



**IRWA CHAPTER 7 NEWSLETTER**  
PROUDLY SERVING MICHIGAN'S LEADING RIGHT OF WAY PROFESSIONALS  
AUGUST 2018 ISSUE



**Save These Dates: September 26-28, 2018**  
**IRWA Michigan Chapter 7**  
**Fall Education Seminar**  
**Inn at Bay Harbor**

3600 VILLAGE HARBOR DRIVE, BAY HARBOR, MI 49770-8577



[www.irwamichigan.org](http://www.irwamichigan.org)

August 2018

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**2018 EVENTS & COURSES TENTATIVE SCHEDULE**

September 26, 2018	Course 431 - Problems in the Valuation of Partial Acquisitions	Bay Harbor, MI
September 27–28, 2018	Chapter 7 Fall Education Seminar	Inn at Bay Harbor Bay Harbor, MI
October 19-20, 2018	Region 5 Fall Forum	Frankenmuth, MI

**Mark your calendars!**

We are in need of Silent Auction items for the RWEIF. If you have an item that you would like to provide for the RWEIF Auction please align with Lynn Huston lhuston@elexco.com or 810-334-0404.

**For Event Information Contact:**

Patricia A. Petitto, SR/WA, R/W-RAC  
Email: petittopa@aol.com

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**Save These Dates: September 26-28, 2018**  
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IRWA Michigan Chapter 7's 2018 Fall Education Seminar will be held at The Inn at Bay Harbor. The Inn at Bay Harbor is set along five miles of Lake Michigan shoreline. It was named among *Travel + Leisure* magazine's "Best Hotels in the World" and honored as a "Top 75 Golf Resort in North America" by *Golf Digest*. This resort includes 45 breathtaking holes of championship golf, a full-service spa and salon, award-winning restaurants, amazing sunsets and easy access to world-class shopping, and a marina. For more information, see <http://www.innatbayharbor.com/>

**Book Your Room As Soon As possible**

**Lodging** - Deluxe Lake rooms are available at a rate of \$164 per night, plus tax and resort fees for those arriving on Tuesday. For those arriving on Wednesday, we have Studio Lake Rooms and King Lake rooms at rates of \$154 and \$164 per night, plus tax and resort fees. The cut off date for our room block is 8/26/18. After that guests will need to call Central Reservations at (800) 462-6963 and ask for the IRWA Michigan Chapter 7's Fall Education Seminar to book their reservations based on availability. Anyone wishing to book a cottage or suite should also call Central Reservations due to the limited availability of these units.

Please click the following link to make your hotel reservations.

**[Book your group rate for IRWA Michigan Chapter 7's Fall Education Seminar](#)**

**IRWA Course** – In conjunction with our Fall Education Seminar we have scheduled IRWA Course #431, "Problems in the Valuation of Partial Acquisitions" for Wednesday, September 26, 2018.

**Who Should Take This Course:** This course is designed for both appraisers and users of appraisal services (including acquisition agents) who have some partial acquisition appraisal experience. This course presents more complex partial acquisition valuation problems and offers opportunities for the participants to understand better the possible applications of appraisal theory to specific partial acquisition appraisal situations.

**Credentialing** – For the **Generalist**, this qualifies as an intermediate course that can be applied towards continuing education and recertification credit. For the **Specialist**, this course is an elective for the R/W-AC program.

**Topics include:** Before Acquisition Valuation, Highest and Best Use as Assemblage with Adjoining Owner, After Acquisition Valuation, Benefits, USPAP and the Uniform Act, Larger Parcel, Consistent Use and Interim Use, Comparable Sales, Zoning, Cost to Cures, and Profits a Prendre and the Unit Rule.

The instructor will be Andrew M. Reed, SRWA.



19210 S. Vermont Avenue, Building A, Suite 100  
Gardena, CA 90248  
Phone: (310) 538-0233  
www.irwaonline.org

## 431 Problems in the Valuation of Partial Acquisitions 09.26.18 Bay Harbor, MI



### Course 431 - Problems in the Valuation of Partial Acquisitions

#### Course Description:

This course presents more complex partial acquisition valuation problems and offers opportunities for the participants to understand better the possible applications of appraisal theory to specific partial acquisition appraisal situations.

#### Topics:

- Before Acquisition Valuation
- Highest and Best Use as Assemblage with Adjoining Owner
- After Acquisition Valuation
- Benefits
- Larger Parcel
- Consistent Use and Interim Use
- Comparable Sales
- Zoning
- Cost to Cures
- Profits a Prendre and the Unit Rule

#### Course Level:

Intermediate

#### Course Tuition Includes:

- Participant Manual

#### Required Materials:

- Financial calculator

#### Who Should Take This Course:

This course is designed for appraisers and users of appraisal services who have some partial acquisition appraisal experience.

431 Problems in the Valuation of Partial Acquisitions 09.26.18 Bay Harbor, MI Register online at [www.irwaonline.org](http://www.irwaonline.org) / Fax this entire page to IRWA HQ: (866) 388-7419

\_\_\_\_\_  
Last Name First Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip/Postal Code

\_\_\_\_\_  
Phone  Yes  No Member ID Number

\_\_\_\_\_  
Email Address

If payment includes the fees for registrants other than yourself, check here:   
(Please submit names of other registrants on a separate paper along with this form)  
Will you also be attending?  Yes  No

	Registration Deadlines	Member Tuition	Non-Member Tuition	Total Tuition Amount
On and Before:	Aug. 31, 2018	\$ 285.00	\$ 330.00	_____
On or After:	Sept. 1, 2018	\$ 290.00	\$ 355.00	_____

Total Member Registrants: \_\_\_\_\_  
Total Non-Member Registrants: \_\_\_\_\_

PRINT NAME AS IT APPEARS ON CARD: \_\_\_\_\_ 3-DIGIT CVV: \_\_\_\_\_

AMEX  MC  VISA  Card #: \_\_\_\_\_ EXP: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ Date: \_\_\_\_\_ Amount to be Charged: \_\_\_\_\_

**431 Problems in the Valuation of Partial Acquisitions 09.26.18 Bay Harbor, MI**

Sponsor: IRWA Chapter 7  
Date: September 26, 2018  
Time: 1 day, 8 AM to 5PM  
City: Bay Harbor, MI

**Class Location:**  
New Hampshire Department of Transportation  
7 Hazen Drive  
Concord, NH 03301  
Phone: (603) 271-3222  
Participant Capacity:

**Four Ways to Register:**  
Online: [www.irwaonline.org](http://www.irwaonline.org)  
Fax: (866) 388-7419  
Phone: (310) 538-0233, x138  
Contact Course Coordinator

**Accommodations:**  
Holiday Inn Concord Downtown  
172 North Main Street  
Concord, NH 03301  
Phone: (603) 224-9534  
Fax: (603) 224-8266  
Room Rate: Single \$102.00 + Double \$102.00  
First 10 participants receive the discounted rate by mentioning "IRWA" when making the reservations

**Course Coordinator:**  
Benjamin Sprague  
31 Hayward Street  
Suite 2A-201  
Franklin, MA 02038  
Phone: (508) 203-7047  
Fax: (401) 737-5282  
Email: [bsprague@orcolan.com](mailto:bsprague@orcolan.com)

**Course Instructor:**  
Andrew M. Reed, SR/WA is owner of Andrew Reed & Associates, Inc. located in Berkley, Michigan—a real estate appraisal and valuation consultation company. Mr. Reed specializes in litigation support appraisal services, predominantly with regard to right-of-way projects. He is a State Certified General Real Estate Appraiser in Michigan and holds Senior Member designation as an SR/WA. Mr. Reed has been an appraiser for over 10 years, with previous work experience in sports arena operations. He is active in Chapter 7 of the IRWA, having served as Chapter President in 2008, continuing to hold various committee positions within the Chapter.

**Cancellation Policy:** All classes scheduled by IRWA are subject to cancellation. All class registrants must contact the Course Coordinator prior to making travel arrangements, keeping in mind that the class may be canceled at any time (for reasons including, but not limited to, insufficient registration, instructor emergencies or other issues beyond the control of the chapter and/or IRWA). Fully liquidated damages for any losses incurred by a class registrant are limited solely to a refund of the registrant's prepaid class tuition. IRWA and its chapters assume no other registrant liability resulting from class cancellation.

**Tuition Refund Policy:** Written notification of Intent to cancel registration must be received via email by both the Course Coordinator and IRWA Headquarters Education Staff ([education@irwaonline.org](mailto:education@irwaonline.org)) prior to the class start date in order to be eligible for a tuition refund. A full tuition refund will be issued if notice is received 15 days or more prior to the class start date; a 75% refund will be issued if notice is received less than 15 days prior to the class start date, and no refund will be issued for notice received on or after the class start date.

**International Right of Way Association  
Michigan Chapter 7  
2018 Fall Education Seminar**

**September 26 - 28, 2018**

**The Inn at Bay Harbor  
Bay Harbor, Michigan**

Registration Fee per person: \$265.00 - Course #431 Registration  
 \$300.00 - Seminar Registration (Includes Wednesday Welcome Dinner)  
 \$200.00 - Spouses & Guests  
 \*\$25 Discount if registering for both Course #431 & Seminar

Please make checks payable to: **IRWA Chapter 7**  
 Mail registration to: Michael Kurschat  
 2075 W. Big Beaver Road, Suite 222  
 Troy, MI 48084

Name		
Company/Agency	IRWA Membership No.	
Address		
City	State	Zip code
Phone / Work	E-mail Address	
Appraiser name as it appears on license	License No. and Type	
Real Estate Broker name as it appears on license	License No. and Type	
Real Estate Sales name as it appears on license	License No. and Type	
Spouse / Guest		
Spouse / Guest		

Registration can be made using credit card at the Chapter website [www.irwamichigan.org](http://www.irwamichigan.org) using PayPal  
 If using PayPal please email a copy of the registration form at the below address

Course #431 Registration	\$265.00	\$
Education Registration	\$300.00	\$
Guest Registration	\$150.00	\$
Less Discount	(\$25.00)	\$ -
<b>TOTAL</b>		<b>\$</b>

**Registrations and checks MUST be received by September 10, 2018**

Any Questions please contact: Pat Petitto 248-342-6640 or Rob Bourgeois 517-740-8936  
 petittopa@aol.com or Robert.Bourgeois@cmsenergy.com



## IRWA's 2018 Conference Photos Have Arrived!



Last month, hundreds of infrastructure professionals gathered at IRWA's 64th Annual International Education Conference in Edmonton, Alberta for a week of educational sessions, networking opportunities and unforgettable moments.

[Click here to view the photo gallery](#)

# 17<sup>TH</sup> ANNUAL RIGHT OF WAY MAPPING Competition

Enter your map today!

Sponsored by IRWA's International Surveying & Engineering Community of Practice, this annual competition will be held in conjunction with IRWA's 65<sup>th</sup> Annual International Education Conference in June 2019 in Portland Oregon.

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.

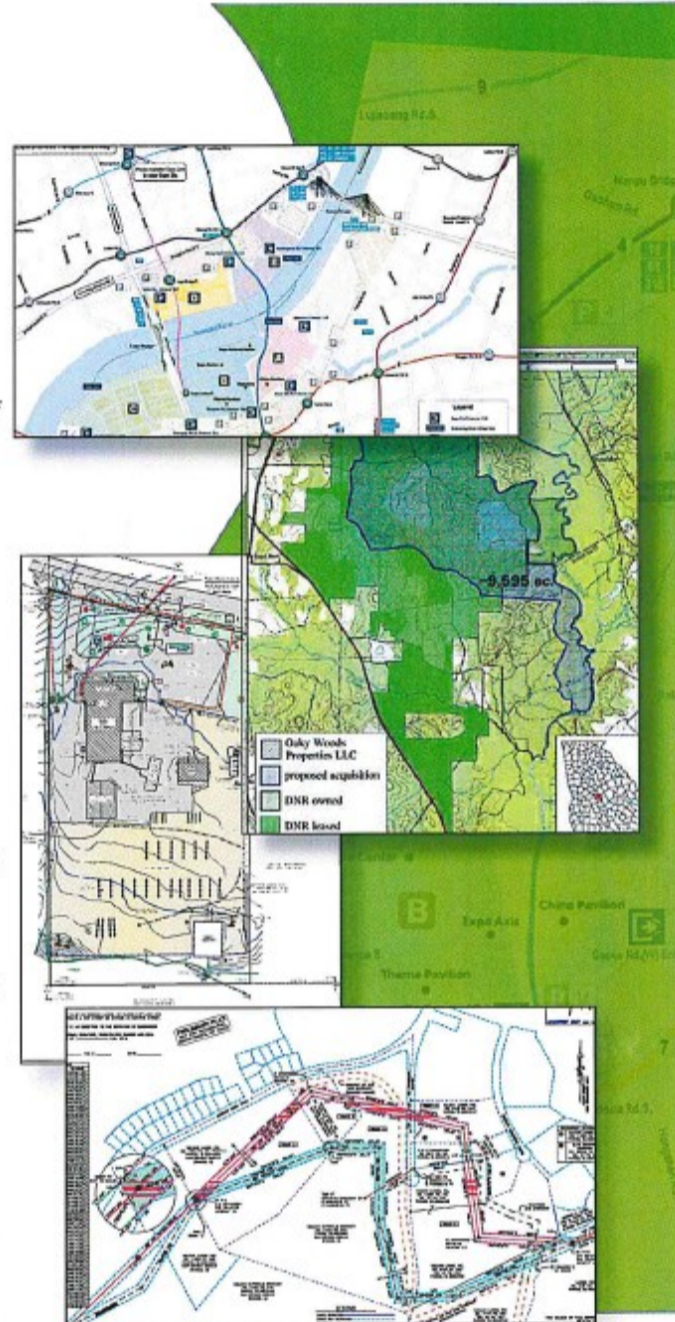
**Eligibility:** Anyone can enter, however, each entry must be sponsored by an IRWA member. Members may sponsor multiple entries. Maps must be associated with the right of way profession including related disciplines.

**Prizes:** The Grand place winner will receive a complimentary registration for IRWA's 65<sup>th</sup> Annual International Education Conference. A cash prize of \$250 will be given to the individual winners in the following categories: Transportation, Oil & Gas, Electric & Utility, GIS and Industry General.

**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 must be submitted digitally using Adobe pdf files. Entries under the transportation, oil & gas and electric & utility categories must be maps/ plats prepared for, or in support of, boundary/right of way line retracement or acquisition. This includes, but is not limited to, property or right of way survey maps and plats. Entries under the GIS and industry general categories shall be maps or exhibits related to highways, pipelines, utility lines, telecommunication lines (or associated facilities) prepared for general purposes such as public hearings, presentations, conceptual plans, etc. Examples include, but are not limited to, ownership exhibits and aerial photos (with or without overlays), etc.

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

**Disclaimer Information:** : If contractual confidentiality precludes submission, the title block can be cleared of all pertinent information and state "Prepared for Competition due to Jurisdictional Confidentiality."



## 17<sup>th</sup> Annual Right of Way Mapping Competition

**Deadline: April 5, 2019**

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  Oil & Gas  Electric & Utility  GIS  Industry General

Email PDF entries to:  
isecop@irwaonline.org



## 2018 IRWA Mapping Competition Results:

### **Grand Prize winners**

1<sup>st</sup> Bruce Schanz for his Industry General entry, IG-5

2<sup>nd</sup> Bruce Schanz for his Transportation entry, T-4

3<sup>rd</sup> Nick Ryan for his Oil & Gas entry, OG-2

### **Category Winners:**

#### **Transportation**

Bruce Schanz  
Consumers Energy Company  
Jackson, Michigan, USA

#### **Oil & Gas**

Nick Ryan  
Consumers Energy Company  
Jackson, Michigan, USA

#### **Electric & Utility**

Nick Ryan  
Consumers Energy Company  
Jackson, Michigan, USA

#### **GIS**

Kevin Kleckner  
Information Services Corporation  
Regina, Saskatchewan, Canada

#### **Industry General**

Bruce Schanz  
Consumers Energy Company  
Jackson, Michigan, USA

This Newsletter is a  
publication for the members of  
MI Chapter 7 International Right of Way Association (IRWA).

Stories and articles of interest are encouraged.

For more information about IRWA MI  
Chapter 7, please contact :

<http://www.irwamichigan.org/contact-us/>

Checkout our Website!  
<http://irwamichigan.org>

