

Sourdough News

February 2013



CHAPTER MEETING WEDNESDAY, FEB, 20

The next monthly Chapter meeting will be taking place on Wednesday, February 20 at the Coast International Inn. Our speaker will be Chet Frost, Enstar Project Manager for City of Homer's Natural Gas Distribution project. Chet will speak about Enstar's 2 year plan to build a 22.7 mile natural gas distribution system from Anchor Point to Homer.

Board meeting: 10:30 am Coast International Inn
Meeting starts: 11:45 am 3450 Aviation Avenue
Speaker: 12:00 pm Please RSVP by noon on Monday, February 18 to either your call list coordinator or to Donna Williams (dmwilliams@drydenlarue.com; 646-5167)



PRESIDENT'S CORNER

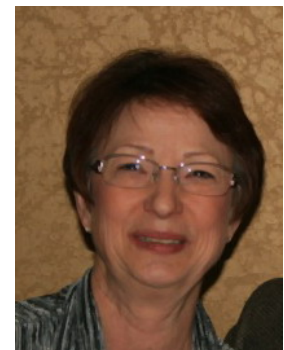
Greetings IRWA members! Do I have a deal for you! At a special board meeting earlier this month your Executive Board approved a member benefit that I am very excited to announce to you. Beginning on Wednesday, February 20th, at each monthly luncheon we will draw a name from those Chapter 49 members present for a one day registration fee to an IRWA class held in Anchorage, AK. That is a \$265 value – for free! How's that for motivation to come to lunch? Know someone who's been sitting on the fence about joining the Chapter? Pass this Newsletter on to them and invite them to become a member so they have a chance to win too!

Whew..... Now that I have your attention, let me cover a few other important items: Please come out and support your local Sourdough Chapter 49 at our one day educational seminar "ACCESS LAW AND ISSUES AFFECTING PUBLIC AND PRIVATE LANDS IN ALASKA" ON **February 22nd at the Dena'ina Center**. This updated presentation will give you the most current information available on each subject. Sign up today at www.irwa49.org.

Also, please fill out the Member Survey on the next page of the newsletter. We really would like your feedback and we *need* your suggestions on topics of interest and people you know that might be interested in speaking to our group. With your help we can develop a stronger, more exciting Chapter. You can turn the survey in at the luncheon, or e-mail it to me at dmwilliams@drydenlarue.com. Thank you.

We are looking for a member with an SR/WA certification to volunteer to be Co-Chair of the Professional Development Committee. If you are interested, please contact Judy Hartley or me for more information.

Looking forward to seeing you at lunch next Wednesday!





Please take a moment to give us some feed back:

Are we meeting your educational needs? ___(Y) ___(N)

Do you need a particular class need that's not on our schedule? _____

Is there a topic you would like discussed during our luncheons?

Do you know someone that we could invite to be a guest speaker?

_____ (Name) _____ (Phone)

Are you interested in volunteering on a Chapter Committee? ___(Y) ___(N)

Current openings: Programs Committee Co-Chair (2)
 Professional Development Co-Chair
 Special Event Chair (Lunch & Party coordinator)

Anything you would like to tell us? _____

If you need a response: Name _____ Phone _____

DATES & EVENTS

FEBRUARY 2013

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20 Board meeting 10:30 am Monthly lunch 12:00 pm Coast Int. Inn	21	22 Ch. 49 Seminar Access Law & Issues Affecting Public & Private Lands in Alaska Dena'ina Center	23
24	25	26	27	28		

MARCH 2013

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19 IRWA Course 501 Resid. Relocation Assistance MOA 4700 Elmore Rd.	20 IRWA Course 501 MOA Board meeting & monthly lunch Coast Int. Inn	21 IRWA Course 502 Business Relocation MOA 4700 Elmore Rd.	22 IRWA Course 502 Business Relocation MOA 4700 Elmore Rd.	23
24/31	25	26	27	28	29	30

OTHER EVENTS:

March 2013 (Fairbanks, AK)

IRWA Course 400
Principles of Real Estate
Appraisal (2 days)

April 17, 2013

IRWA Course 402
Income Approach

April 18, 2013

IRWA Course 403
Easement Valuation

April 19, 2013 (pending)

IRWA Course 431
Problems in the Valuation of
Partial Acquisitions

April 26, 2013

IRWA Course 902
Property Descriptions

May 2013 (Fairbanks, AK)

IRWA Course 600
Environmental Awareness

Aug/Sept 2013 (Fairbanks, AK)

IRWA Course 701
Property Management Leasing

September 19—20, 2013

IRWA Course 205
Bargaining Negotiations

October 24, 2013

IRWA Course 213
Conflict Management

October 25, 2013

IRWA Course 105
The Uniform Act Executive
Summary

November 15, 2013

IRWA Course 901
Engineering Plan Development
& Application

ACCESS LAW SEMINAR ON FEBRUARY 22

On February 22, Chapter 49 will host the seminar “Access Law and Issues Affecting Public and Private Lands in Alaska.” The seminar is scheduled for 8:00 am to 4:30 pm at the Dena’ina Center. Attendees are eligible for 8 IRWA CEU Credits.

Speakers will be Dan Beardsley, SR/WA, Right of Way Manager for Dryden & LaRue, Inc.; John F. Bennett,

PLS, SR/WA, Right of Way Chief for DOTPF Northern Region; and Rick Elliott, SR/WA, a private land management consultant.

The major topics of discussion will include RS 2477 Rights of Way, Public Land Orders and Other Highway Rights of Way, Alaska Native Claim Settlement Act 17(b) Easements, Alaska Supreme Court Cases on Easements, and Pub-

lic Prescriptive Easements.

On the following pages are a registration form and more detailed information on the speakers and topics of discussion. We hope everyone will take advantage of this great opportunity to hear these experienced professionals discuss issues that commonly need to be dealt with on right of way projects!

JANUARY MEETING RECAP

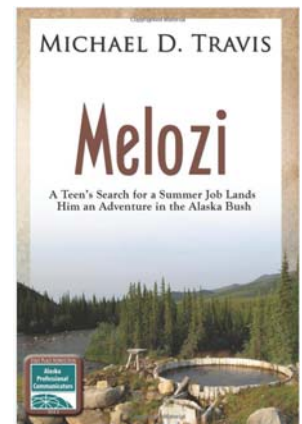
Mike Travis, an environmental engineer and principal with Travis/Peterson Environmental Consulting, Inc., was the speaker at our January meeting. Mike gave a presentation on his 1973 summer adventure that was told in his book “Melozi: A Teenager’s Search for A Summer Job Lands Him An Adventure In The Alaska Bush.”

Mike told us how, as a 16-

year old, his placing of an advertisement looking for work in the Fairbanks Daily News Miner resulted in him accepting a job to help an older couple build a lodge at Melozi Hot Springs—a remote camp north of the Yukon River.

He then gave us some highlights and stories of the experience whereby he gradually earned the respect of his em-

ployers (who were initially surprised when a 16-year old showed up for work rather than a grown man!) and “became an Alaskan” while navigating bears, hordes of mosquitoes, and the realization that he is truly on his own.



SR/WA AND CERTIFICATION CANDIDATES

Congratulations to Matt Burkholder, a Land Surveyor for Alaska DOTPF, for recently being approved for his SR/WA certification!

Here’s a list of all our members who have been approved as candidates for professional designations and certifications:

SR/WA candidates

Mychael Alfaro

Denise Ashman

Aaron Brown

Nancy Cameron

Andrew Fraiser

Claudia Furlong, R/W-NAC

Martin Hansen

Rick Kauzlarich

Patrick Kelly

Jeffrey Marx

Douglas Mroch

Tim Mullikin

Glenda Smith

Jeri Ann Strand

Fran Wilson

Uniform Relocation Act

Certification candidates

Dave Williams, SR/WA,
R/W-RAC

Donna Williams, SR/WA,
R/W-RAC

Relocation Assistance

Recertification candidate

Sandra Dooley, SR/WA,

R/W-RAC

Right of Way Agent

Certification candidate

Cody Neuendorf

Congratulations to these dedicated members for their perseverance!

REGISTRATION FORM

ACCESS LAW AND ISSUES AFFECTING PUBLIC AND PRIVATE LANDS IN ALASKA

Presented by the International Right of Way Association, Chapter 49

A ONE DAY EDUCATIONAL SEMINAR

February 22, 2013, 8:00 AM to 4:30 PM

Dena'ina Civic & Convention Center
600 West Seventh Avenue, Anchorage Alaska

Name: _____ Membership #: _____

Company: _____

Address: _____

City/State/Zip: _____

Phone: _____ Email: _____

REGISTRATION FEE includes lunch:

\$200.00 (IRWA Member) \$225.00 (Non IRWA Member)

Check enclosed or Credit Card Registration:

MC VISA Card # _____ Exp. Date: _____

3-digit code on back of card: _____

Print name as it appears on card:

Signature: _____ Amount charged: _____

MAIL, FAX, or EMAIL TO:

Vicki Gerken, SR/WA, Municipality of Anchorage, P.O. Box 196650, Anchorage, Alaska,
99519-6650 FAX: (907)249-7359

Sourdough Chapter 49
of the
International Right of Way Association

Presents

Access Law and Issues
Affecting Public and Private Lands
In Alaska

RS 2477 Rights of Way

The history of public rights of way created by the Mining Law of 1866 and the impact on Alaska. A review of the state and federal court decisions with an expansive review of the Schultz case decisions. The review includes cases on establishment of section line easements and non-section line easements and the requirements to determine the existence of RS 2477 rights of way.

Public Land Order and Other Highway Rights of Way

The history and establishment of Public Land Order (PLO) rights of way. The "47 Act" patent reservations for highways and various other methods of establishing public highways will be covered. The individual PLOs and the rights of way involved as well as applicable state and federal cases will be reviewed. Research techniques will be provided.

Alaska Native Claim Settlement Act 17(b) Easements

The history and legal requirements for creation of 17(b) Easements. Current issues will be presented.

Alaska Supreme Court Cases on Easements

A review of all major Alaska Supreme Court cases on easements with particular emphasis on several of the major cases. Topics will include creation and termination, scope of use (the rights of the user versus the owner) and width.

Public Prescriptive Easements

The right of the public to establish easements across private lands will be specifically addressed along with a review of the recent Alaska Supreme Court cases interpreting the 2003 legislative changes to adverse possession and prescriptive rights.

Speakers

Dan Beardsley, SR/WA, Dryden & LaRue, Inc.
John Bennett, SR/WA, State of Alaska DOTPF
Rick Elliott, SR/WA

SPEAKERS

- Daniel W. Beardsley, SR/WA, is Right of Way Manager for Dryden & LaRue, Inc. Dan has over 30+ years of experience in the Right of Way field as practitioner, manager, legal consultant, teacher, and author of IRWA educational courses. Dan is a long time member of IRWA and a Past International President. He is also an active member of the Alaska Bar and has occasionally been seen carrying a brief case.
- John F. Bennett, PLS, SR/WA, is the Right of Way Chief for the Northern Region of the Alaska Department of Transportation, previously the Regional ROW Engineering Supervisor. A resident of Alaska since 1966, John is a licensed Professional Land Surveyor and a U.S. Mineral Surveyor. He has been an active member of the Alaska Society of Professional Land Surveyors and the International Right of Way Association and has served as chapter president for both organizations, as well as state president of ASPLS. He is also an IRWA Certified Instructor for engineering related courses.
- Rick Elliott, SR/WA, is a land management consultant in private practice. He was formerly the Program Manager, Land Management and Mapping Program for the State of Alaska, Department of Community and Regional Affairs. He previously worked for the Bureau of Land Management as a land law examiner and program analyst. He has master's degrees in Public Administration/Business Administration from the University of Alaska, Anchorage.

UPCOMING COURSES

IRWA Course 501: Residential Relocation Assistance

Date: March 19 & 20, 2013 Location: MOA Public Works, Permit & Develop. Center (4700 Elmore Rd.)
 Facilitator: Leslie J. Beard, R/W-RAC Coordinator: Fran Wilson (907-343-8283; wilsonfm@muni.org)

Course Description: This course presents a comprehensive overview of the processes and procedures involved in providing relocation assistance to residential occupants based upon the requirements established by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and subsequent revisions. Topics include replacement housing payments for residential owners and tenants, mobile homes, last resort housing, advisory assistance, moving payments, and filing claims and appeals.

IRWA Course 502: Business Relocation

Date: March 21 & 22, 2013 Location: MOA Public Works, Permit & Development Center (4700 Elmore Rd.)
 Facilitator: Leslie J. Beard Coordinator: Donna Williams (907-646-5167; dmwilliams@drydenlarue.com)

Course Description: This course presents the processes necessary to relocate a business, from the initial interview stage to final claim work. Participants will learn how to apply provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, in conjunction with the Surface Transportation and Relocation Assistance Act of 1987, and subsequent revisions, to the relocation of non-residential entities. Topics include general eligibility requirements, relocation planning, identification of personal property, advisory assistance, payments for property not moved, re-establishment vs. move, appeals process, and fixed payments for businesses, nonprofit organizations, and farms.

NOTE: COURSES 501 & 502 ARE IN DANGER OF BEING CANCELED DUE TO LOW REGISTRATION.

EARLY REGISTRATION FEES STILL AVAILABLE THROUGH FEBRUARY 21. EMPLOYERS WHO REGISTER 2 OR MORE EMPLOYEES ARE ELIGIBLE FOR A 10% DISCOUNT.

IRWA Course 402: Introduction to the Income Capitalization Approach

Date: April 17, 2013 Location: MOA Public Works, Permit & Development Center (4700 Elmore Rd.)
 Facilitator: Norman H. Lee Coordinator: Kathryn Schreckenghost (907-646-5169; katsch@drydenlarue.com)

Course Description: This course introduces the income capitalization approach, which is a method of evaluating an investment by estimating future cash flows and taking into consideration the time value of money. This approach is presented in a concise, easy-to-understand format, and combines lecture, case studies and exercises to teach participants how to apply income capitalization in a variety of situations. Topics include the relationship between the Valuation Process and the Income Capitalization Approach, the applicability and reliability of the approach, the characteristics of Direct and Yield Capitalization, the components of Direct Capitalization (determining gross income, estimating vacancy and credit loss, calculating effective gross income, estimating expense, and estimating value), Capitalization Rate Development, and determining Just Compensation.

IRWA Course 403: Easement Valuation

Date: April 18, 2013 Location: MOA Public Works, Permit & Development Center (4700 Elmore Rd.)
 Facilitator: Norman H. Lee Coordinator: David Williams (907-646-5168; dewilliams@drydenlarue.com)

Course Description: This course is taught as a practical, hands-on course. Participants will learn specific methods and procedures to measure and value property before and after an encumbrance, as well as damages, if any result. Topics include the nature of easements, bundle of rights, easements vs. licenses en gross vs. appurtenant, creation/duration, residuals, and reversionary interests; the two approaches to valuation: Before and After (Federal Rule) and Value of part taken plus damages (State Rule); steps in the appraisal process (State Rule): how to value the whole larger parcel, when the taking is typical of the whole, when the taking is not typical of the whole, how to value the part taken, use of paired sales, the three R's; damages, severance, cost-to-cure, change in highest and best use, increased cost of operation, restraints upon future development; how to value temporary easements; and appraisal of special easements (scenic, slope, flood, flowage, air rights, others).



EDUCATION CONFERENCE

CHARLESTON, WV 2013

JUNE 23 - 26

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 out our website (<http://www.irwacharleston2013.org/>) 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
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(304) 345-3005

David Griffith, SR/WA
2013 Conference Chair
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(304) 746-2745

Jade Yoong
Event Manager
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(310) 538-0233 x146

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



MARCH 12, 2013

Washington, DC

Online registration is available at: <http://www.irwaonline.org/eweb/startpage.aspx?site=fau>.

There will be NO onsite registration. All seats must be secured prior to the event. Registration closes on March 11, 2013, or when we reach 75 participants.

CANCELLATION POLICY: Within 24 hours from the time of registration, you will be refunded 100% of your registration fee. Beyond 24 hours, and through March 1, 2013 you will be refunded your registration fee, less a \$75 administrative fee. Due to limited seating at this event, beginning March 2, 2013, there will be no refunds for cancellations.

A one-time substitution will be allowed at no charge.

All refunds or substitutions must be requested in writing.

For more information about the Federal Agency Update, please contact:

Jade Yoong
Meeting & Events Manager
yoong@irwaonline.org
(310) 538-0233 x146



Chapter 49:
www.irwa49.org

Region 7:
www.irwaregion7.org

International:
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 to review the descriptions of the more than 50 courses currently available and our credentialing program.

2013 CHAPTER 49 OFFICERS AND COMMITTEE CHAIRS

President International Director

Donna Williams, SR/WA, R/W-RAC
dwilliams@drydenlarue.com; 646-5167

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