

March
2011

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International Right of Way Association
Spirit of the Heartland – Iowa Chapter 41
www.irwa41.org



Chapter 41 Update

Yearn to learn from those around you

Don A. Corrigan
Chapter 41 President

When I began in this profession in the 70's my job had one focus, total takings under urban renewal. Utilities were those poles that got in the way and wind energy consisted of few and far between windmills on farms. The City of Des Moines had two acquisition staffs, one for urban renewal in the Urban Development Department and one for something called right of way in Engineering. Both had about a half dozen staff members.

As Central Relocation Administrator I was occasionally called on to do relocations for the right of way section. Project meetings were different. I had no idea what these things called easements, partial takings and surveys were. Nor did I really care. Then came more projects at the airport, with terms like noise and clear zones. Projects shifted from urban renewal to streets, floods, and airports. Staffs were combined and consultants were hired. I quickly learned that the Uniform Act was not uniform, depending on the federal agency, and that I had to learn all the terms being used by all the players to do my job.

Rambling war story, or glimpse into the future of our profession? Just as the telecom industry has gone from copper wire to fiber optics, we in the right of way profession have to change, to learn, to carry more information and become more flexible. While an informational session on a flood buyout project may not seem to be relevant to those in the utility or roads field, the way the project is structured, and how it is communicated and carried out, has implications and lessons for all right of way activities. How a utility calculates easement payments for a wind farm has implications on future road way easements in the same locale. I have learned that although we have diverse types of projects, many of the basics remain the same and we can always learn something from one another's specialty.

Our next meeting is April 1, in Cedar Rapids, and the educational session will be on utilities. **We will be electing officers and appointing directors** for the annual conference in Atlanta. If you are interested in running for office, or would like to nominate someone, please contact Mark Holm, Tim Bunkers, or myself. We will also be discussing the annual banquet/meeting to be held in June, auction items for the education fund, and education sessions for upcoming chapter meetings. Please plan to attend.

As one of my last acts as your President I was proud to nominate this newsletter for IRWA newsletter of the year. Way to go Joe.

Be sure to visit our website to view the changes Vicki has made.

- Don



Welcome new members!

*Matthew S. Carstens
ITC Holdings Corporation
Cedar Rapids*

*Barbara J. Snider
MidAmerican Energy
Des Moines*

Gold in Them Thar Hills!
More than \$5,000 was raised for the Right of Way International Education Foundation (RWIEF) at the Region 3 Spring Forum in Deadwood. Kudos to Dakotas Chapter 72 for being gracious and entertaining hosts!

Now It's Your Turn,
North Star Chapter
The Region 3 Fall Forum is scheduled for October 13-14 in Bloomington, Minnesota. What a great opportunity to connect with right of way folks from throughout the Midwest, and kick-off your holiday shopping next door at the Mall of America!

SR/WA Recertification
Steve Chapman, Relocation Specialist for the Iowa Department of Transportation, has successfully met all requirements for SR/WA recertification through 2015. Congratulations, Steve!



**CHAPTER 41
IS NOW ON
FACEBOOK!**

Election of Officers

April 1

Cedar Rapids



ARTICLE III MEETINGS

Section 1. Regular meetings of this Chapter shall be held at the times and places designated by the President. Regular meetings shall be held a minimum of three times each calendar year at intervals not less than 28 days apart. A scheduled regular meeting, except the annual meeting, may be postponed by the President with the concurrence of a majority of the Chapter Executive Board.

Section 2. An annual meeting of the members of this Chapter shall be held prior to the fifteenth day of the second to last month of each administrative year. Annual reports of all officers and committees will be presented at that time. Chapter officers, including International Directors, for the coming year shall be elected at said meeting and such other business as may be presented may be presented may be conducted.

Section 3. Special meetings may be called at any time by the President and shall be called upon receipt of a written request signed by four members of the Chapter Executive Board or by ten active members of the Chapter.

Section 4. Notice of all meetings shall be given to the active members in writing or by telephone at least five days prior to such meeting.

Section 5. Seven (7) active members or ten percent (10%) of the active membership of the Chapter, whichever is larger, shall constitute a quorum.

[click here to view by-laws](#)

**International Right of Way Association
“Spirit of the Heartland” – Iowa Chapter 41
Universal Field Services, Inc.
3815 109th, Urbandale, Iowa
Minutes of Business Meeting –January 7, 2011**

The meeting was called to order at 10:45 AM following the presentation provided by Aaron Todd, Rebuild Iowa Office.

Introductions of meeting attendees started the business meeting with 14 members and one quest in attendance.

Secretary’s Report: The minutes from the September 10, 2010 business meeting held at Snyder & Associates in Ankeny, Iowa, were reviewed. A reminder the minutes are posted on the IRWA, Chapter 41 website for review prior to the business meeting. A motion was made to approve the minutes as published. The motion was seconded and approved by all members present.

Treasurer’s Report: The Treasurers report was provided and showed a current balance of \$9,412.64. A motion was made to approve the Treasurer’s Report as presented; the motion was seconded and approved by all.

Committee Reports:

Membership Report: Mary Ann Carnock reported our membership count stands at 78. She provided a list of unpaid members that have been contacted about retaining their membership. If dues are not received, unpaid members will be dropped from the membership in April.

Education Committee: The Iowa DOT has requested Course 209: Negotiating Effectively with a Diverse Clientele will be presented on April 12-13, 2011 at the IA DOT Materials East Conference Room, 800 Lincoln Way, Ames, Iowa. Please contact Course Coordinator: Dwayne Myers at 515-239-1319 or dwayne.myers@dot.iowa.gov for more information or to register for the course. Stay tuned for more information regarding the possible offering of Course 409 for those appraisers needing recertification credits.

Please contact Mark Holm (mark.holm@dot.iowa.gov) to provide your course requests or for more information about coordinating a course.

Program Committee: The next meeting and program will be on April 1, 2011 at the Alliant Energy office in Cedar Rapids, Iowa. The focus of the program will be on the electric utility industry. Look for more information in the newsletter or on our website.

Professional Development Committee: PDC Chair Joe Anderson reported Chad Johnson is pending his final approval for his SR/WA, Shelly Whiteing is SR/WA Recertified, and the following are SR/WA Candidates: Rebecca Kluesner, Brian Knights, Carrol McCracken, Justin Wise, Robert Young. Congratulations to all!

Old Business:

Mini Best Practices Session: Working on the coordination of schedules and will be contacting Rita Rasmussen for her input. Anticipating it will take almost a year to plan the event so they are looking to hold it in Spring of 2012. Please contact Tim Bunkers, Dave Hingtgen, or Liz VanZomeren if you are interested in helping or have ideas to share.

April 1 Meeting: The next meeting will be held at the Alliant Energy Office in downtown Cedar Rapids. Please look for more details about the meeting on the website or emails.

Program Committee: We welcome anyone with ideas or some time to assist with ideas for upcoming programs. Please contact Liz VanZomeren if you have ideas or time to help.

Employer of the Year: Joe Anderson to do some more research on this program. Look for more information to follow.

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New Business:

Professional of the Year--Deadwood: It was voted and approved to provide \$200.00 from the Chapter to assist Joe in attending the Forum in Deadwood. Congratulations to Joe Anderson, Iowa DOT, who is our Chapter Professional of the Year!

Online Course Incentives: International is sponsoring three contests to encourage online course participation. The contests are judged by a percentage and include the Chapter with the number attending a live course, new members, and the number of people taking online courses. Our Chapter is currently ahead in the contest for number of people taking online courses. The top prize is \$1,000 to assist with attending the Forum in Atlanta.

Chapters receive \$50 on each online course. As an incentive, the Chapter voted to pass along this \$50 to members who sign up to take an online course before April 1, 2011. You have 180 days to complete the course and you can download the manual after you complete the test. This is a good opportunity to take a required course or a new course...check out the list of options on the website.

50th Anniversary in 2013: We are looking for volunteers to form a committee to help celebrate the Chapter's 50th Anniversary in 2013. Originally our Chapter was formed with Nebraska so we will be contacting the Nebraska Chapter to see if/when they are going to celebrate their Anniversary. It was suggested we should consider having a Chapter Historian. Both Jim Diemer and Joe Anderson already have acquired some interesting memorabilia that would be useful. Please let Don Corrigan know if you would be interested in assisting the Chapter with either the Anniversary event or serving as Chapter Historian.

Installation Banquet, June: Still in the planning stages. Possibly looking for a family-friendly location such as a Cubs game, Prairie Meadows, or Living History Farms. Stay tuned for more details.

Region Forum, Deadwood, South Dakota: The Region Treasurer position is open and Joe Anderson has thrown his hat into the ring. The Chapter fully supports Joe's run for this office—good luck in Deadwood!

It was voted and approved to provide \$200 to the President to attend the Forum in Deadwood. It is possible that Don Corrigan will not be available to attend so Joe Anderson was appointed his alternate.

Reminder of Nomination of Officers: The present slate of officers includes: President: Tim Bunkers, President Elect: open, Treasurer: Mark Holm and Secretary: Amy Walter. Please contact Don Corrigan or Tim Bunkers if you would like to know more about the President Elect position or are interested in adding your name to this position.

"Young Professionals" Conference: New members with less than one year ROW experience or are under the age of 30 are invited to attend the conference on March 23 -25 in Las Vegas. There is a scholarship of \$200 to assist with registration fees available. Please submit your application to or contact Don Corrigan for more information.

Chapter Drawing: Mary Ann Carnock is the lucky winner of the \$50.00 drawing.

It was mentioned that we need to change our Bylaws to update the fees for the Retired members who elect to receive the IRWA magazine.

Donations for Toys for Tots: It was decided that we will no longer "pass the hat" at each meeting and instead ask all members to bring a monetary donation or an unwrapped to the December meeting. If you are unable to attend the December meeting, please mail your monetary donation to the Chapter Treasurer so we can include it with our donation. This is such a worthy cause and we would really appreciate your continued support!

Adjourn: A motion was made and seconded and approved by all to adjourn the meeting.

Respectfully Submitted,
Amy J. Walter
Vice President/Secretary



Anytime. Anywhere.

IRWA Online Learning Center



Want to accelerate your career in a flexible learning environment? IRWA's Online Learning Center is the solution. We currently have 14 IRWA courses and 500+ Business Training Library seminars available online.

Our online education is designed with the busy right of way professional in mind.

- Easy online enrollment
- Take at your own pace (90 days to complete a course)
- Immediate test results
- Certificate of Completion emailed upon passing test
- Participant manual can be downloaded after course completion

Learn. Lead. Advance.

Don't put off advancing your career. Visit the classes section of our website at www.irwaonline.org or call **310-538-0233 ext. 138** for more information. In Canada: **888-340-IRWA (4792)**.



Treasurer Report Spetember 9, 2010 - December 31, 2010 4th of Chapter Year 2010

Net Beginning Balance **\$10,335.72**

INCOME

Toys for Tots –September Meeting Collection	\$52.00
Savings Int. 1.12, .62, .29	\$2.03
Online Course Rebates - IRWA	\$377.89

Total Income **\$431.92**

EXPENSES

#3543 Ryan Gurwell Sept. Door Prize Winner	\$50.00
#3544 RWIEF Donation on Behalf Lisa Harrison #504-#506	\$500.00
#3545 Linda Martens 2010 Dues Winner	\$230.00
#3546 IRWA Dues Patti Simons \$500 winner 2010 Bal \$255	\$245.00
#3547 Toys For Tots Donation	\$300.00
#3548 IRWA University of Iowa Magazine Subscription	\$30.00

Total Expenses **\$1,355.00**

Beginning Balance **\$10,335.72**

Less Expenses **\$1,355.00**

Plus Income **\$431.92**

Net Current Balance **\$9,412.64**

Nancy Halvorson, SR/WA Chapter 41 Treasurer December 31, 2010

Learn...

Course 209: Negotiating Effectively with a Diverse Clientele

Course 209: April 12-13, 2011 Ames, IA

Course Description:

The objective of this course is to explore the dynamics for negotiating with a diverse clientele - the process, challenges and opportunities involved; the roots of misinterpretations that cause cultural collisions due to the dynamics of communication, behavioral prescriptions, assumptions, perceptions, values, reasoning styles, attitudes, language, social relations, ambiguity, orientations and patterns, formality, emotion; ethnocentrism; and to gain awareness of different negotiation styles/maximize one's personal negotiating power and effectiveness. Participants in this course will increase their cultural awareness and sensitivity; learn intercultural communication skills for resolving conflicts; and will be exposed to collaborative negotiation for reaching mutually satisfying agreements with people of diverse backgrounds.

Lead...

Course 409: Integrating Appraisal Standards

Course 409: May 16, 2011 Ames, IA

Course Description:

This course will serve as a practical guide and assist participants in identifying and correctly employing current Federal Agency Appraisal Standards, terminology and concepts. This course will also clarify assignments for agency staff and outside consultants and help industry practitioners utilize and apply appraisal standards uniformly while meeting USPAP and other relevant requirements. This course is a combination of lecture, PowerPoint presentation, synergy exercises and case studies, with emphasis on participation and interaction. Upon completion of this course, participants will have an enhanced clarification and understanding of: USPAP, Uniform Appraisal Standards for Federal Land Acquisitions (The Yellow Book), The Appraisal Guide, Various Agency requirements, and the interrelations of the aforementioned.

PLEASE NOTE: Each participant is required to bring to the course an example of an appraisal problem, preferably of a partial take with illustration (map). A memorandum to participants with further clarification of this requirement will be sent to each class participant prior to the class date so that they can come prepared to discuss the details of the case.

Advance...

Course 410: Reviewing Appraisals in Eminent Domain

Course 410: May 17, 2011 Ames, IA

Course Description:

As a result of this course, participants will be better equipped to answer the ultimate question, "Do the value conclusions make sense?" This course covers the importance and purpose of reviews in the eminent domain process, the types of reviews used in the marketplace, and the common mistakes found in reviews and appraisals. Sample types of reviews will be presented along with required disclosures, certification and limiting conditions. This course will conclude with an actual case study where participants will apply review techniques to a specific problem.

Upcoming Events

Chapter 41...Region 3...and beyond

Chapter 41 Quarterly Meeting
April 1, 2011
Cedar Rapids, Iowa

Course 209 - Negotiating Effectively
with a Diverse Clientele
April 12-13, 2011
Ames, Iowa

Course 409 – Integrating Appraisal Standards
May 16, 2011
Ames, Iowa

Course 410 – Reviewing Appraisals
in Eminent Domain
May 17, 2011
Ames, Iowa

Chapter 41 Quarterly Meeting, Installation
of Officers, and Annual Banquet
June 3, 2011
location TBD

Annual International Education Conference
June 12-15, 2011
Atlanta, Georgia

Region 3 Fall Forum
October 13-14, 2011
hosted by North Star (MN) Chapter 20

Course 803 – Eminent Domain Law Basics
for Right of Way Professionals
October, 2011
sponsored by Iowa Chapter 41

Course 804 – Skills of Expert Testimony
October, 2011
sponsored by Iowa Chapter 41

SR/WA Review, Study Session, & Exam
December, 2011
sponsored by Iowa Chapter 41

Chapter 41 Directory

Officers for 2010-11

President	<i>Don Corrigan</i>
President-Elect	<i>Tim Bunkers</i>
Vice President/Secretary	<i>Amy Walter</i>
Treasurer	<i>Nancy Halvorson</i>
Director (one-year)	<i>Don Corrigan</i>
Director (two-year)	<i>Tim Bunkers</i>

Committee Chairs for 2010-11

Asset Management	<i>(vacant)</i>
Audit	<i>Rita Rasmussen</i>
Education	<i>Mark Holm</i>
Environment	<i>(vacant)</i>
Legislative Review	<i>Susan Albright</i>
Local Public Agency	<i>Mike Adams</i>
Marketing	<i>Tim Bunkers</i>
Membership	<i>Mary Ann Carnock</i>
Newsletter	<i>Joe Anderson</i>
Nominations/Elections	<i>Mark Holm</i>
Professional Development	<i>Joe Anderson</i>
Program	<i>Liz Van Zomeren</i>
Relocation Assistance	<i>Shelly Whiteing</i>
Survey	<i>Chad Johnson</i>
Transportation	<i>Jerry Floyd</i>
Utilities	<i>David Hingtgen</i>
Valuation	<i>Russ Manternach</i>

COMING APRIL 1...



9:00am
"Electric
Industry 101"

10:00am
Chapter
Meeting

Starring
YOU

**CEDAR
RAPIDS**

**Alliant Energy Tower
200 First Street SE - Cedar Rapids
6th Floor – Pierce Park Training Room**