomas.kretzschmar@us.army.mil); 753-2859

#### Vice-President 2 year International Director

Donna Williams, SR/WA, R/W-RAC  
[dmmwilliams@drydenlarue.com](mailto:dmmwilliams@drydenlarue.com); 646-5167

#### Treasurer

Louise Hooyer, SR/WA  
[louise\\_hooyer@alaska.gov](mailto:louise_hooyer@alaska.gov); 269-0713

#### Secretary

Becky Glenn, SR/WA  
[rglenn@mta-telco.com](mailto:rglenn@mta-telco.com); 761-2510

#### Past President

Andrew Frasier  
[andrew.fraiser@enstarnaturalgas.com](mailto:andrew.fraiser@enstarnaturalgas.com); 334-7753

#### Education

Vicki Gerken  
[gerkenvl@ci.anchorage.ak.us](mailto:gerkenvl@ci.anchorage.ak.us); 343-8187

#### Professional Development

Judy Hartley, SR/WA, RW-NAC  
[jhartley@gci.net](mailto:jhartley@gci.net)

#### Membership

Bonnie Bailey, SR/WA  
[bbailey@mta-telco.com](mailto:bbailey@mta-telco.com); 800-746-9510

#### Nominations and Elections

Sandra Dooley, SR/WA, R/W-RAC  
[sdooley@dowlhkm.com](mailto:sdooley@dowlhkm.com); 562-2000

#### 2017 Conference Bid

Manny Lopez, SR/WA  
[mlopez@gci.net](mailto:mlopez@gci.net); 273-1600  
Andrew Frasier  
[andrew.fraiser@enstarnaturalgas.com](mailto:andrew.fraiser@enstarnaturalgas.com); 334-7753

#### Newsletter

Jeff Marx  
[jmarx@drydenlarue.com](mailto:jmarx@drydenlarue.com); 646-5128

#### Call List Coordinator

Chuck Coutts, SR/WA  
[chuck\\_coutts@chugachelectric.com](mailto:chuck_coutts@chugachelectric.com)

#### Alaska Membership Directory

Alan C. Trawver, SR/WA  
[alan@trawverlandservices.com](mailto:alan@trawverlandservices.com); 346-2433

#### Website (Chapter 49 and Region 7)

Timothy A. Trawver, SR/WA  
[tim@trawverlandservices.com](mailto:tim@trawverlandservices.com); 346-2433

#### Picnic Coordinator

Robert Ylvisaker  
[robertgy@gci.net](mailto:robertgy@gci.net); 746-0626

#### Utilities

Ken Killgore  
[ken.killgore@enstarnaturalgas.com](mailto:ken.killgore@enstarnaturalgas.com); 334-7782

#### Vacant Positions

Luncheon Chair  
Programs Chair and Co-Chair  
Treasury Assistant  
Nominations and Elections Co-Chairs  
Newsletter Co-Chair