



24th Annual Right of Way Professional's Workshop

September
21-23, 2016

Cragun's
Conference
Center

Sponsored by
The Office of
Land Management



Welcome to the 24th Annual Right of Way Professional's Workshop

September 21 – 23, 2016



Sponsored by:

The MN Department of Transportation, Office of Land Management

Director

Office of Land Management Bryan J. Dodds

Assistant Director

Real Estate and Policy Development Section Joseph D. Pignato

Workshop/Training Coordinator &
Continuing Education Coordinator Cheryl H. Hunstock

Workshop Technical Support Jim Magoon (MN.IT)
Blaine McKeever (MN.IT)

WORKSHOP PLANNING COMMITTEE:

Lisa Beckman KLJ Engineering, Inc.
Steve Carlson Evergreen Land Ser. Co.
Kirk Corson MnDOT (St. Paul)
Cheryl Hunstock MnDOT (St. Paul)
Jim Martin MN DNR
Michael M. Moran MnDOT (St. Paul)
Joseph D. Pignato MnDOT (St. Paul)
Dale Prestegard Olmsted County
Sharon Price Washington County
Penny Rolf WSB & Associates
Mark Trogstad-Isaacson MnDOT (Rochester)
Dan Wilson Wilson Development Ser.

FROM THE WORKSHOP COMMITTEE MEMBERS

The Minnesota Department of Transportation, Office of Land Management, welcomes you to the 24th Annual Right of Way Professional's Workshop. The years seem to have flown by since the inception of this workshop in 1993. This workshop is the only one of its kind in the nation and the Department is happy to once again offer this training opportunity to not only MnDOT employees but also to our professional partners.

Over the years we have had the good fortune to have many talented and knowledgeable speakers contribute to the quality of the workshop program. We have also had a group of hard working committee members that have helped to design the workshop's content, secure speakers and contribute their time and effort in presenting the best program possible. In addition, the contributions of our public and private sector partners have been invaluable.

Just like the very first workshop in 1993, this workshop will include topics of interest to practitioners engaged in the acquisition of right of way for transportation improvement projects. Core subjects offered will include various appraisal, purchasing, relocation, legal and real estate topics.

The workshop sessions have been arranged in both plenary and concurrent formats. The coupling of related topics assist particular groups of workshop participants to maximize their learning experience and responds to attendee suggestions made regarding last year's event. Please take some time to review the schedule and read the session descriptions and speaker biographies found in this booklet as well as which sessions will be repeated. It will help you determine what sessions you would like to attend and when. As you review the schedule, also determine the sessions that will allow you to attend a different class during each hour of the workshop. Pre-planning is always advised. **Please note** that the opening and closing sessions are in the Centre.

During the workshop we encourage all attendees to complete the evaluation form that can be found in the packet of information that you received at registration. We encourage you to fill out the form at the end of the sessions you attend while it will be fresh in your mind. Your evaluation will assist the workshop committee plan for future training events as it has always been our goal to respond to the needs and concerns of workshop participants. We value your opinions and suggestions as they make each succeeding year's event more valuable to those in attendance. We also encourage you to share this information with colleagues who could benefit from attending this forum.

NAME TAG BARCODE SCANNING

It will be required that all attendees have the barcode on their name tags scanned upon entering each session of the workshop. This is a way to track the attendance of everyone at the workshop thus helping us gather valuable information regarding the sessions that participants found to be of interest. It is also a way for us to develop a database of training records in the event a participant desired such information in years to come. It is especially critical that all licensed appraisers and real estate professionals desiring continuing education credits be diligent in getting the barcode on their name tags scanned. Failure to do so will result in forfeiture of all continuing education credits. We strongly encourage all attendees to follow this practice not only attendees desiring appraiser and real estate continuing education credits.

THE WORKSHOP PLANNING COMMITTEE

The workshop committee is comprised of members from state, county, public and private agencies and they have worked diligently to gather session topics that are pertinent and interesting to the right of way professional. You can find a list of the workshop committee members on the first page of this booklet. Please make an effort to contact any of them during or after the workshop if you would like to convey your thoughts regarding the event. If you are interested in serving on this committee, please contact Cheryl Hunstock.

CONTINUING EDUCATION

Minnesota Department of Commerce has approved this workshop for 15 Appraiser and 15 Real Estate Continuing Education Credits. The Minnesota Board of Continuing Legal Education has also approved this workshop for 14 Standard Continuing Legal Education Credits and 1 Ethics Credit (**Event Code 225639**).

Please Note: In order to earn real estate and appraiser continuing education credits, full attendance at the workshop is required by attending a different class during each hour of the workshop. Attendees will not be able to qualify for a portion of the credits offered, thus real estate and appraiser credits will be earned on an “all or nothing” basis. This is necessary in order for the Minnesota Department of Transportation to be in compliance with the Minnesota Department of Commerce rules and guidelines in qualifying for continuing education credits for this event. For real estate and appraiser continuing education purposes, failure to have the barcode on their name tags scanned will result in a forfeiture of all continuing education credits for this event! We strongly encourage all attendees to follow this practice not only attendees desiring appraiser and real estate continuing education credits.

For those attendees submitting for Professional Development Hours with the *Board of Architecture, Engineering, Land Surveying, Landscaping Architecture, Geoscience and Interior Design (AELSLAGID)*, please select those sessions that will meet your personal training needs and satisfy your defined licensing standard requirements. Workshop participants are responsible for submitting for Professional Development Hours with the board.

The workshop committee encourages you to read the *Continuing Education Information Insert* that you received in your packet at registration. Please remember, MnDOT is merely offering you an opportunity to earn continuing education credits and it is our pleasure to do so. ***It is your responsibility to be in compliance with your respective license requirements.***

We would like to thank the presenters for their generosity in sharing their time, knowledge and willingness to educate and for providing us all the opportunity to learn and ultimately improve the services we provide.

Last but not least, we would also like to thank you, the participants! Over the years, this workshop's success has been dependent upon your involvement and we encourage your participation in each of the sessions. The evenings will provide you with a more casual environment to consider and discuss the day's materials.

So again, welcome! We're glad you came. Please enjoy the workshop!



FOR YOUR INFORMATION:

In your registration packet, you will find important workshop information such as:

- **Workshop Booklet** – This booklet contains session descriptions, presenter biographies and other workshop information you may find of interest.
- **Quick Reference Guide** – This “pocket guide” is for your convenience in finding sessions of interest.
- **Evaluation Form** – This form **MUST** be turned in at the end of the workshop. These evaluations are essential to ensure our ability to offer pertinent topics in the future.
- **Continuing Education Information Insert** – Please take some time to read the information about the continuing education credits being offered. In order to earn real estate and appraisal continuing education credits, full attendance at the workshop is required. Real estate and appraiser credits will be earned on an “all or nothing” basis.
- **Appraiser/Real Estate Identification Card** – This card is necessary as it gives specific information directing you to submit your name, address and license number **EXACTLY** as it appears on your license. At the end of the workshop, it is required that those attendees desiring appraiser and/or real estate continuing education credits submit the **IDENTIFICATION CARD** which is included in the packet of workshop materials received at the time of registration.
- **Name Tag** – Please wear this name tag throughout the workshop. Not only do we want to know who you are, but your name tag will identify your company and/or place of employment. Also, **ALL** attendees must have the barcode, which is affixed to their name tag, scanned upon entering each session. Please understand the critical nature of this request and don't forget to have your name tag scanned at the beginning of each class you attend. If you **do not** have a barcode affixed to your name tag, please see Cheryl Hunstock immediately or any of the workshop staff at the registration desk in Lakeshore 4. Please return name tags and lanyards at the end of the workshop located to the box at the registration table.
- **Lunch Ticket for Wednesday, September 21** – If you have purchased Cragun's Lodging Package or the Meeting/Meal Package, you will find the Sept. 21 lunch ticket affixed to your workshop packet. This is done in an attempt to avoid confusion at the first lunch of the workshop. The meal ticket for the remainder of your meals can be picked up at Cragun's registration desk in the main lobby upon check-in. If you have purchased the meeting/meal package only, your tickets can also be picked up at Cragun's registration desk.
- **Instructor Syllabus** – This syllabus will give you instructor contact information.



2016 RIGHT OF WAY PROFESSIONALS WORKSHOP SCHEDULE

WEDNESDAY, SEPTEMBER 21

| CENTRE | | | | |
|----------|-------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| 9:00 am | WORKSHOP REGISTRATION | | | |
| 10:30 am | WELCOME & OPENING REMARKS Bryan Dodds Director, Office of Land Management | | | |
| 10:45 am | ETHICS (B) Joshua Root Kristin White | | | |
| 12:00 pm | LUNCH IN LAKESIDE THE DINING ROOM | | | |
| | LAKESHORE 1 & 2 | LAKESHORE 3 & 4 | PAUL BUNYAN 1 & 2 | PAUL BUNYAN 3 & 4 |
| 1:00 pm | DEVIL'S TRIANGLE: TARGET FIELD STATION PROJECT <i>(I)</i> Rick Sheridan <small>Repeated 9/22 at 8am</small> | PROJECT MANAGEMENT <i>(I)</i> Penny Rolf Mark Trogstad-Isaacson <small>Repeated 9/22 at 10:30am</small> | DEVELOPMENT OF RURAL FREEWAY INTERCHANGES <i>(I)</i> James McComb | OFF PROPERTY IMPACTS <i>(I)</i> James Mogen <small>Repeated 9/22 at 4:10pm</small> |
| 2:10 pm | MARKETABLE TITLE ACT CASE STUDY <i>(I)</i> Mathew Ferche <small>Repeated 9/22 at 12:30pm</small> | HYPOTHETICAL CONDITIONS & EXTRAORDINARY ASSUMPTIONS (B) Sonya Henning Kelly Lindstrom <small>Repeated 9/22 at 3:00pm</small> | MITIGATING CIRCUMSTANCES <i>(B)</i> Ted Pluta <small>Repeated 9/22 at 1:40pm</small> | FHWA UPDATE: IS THERE AN NEWS? <i>(B)</i> Marshall Wainright <small>Repeated 9/22 at 4:10pm</small> |
| 3:10 pm | BREAK POOLSIDE | | | |
| 3:30 pm | THE TALE OF TWO TAKINGS <i>(A)</i> Dan Mueller <small>Repeated 9/23 at 9:10am</small> | BASIC PRINCIPLES OF TREE APPRAISAL <i>(I)</i> Ed Steigerwaldt <small>Repeated 9/22 at 8:00am</small> | CASE LAW & LEGISLATIVE UPDATE (B) Steve Melchionne <small>Repeated 9/23 at 8:00am</small> | WHO OWNS THE RAILROAD LAND? <i>(I)</i> Dulcie Brand <small>Repeated 9/22 at 9:10am</small> |
| 4:30 pm | ADJOURN | | | |
| 6:30 pm | DINNER IN THE LAKESIDE DINING ROOM | | | |

To assist participants with selections of sessions, please use this quick reference tool. Session descriptions, found in the conference booklet, will provide you with more detail.

- B.....Basic Level**
- I.....Intermediate Level**
- A.....Advanced Level**



2016 RIGHT OF WAY PROFESSIONALS WORKSHOP SCHEDULE

THURSDAY, SEPTEMBER 22

| 6:45 am BREAKFAST IN THE LAKESIDE DINING ROOM | | | | |
|-----------------------------------------------|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| | LAKESHORE 1 & 2 | LAKESHORE 3 & 4 | PAUL BUNYAN 1 & 2 | PAUL BUNYAN 3 & 4 |
| 8:00 am | HOW TO PREPARE FOR AND USE EMINENT DOMAIN SUCCESSFULLY IN MINNESOTA (A) Benjamin Tozer | THE VALUATION OF TEMPORARY EASEMENTS (I) Douglas Johnson | DEVIL'S TRIANGLE: TARGET FIELD STATION PROJECT (I) Rick Sheridan | BASIC PRINCIPLES OF TREE APPRAISAL (I) Ed Steigerwaldt |
| | Repeated 9/23 at 9:10am | Repeated 9/22 at 12:30pm | Repeat | Repeat |
| 9:10 am | FARM RELOCATION (I) Dan Wilson | SPECIAL BENEFITS IN CONDEMNATION APPRAISALS (A) Paul Gleason | COMMUNICATIONS (B) Don Theisen | WHO OWNS THE RAILROAD LAND? (I) Dulcie Brand |
| | Repeated 9/22 at 3:00pm | Repeated 9/22 at 3:00pm | Repeated 9/22 at 4:10pm | Repeat |
| 10:10 am BREAK POOLSIDE | | | | |
| 10:30 am | SOLAR SITE EVALUATION AND SITE ACQUISITION (B) Kaya Tarhan | ECLECTIC REAL ESTATE (I) David Meyers | HOW CAN APPRAISALS BE SO DIFFERENT? (I) Igor Lenzner | PROJECT MANAGEMENT (I) Penny Rolf Mark TI |
| | Repeated 9/22 at 1:40pm | Repeated 9/22 at 1:40pm | Repeated 9/23 at 8:00am | Repeat |
| 11:30 am LUNCH IN THE LAKESIDE DINING ROOM | | | | |
| 12:30 pm | RELOCATION APPEALS PROCESS (A) Marc J Manderscheid | VULNERABLE ADULTS (I) Chuck Roehrdanz | MARKETABLE TITLE ACT CASE STUDY (I) Mathew Ferche | FIELD WALK (B) David Hanson <i>(meet outside main lobby)</i> |
| | Repeated 9/22 at 3:00pm | | | Repeat |
| | Repeat | Repeat | Repeat | Repeat |
| 1:40 pm | TITLE VI AND RIGHT OF WAY (B) Maria Conley | MITIGATING CIRCUMSTANCES (B) Ted Pluta | SOLAR SITE EVALUATION AND SITE ACQUISITION (B) Kaya Tarhan | ECLECTIC REAL ESTATE (I) David Meyers |
| | | Repeat | | Repeat |
| | Repeat | Repeat | Repeat | Repeat |
| 2:40 pm BREAK POOLSIDE | | | | |
| 3:00 pm | RELOCATION APPEALS PROCESS (A) Marc J Manderscheid | SPECIAL BENEFITS IN CONDEMNATION APPRAISALS (A) Paul Gleason | HYPOTHETICAL CONDITIONS & EXTRAORDINARY ASSUMPTIONS (B) Sonya Henning Kelly Lindstrom | FARM RELOCATION (I) Dan Wilson |
| | | Repeat | Repeat | Repeat |
| 4:10 pm | THE STATE OF THE APPRAISAL INDUSTRY (B) Brett Hall | COMMUNICATIONS (B) Don Theisen | OFF PROPERTY IMPACTS (I) James Mogen | FHWA UPDATE: IS THERE ANY NEWS? (B) Marshall Wainright |
| | Repeated 9/23 at 8:am | Repeat | Repeat | Repeat |
| 5:10 pm ADJOURN *** DINNER IS ON YOUR OWN | | | | |



2016 RIGHT OF WAY PROFESSIONALS WORKSHOP SCHEDULE

FRIDAY, SEPTEMBER 23

| 6:45 am BREAKFAST IN THE LAKESIDE DINING ROOM | | | | |
|-----------------------------------------------|---------------------------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| | LAKESHORE 1 & 2 | LAKESHORE 3 & 4 | PAUL BUNYAN 1 & 2 | PAUL BUNYAN 3 & 4 |
| 8:00 am | HOW CAN APPRAISALS BE SO DIFFERENT? <i>(I)</i> Igor Lenzner | REPLACEMENT HOUSING STUDIES <i>(I)</i> Mike Moran | CASE LAW & LEGISLATIVE UPDATE <i>(B)</i> Steve Melchionne | THE STATE OF THE APPRAISAL INDUSTRY <i>(B)</i> Brett Hall |
| | Repeat | Repeated 9/23 at 9:10am | Repeat | Repeat |
| 9:10 am | BLUE LINE EXTENSION LRT PROJECT CASE STUDY <i>(B)</i> Lee Williams | REPLACEMENT HOUSING STUDIES <i>(I)</i> Mike Moran | HOW TO PREPARE FOR AND USE EMINENT DOMAIN SUCCESSFULLY IN MINNESOTA <i>(A)</i> Benjamin Tozer | THE TALE OF TWO TAKINGS <i>(A)</i> Dan Mueller |
| | | Repeat | Repeat | Repeat |
| 10:10 am BREAK & FINAL SESSION IN THE CENTRE | | | | |
| 10:30 am | HIGHWAY 53 BRIDGE CASE STUDY <i>(B)</i> Patrick Huston | | | |
| 11:45 am | DESTINATION MEDICAL CENTER <i>(B)</i> Mary Welder | | | |
| 12:45 pm | ADJOURN | | | |

To assist participants with selections of sessions, please use this quick reference tool. Session descriptions, found in the conference booklet, will provide you with more detail.

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2016 RIGHT OF WAY PROFESSIONAL'S WORKSHOP

September 21 – 23

Session Descriptions and Speaker Biographies

WELCOME AND OPENING REMARKS:

Bryan J. Dodds – Director, MnDOT Office of Land Management

Mr. Dodds is the Director of MnDOT's Office of Land Management, a statewide role managing Real Estate; Utility Agreements and Permits; and Surveying and Mapping. He graduated from the University of Minnesota with a degree in Civil Engineering and is a Professional Engineer. Mr. Dodds' career with the Minnesota Department of Transportation began as a Graduate Engineer Trainee with rotations in District 2, Bemidji and Central Office, St. Paul. He has worked as Project Manager in MnDOT's Metro District Office of State Aid working on Cooperative Agreement and Federal Aid projects; Project Manager on the design and construction of the Northstar Corridor Rail Project; and the Director of the Metro District Transit Section responsible for managing MnDOT's role in planning, designing, constructing and operating major transit projects in the Metro area.

OPENING SESSION:

ETHICS

Presented by **Joshua Root and Kristin White**

This session will include a review of the professional obligations for engineers, surveyors, real estate professionals and anyone who interacts with those professionals. We will examine the relevance of ethics in today's society, provide statutory requirements and review salient case studies from recent events to highlight the import of understanding the obligations required by state law and professional codes of conduct.

Joshua Root – Minnesota Department of Transportation

Mr. Root is Associate Legal Counsel in MnDOT's Office of Chief Counsel, focusing on Data Practices and Litigation. Before joining the Department he was the primary e-discovery consultant for MnDOT, working on all major litigation beginning with the tragic collapse of the I-35W bridge in 2007. Prior to government servitude Mr. Root's practice was focused on closely held businesses and the sundry of matters that they face.

Kristin White – Minnesota Department of Transportation

Ms. White is Associate Legal Counsel for the Minnesota Department of Transportation where she practices environmental, construction and contract law. She obtained her Certificate in Global Arbitration from Queen Mary University in London, a J.D. from Hamline University School of Law and a B.A. from St. Olaf College in Northfield, Minnesota in Asian Studies and Political Science. Prior to joining MnDOT, Ms. White worked for the City of Minneapolis and served as a Fulbright Fellow for the U.S. Department of State in Osaka, Japan. She was recently appointed to the Humanities Center Board by Governor Dayton and is chair of the Development Committee. Department of State in Osaka, Japan. Ms. White was recently appointed to the

Humanities Center Board by Governor Dayton and is chair of the Development Committee.

The workshop sessions that follow are listed in this program in alphabetical order for quick reference

BASIC PRECIPLES OF TREE APPRAISAL

Presented by **Ed Steigerwaldt**

This session will begin with a brief review of the history of tree appraisal methods. Learn how the history influences tree appraisal today. There will be a description of the specific methods; how they are used and why market based methods of tree appraisal are of special importance. Following this there will be a review of the strengths and weaknesses of specific tree appraisal methods. Learn how to appraise trees by their contribution to overall property value.

Finally, there will be examples of tree appraisals and the results. The attendee will come away with a good understanding of what creates a credible tree appraisal. Tree appraisal is one of the most controversial topics in appraisal today.

Ed Steigerwaldt – Steigerwaldt Land Services, Inc.

Mr. Steigerwaldt is the owner and president of Steigerwaldt Land Services, Inc., a consulting forestry and real estate appraisal company with a staff of 52, operating from four offices in Wisconsin, Michigan and Ohio. The business specializes in forestland and tree appraisals, right-of-way acquisitions, surveying, real estate brokerage, GIS mapping services and forestland management of more than 500,000 acres. He also owns and manages Steigerwaldt Tree Farms, cultivating Christmas trees on about 1,200 acres, with wholesale outlets and retail tree locations throughout the country. Mr. Steigerwaldt has a Bachelor of Science Degree in Forestry from the University of Michigan, Ann Arbor. He is a Wisconsin licensed real estate broker and a certified general real estate appraiser in Wisconsin, Michigan and Minnesota. Mr. Steigerwaldt has presented many tree appraisal courses for various organizations and, along with his daughter Lee, published *A Practical Guide to Tree Appraisal* in 2012. With more than 45 years' experience appraising real estate, timber, landscape trees and all types of easements, he has appeared as the expert witness in hundreds of tree damage and utility easement cases in state and federal courts.

BLUE LINE EXTENSION LRT PROJECT CASE STUDY

Presented by: **Lee Williams**

This presentation will highlight the Blue Line Extension LRT project beginning in the City of Minneapolis and ending in the City of Brooklyn Park. It will provide an overview of the project and will pay particular attention to the right of way acquisitions and relocations anticipated.

Lee Williams – Minnesota Department of Transportation

Mr. Williams has worked for MnDOT for 19 years. Following a short stint in final design, he joined the Metro District Right of Way Section and held the position of Right of Way Manager in the Metro District covering Ramsey, Dakota and Scott counties. He is

currently managing the right of way activities for the Blue Line Extension LRT, Central Corridor LRT and Northstar.

CASELAW AND LEGISLATIVE UPDATE

Presented by **Steve Melchionne**

The 2016 Case Law Update will cover and discuss noteworthy decisions from the past year, including important decisions covering issues pertaining to eminent domain, just compensation, attorney fees, land use and other related topics. The update will have an emphasis on Minnesota cases, but will touch on other important state or federal decisions affecting eminent domain and just compensation issues.

Stephen Melchionne – Assistant Attorney General

Mr. Melchionne currently serves as an Assistant Attorney General, in the Transportation Division of the Minnesota Attorney General's Office. His practice focuses primarily on condemnation cases and construction litigation for state agencies. Before joining the Transportation Division, Mr. Melchionne worked in the Attorney General's office on consumer protection cases, then implied consent cases and public safety matters.

COMMUNICATIONS

Presented by **Don Theisen**

Managing Expectations in public service is challenging and becoming more difficult all the time. Citizen and elected official expectations are changing, especially in communications.

Henry Ford said you could have any color car you want as long as it was black. This was mass-produced service with little or no variation for individual needs. In today's world you expect to have 24/7 assistance to find exactly what you want, with free shipping and no hassle. When someone orders from Amazon with 1-click they expect the same ability to get a hunting license.

Government service was designed to provide standardized service to large numbers with little variation – the Model T era. The growing expectation is to provide services that recognize individual preferences while providing equitable services.

This session will present thoughts on some principles in managing expectations, including developing successful communications with your elected official and managing media interviews.

Don Theisen – Washington County Public Works, Director

Mr. Theisen grew up a mile from the Capitol on University Ave., learning customer service in his family restaurant. He is currently the Washington County Public Works Director leading transportation, transit, parks, facilities, county survey and the land management functions for the county. He has previously served in similar roles in Chisago and Dakota Counties.

In his 29 years career, Mr. Theisen has overseen the delivery of over \$600,000,000 in capital improvements from new interchanges to new courthouses to new regional parks. He is a graduate of the University of Minnesota with a Bachelor's Degree in Civil Engineering and is a registered Professional Engineer.

Mr. Theisen was named the 2009 Minnesota County Engineer of the year by the Minnesota County of Engineers Association and the 2009 National Urban County Engineer of the Year by the National Association of County Engineers. This past March, he received from the Ray L. Lappegaard Distinguished Service Award from the University of Minnesota Center for Transportation Studies. This award is presented to a transportation professional who displays outstanding leadership, mentorship and support to the profession.

DESTINATION MEDICAL CENTER

Presented by **Mary Welder**

Destination Medical Center (DMC) is an innovative economic development initiative to secure the Mayo Clinic's and Minnesota's status as a global medical destination. DMC is the culmination of a three-year study by Mayo Clinic to chart its future business strategy in an increasingly competitive global business environment. During this presentation, you will learn the scope of this project as well as the considerations with regard to the impacts to land values of real estate due to the development potential with the presence of this project. There will be a discussion of the work plan to guide the ongoing efforts of the DMC and EDA working together with state and local governing bodies to address current and future road expansion and its effects on transportations corridors and adjacent property values.

Mary Welder – Destination Medical Center

Ms. Welder is the DMC EDA's Communications and Community Relations Director. A Rochester resident, Ms. Welder spent the past 15 years in various positions with International Business Machines, Corp (IBM); most recently serving as an Executive Communications Advisor. Previous responsibilities at IBM included media relations, government relations, corporate citizenship and other communications functions. In addition to her broad communications background, Ms. Welder also has extensive experience in community relations. She has served on various local boards, including the Rochester Boys and Girls Club and the Journey to Growth marketing committee. Ms. Welder graduated from the University of North Dakota with a Bachelor of Arts Degree in Broadcast Journalism and The University of St. Thomas Master of Business Communication Program with a public relations certification.

DEVELOPMENT AT RURAL FREEWAY INTERCHANGES

Presented by: **James McComb**

Sites and their attributes are critical to retail convenience operations. Any changes to highway intersections can affect the convenience aspect of sites. How does one analyze the impacts of potential damages once a change occurs? What is perceived actual compensable and non-compensable?

During this session we will explore the perceived valuation of project damages and impacts on such projects. There will be a presentation of the results of an analysis of the convenience retail development at rural freeway interchanges, the travel distance from the exit ramp to the businesses and business visibility from the freeway. Freeway segments studied were I-35 from Columbus to Barnum and I-94 from St. Michael to Alexandria. The second portion of the session will present results of a study of ingress and egress to truck stops at freeway interchanges on I-90, I-35, and TH-14 in southern Minnesota. This study focused on truck stop distance to and from freeway exit and entrance ramps.

James McComb – McComb Group Ltd.

Mr. McComb founded the consulting firm that became McComb Group, Ltd. in 1974 to provide specialized consulting services related to real estate development. His professional experience includes large mixed-use developments, office buildings, super-regional shopping centers, hotels and multi-family projects. He has also prepared redevelopment and remerchandising plans for downtown main street retail areas and older neighborhood shopping areas; and has prepared adaptive reuse feasibility programs for over 50 historic buildings. Mr. McComb has over 50 years of broad experience with business and government in the areas of real estate development, economic analysis, market and consumer research, business and government finance and environmental issues.

Mr. McComb is a frequent speaker on development and related subjects, and has made presentations to annual meetings of the National Trust for Historic Preservation, American Property Tax Council and Minnesota Retail Merchants Association. Presentations to other groups include: Urban Land Institute, International Council of Shopping Centers, National Retail Merchants Association, and Minnesota Multi-Housing Association, International Downtown Executives Association, American Society for Public Administration and the Joint Development Conference sponsored by Tri-County Metropolitan Council Transportation District of Oregon. He is a graduate of Macalester College with a Bachelor of Science Degree with specialization in economics, finance and accounting. While employed at the Bureau of Economic Studies, he authored "Iron Mining and Taxes in Minnesota" (circulation of 120,000) co-authored "The Wheat Crisis" (circulation of 10,000).

DEVIL'S TRIANGLE: TARGET FIELD STATION PROJECT

Presented by **Rick Sheridan**

This session will focus on the acquisition and assembly of multiple parcels of property associated with the development of the Hennepin County Interchange Project, now known as Target Field Station. The presentation will include the issues and solutions related to the acquisition of various property interests, including the use of condemnation, identification and clearance of title defects, right-of-way vacation and accrual, title registration and creation of registered land survey. After the session attendees will understand why this area of the Target Field Station project was referred to as the "Devil's Triangle".

Rick Sheridan – Assistant Hennepin County Attorney

Mr. Sheridan is an Assistant Hennepin County Attorney and currently represents the Hennepin County Resident and Real Estate Services Department, the Hennepin County Regional Railroad Authority, the Hennepin County Land Acquisition Group and the Hennepin County Recorder. He is involved in county acquisition for road projects, including title examination and eminent domain proceedings.

Mr. Sheridan earned his J.D. from William Mitchell College of Law in 1993. In addition, he was an Assistant Hennepin County Attorney from 1993 to 1996, an in house legal counsel for a commercial real estate developer from 1996 to 2000, had a solo practice and real estate business from 2000 to 2007 and again, an Assistant Hennepin County Attorney from 2007 to the present. Mr. Sheridan is a Licensed MN Real Estate Broker.

ECLECTIC REAL ESTATE

Presented by **David Meyers**

This presentation will cover a variety of real estate topics. Included will be an overview of the history of funding for state highway projects (debate over internal improvements to the Babcock Amendment); how title records are indexed; the Torrens System, legal descriptions (public land survey system to plat); types and uses of plats; establishment of public road right-of-way; title documents and how to correct title problems.

David J. Meyers – Rinke-Noonan Law Firm

Mr. Meyers is a shareholder with Rinke Noonan Law Firm in St. Cloud, MN. He is certified as a Real Property Law Specialist by the Minnesota State Bar Association and is certified as a Qualified Neutral by the Minnesota Supreme Court under Rule 114. In addition, Mr. Meyers is an Examiner of Titles for five Minnesota Counties.

FARM RELOCATION

Presented by **Dan Wilson**

During this session there will be a discussion of the process of relocating a farm property. Different types of farm operations will be explored and there will be examples of some of the hurdles and difficulties that may be encountered with their relocations. We will discuss how referral and comparable property searches are handled. The process, timing and the emotions involved will be considered as it pertains to not only the farm but the tenants as well. “Carve outs” will be explained and how they are used when a residential home is located on the farm site. The need for appraisals will be addressed and how they are used to establish values given to the farm’s operation, equipment, movable vs. immovable property and fixtures.

Dan Wilson – Wilson Development Services, LLC

Mr. Wilson established Wilson Development Services in 1981 as a real estate development consulting firm specializing in acquisition and relocation services. He is a holder of a Minnesota Real Estate Broker’s License. Mr. Wilson has provided such services to public agencies, non-profits and private developers for over 41 years. He has served as an instructor for MnDOT, the Department of Housing and Urban Development, NAHRO and the Hennepin County Bar Association Eminent Domain Committee.

Mr. Wilson recently participated in a seminar addressing the revision to the Minnesota Eminent Domain Law regarding minimum compensation and loss of going concern. Mr. Wilson has a Bachelor of Science Degree from the University of MN.

FHWA UPDATE: IS THERE ANY NEWS?

Presented by **Marshall Wainright**

What is the FAST Act and are there any ROW related updates in it? Is there any news on the new regulations for 49 CFR 24 and 23 CFR 710? We will answer these questions and provide an update of FHWA (Federal Highway Administration) activities. We will also discuss FHWA’s current research program as well as report the findings of recently completed research including Implementation of Electronic Right of Way Management Systems versus Paper Systems and Notices and Offers by Electronic Methods: Process Streamlining.

Marshall Wainright – Federal Highway Administration

Mr. Wainright has been with the Federal Highway Administration (FHWA) since 2003. He currently serves the country as the Lead Realty Specialist in the FHWA Resource Center based in Atlanta, Georgia. Mr. Wainright and his team provide Right of Way related technical assistance, training and technology deployment to Federal, State and Local partners across the country. He previously served as the Relocation Assistance Manager in the in the FHWA Office of Real Estate Services in Washington, DC.

Mr. Wainright is a certified instructor for the National Highway Institute. He serves on the IRWA Relocation Committee and the AASHTO Relocation Technical Council. He began his Right of Way career as a Realty Specialist with the Florida Department of Transportation. Prior to entering the transportation industry, he was an independent contractor in both the restaurant and construction industries. Mr. Wainright holds a Bachelor's Degree in Business Administration/Finance from Georgia Southern University.

FIELD WALK

Presented by **David L. Hanson**

This outdoor session will focus on identification of trees, shrubs and herbaceous plants as curiosity dictates. There will be discussion of assessment characteristics including, architectural form, landscape placement, tree size and species ratings for Minnesota. Other important topics may include recognizing potentially higher risk trees such as looking for decay in trees, poor structure, mechanical and or storm damage. Learn about the many factors that go into landscape valuation and view practical examples of landscaping considerations when doing property appraisals.

David L. Hanson – Minnesota Department of Transportation, Office of Environmental Stewardship

Mr. Hanson completed a Bachelor of Science Degree from the University of Minnesota in Assessment and Modeling of Natural Resources followed by a Master's Degree focusing on Urban and Community Forestry. As an ISA Certified Arborist and Urban Forester at the University of Minnesota, Mr. Hanson taught plant identification skills to ISA Certified Arborists, Master Gardeners, Municipal Employees including CCM crews and a classroom full of dendrology students. Now, as a Vegetation Management Specialist with MnDOT, Mr. Hanson still teaches identification and management skills while honing his own skills daily – on questions from every corner of Minnesota.

HIGHWAY 53 BRIDGE CASE STUDY

Presented by **Patrick Huston**

The TH 53 Project Case study will cover this unique project from initial development through construction. In 1960, the State of Minnesota signed an easement agreement with then landowner U.S. Steel to construct USTH 53 on a private easement. The terms of the easement stated that if the land under the highway was needed for mining prior to 1987, U.S. Steel would pay for the relocation. After 1987, the State of Minnesota was responsible. In 2010, MnDOT was given notice to move the highway by the current landowner. The easement conditions required the highway to be moved in three years.

This presentation will cover the unique aspects of this project including alignment studies, easement and mineral negotiations, project risks for all functional groups, unique project development strategies never used before at MnDOT, as well as the

interactive team approach that was used to communicate, collaborate and execute the project development process within MnDOT as well as other internal and external stakeholders to advance this project to construction. In addition, this session will discuss the right of way negotiation and procurement, as well as mineral quantification and procurement.

Patrick Huston – Minnesota Department of Transportation

Mr. Huston graduated from the University of Minnesota, Twin Cities Campus in 1988 with a M.S. in Civil Engineering. He is a licensed professional civil engineer in Minnesota. Mr. Huston has been employed by MnDOT, District 1 (Duluth), for 26 years in a wide variety of positions. For the past two years, he has been on special assignment as the Highway 53 Relocation Project Director. The project has an extremely compressed schedule, is the second use of CMGC contracting at MnDOT and has many high risks not before seen on MnDOT projects. Mr. Huston is a member of the MnDOT District 1 Management Team.

HOW CAN APPRAISALS BE SO DIFFERENT?

Presented by **Igor Lenzner**

During this session there will be an examination of why two appraisals that appear to address the same property can be so different. We will look at helpful tools and information, digging into the appraisals, scope, hypothetical assumptions and extraordinary assumptions, real vs. personal property, real or intangible property value, equipment, moveable fixtures and real estate, the various appraisal approaches, highest and best use, cost to cure and many other factors that relate to appraisals.

Igor Lenzner – Rinke-Noonan Law Firm

Mr. Lenzner is an owner with Rinke Noonan a central Minnesota law firm with 26 attorneys. His practice focuses on providing strategic advice to property owners, businesses and public agencies to creatively resolve complex land acquisition, condemnation, relocation and valuation disputes through effective planning and litigation practices. Mr. Lenzner practice also includes representing individuals, businesses and governments in real estate purchases, sales, leases and development.

HOW TO PREPARE FOR AND USE EMINENT DOMAIN SUCCESSFULLY IN MINNESOTA

Presented by **Benjamin Tozer**

Eminent domain is an awesome power. In the often mundane world of property law, eminent domain stands out as a sometimes highly-charged issue that impacts fundamental, constitutional rights. On the one hand, condemning authorities need the power of eminent domain in order to timely execute important projects. On the other hand, landowners have property rights, not the least of which is the right to just compensation when the government takes land. Minnesota probably hasn't found a perfect way to balance these interests, and probably never can, but Minnesota does have Chapter 117. This session will address how to successfully set up and execute projects through the condemnation process.

Benjamin Tozer – Fredrikson & Byron

Mr. Tozer is a litigator, whose practice focuses on the lifecycle of large energy projects, including land rights matters and regulatory proceedings in the upper Midwest. He is a senior associate with Fredrikson & Byron, P.A. For the past several years, Mr. Tozer

has served as a member of the land rights counsel to CapX2020. In that role, he has dealt with the variety of issues that arise across several hundreds of miles worth of easement acquisition for high voltage transmission lines. Mr. Tozer has also handled work on behalf of landowners subject to the eminent domain process. He was a 2015 Minnesota Lawyer Attorney of the Year, though for work unrelated to eminent domain issues.

HYPOTHETICAL CONDITIONS AND EXTRAORDINARY ASSUMPTIONS IN THE APPRAISAL PROCESS

Presented by **Sonya Henning and Kelly Lindstrom**

The focus of this session is to introduce the attendee to the differences between hypothetical conditions and extraordinary assumptions in the appraisal and acquisition process utilizing real life examples. This session is designed to help the attendee understand and consider how the design layout can impact the damages reflected within the appraisal and the level of complexity of the right of way acquisition negotiations. The goal is to highlight the value of early collaboration between design, appraisal and the acquisition team to reduce impacts to parcels, expedite the appraisal process and reduce project costs. This session will cover the following:

- Definitions: What is a Hypothetical Condition or Extraordinary Assumption?
- When does an appraiser apply a Hypothetical Condition or Extraordinary Assumption and how do they know when to apply them?
- What's the big deal & why should you care?
- Whose issue is it...? Just let the appraiser deal with it – but at what COST \$\$\$?
- How can projects be developed and parcels be created to limit Hypothetical Conditions or Extraordinary Assumptions?
- What role do you play and what role should you play?

Sonya Henning, PE, President, Henning Professional Services, Inc.

Ms. Henning has over two decades of experience in the civil engineering field, with most of the time focused specifically on right of way engineering and acquisition. She has solid experience in right of way acquisition, contract administration, and plan review. In addition to acquiring property rights for cities and counties she has worked for the Minnesota Department of Transportation as a District Right of Way Engineer and as the statewide Right of Way Program Manager, managing and coordinating right of way programs throughout the state. Ms. Henning's licensures in civil engineering and real estate offer the governmental agency and the property owners a knowledgeable project manager and credible right of way acquisition agent who can explain the acquisition process as well as the design, schedule and construction needs. These skills and experience aid in creating a consistent acquisition team, trusting relationships with the property owners and an effective voice for the agency. Her ability to identify and resolve complications in parcel acquisition early on, and respectful, timely communication with property owners has proven to decrease the time needed for acquisition and minimize the need for condemnation.

Kelly Lindstrom – Certified General Appraiser

Ms. Lindstrom has been appraising real estate since 2002 and holds a Bachelor of Science Degree in Accounting; currently she is a candidate for MAI membership designation. She has commercial, industrial, and residential valuation analysis experience in the Twin Cities metropolitan area as well as outstate Minnesota; she enjoys the niche of Right of Way work. Mr. Lindstrom has worked with financial institutions in the area of collateral valuation and management.

MARKETABLE TITLE ACT CASE STUDY

Presented by **Mathew Ferche**

This session explores the legal issues and potential impacts of a recent case from the Minnesota Court of Appeals pertaining to a nearly century old right-of-way segment for Trunk Highway 61 along the north shore of Lake Superior. The session will include analysis of the Court's decision, which discusses the Marketable Title Act, the Recording Act and the evolution of case law surrounding application of these statutes to old, unrecorded right-of-way easements.

Mathew Ferche – Minnesota Office of Attorney General

Mr. Ferche is an Assistant Attorney General practicing in the Office's Transportation Division. He represents the Minnesota Department of Transportation in the areas of eminent domain, construction litigation and labor compliance/civil rights disputes. Mr. Ferche has also represented the Department of Public Safety, Department of Administration, Department of Natural Resources and MnSCU. Prior to joining the Attorney General's Office in 2011, he was a judicial clerk at the Minnesota Court of Appeals for Judge Louise Dovre Bjorkman, Judge Francis J. Connolly and Judge Michelle Ann Larkin. Mr. Ferche attended the University of St. Thomas School of Law, where he served as the Publications Editor of the St. Thomas Law Journal and graduated *magna cum laude* in 2010.

MITIGATING CIRCUMSTANCES

Presented by: **Ted Pluta**

This session will cover the implementation of the Voluntary Sales Assistance Program (SA/CAR Program) currently underway at the Ft. Lauderdale Hollywood International Airport in Ft. Lauderdale, FL. The current program is the result of an Inter-local agreement between Broward County and the City of Dania Beach, FL. After addressing the residential sound insulation portion of the overall Program, owners may be eligible to participate in the SA/CAR Program if they meet certain requirements. Financial benefits are determined after an appraisal and review appraisal are prepared on the property. Owners have a choice to either sell their property and participate in the standard sales assistance program or keep the property and receive compensation based on a percentage of the fair market value in exchange for a Conveyance and Release (CAR) which will be recorded on the property. Discussions will include the structure of the different options in the program as well as the challenges of the appraisal assignments. This is a unique program and involves the use of federal funds.

Ted Pluta – W. D. Schock Co., Inc.

Mr. Pluta provides over thirty-five (35) years of project management experience in the field of Land Acquisition, Relocation, Sales Assistance, Purchase Assurance and Easement Acquisition Services. He played a key role in the implementation of airport noise mitigation programs and right of way projects throughout the State of Florida and around the nation. Mr. Pluta is also a certified IRWA and NHI instructor specializing in the training and development of right of way professionals. He has instructed Basic Relocation, Advanced Relocation and Business Relocation to State and Federal agencies throughout the US. Mr. Pluta currently serves as the Program Manager for Broward County Aviation Department's (SCAD) Standard Sales Assistance and Conveyance and Release Program for the Fort Lauderdale-Hollywood International Airport. His responsibilities include complete oversight of all program and staff activities, in addition to all community outreach efforts in coordination with SCAD.

Prior to joining W.D. Schock Company, Mr. Pluta was a Vice President with O. R. Colan Associates where he served as project manager for the Palm Beach International Airport's (PSI) land acquisition program where approximately 750 properties were acquired and the occupants relocated. He also served as the project manager for Hillsborough County Aviation Authority's TIA property acquisition and relocation project for Drew Park and acted as the lead agent for the acquisition and relocation for Vandenberg Airport, a GA Facility in Tampa, FL. In addition, Mr. Pluta was involved in management of the final stages of commercial relocations for the Nevada DOT on Project NEON, which involved the relocation of over 80 businesses and 800 storage units in less than two years.

OFF PROPERTY IMPACTS

Presented by **James Mogen**

How does a road authority defend claims that off-site improvements impact an owner's property? What off-property rights could a property owner claim have been damaged by a road project? Identifying the difference between a police power, a highway use and a property interest of an appurtenant owner is tricky. This session will review early grade change litigation and current decisions on medians and rights of access; and will discuss methods to identify property interests that might be claimed and how to distinguish those claims from the rights inherent in a road authority to improve rights-of-way and promote public safety.

James Mogen – Assistant County Attorney for Ramsey County

Mr. Mogen, is an Assistant County Attorney in Ramsey County, Minnesota specializing in real estate litigation and transactions, primarily in the areas of right-of-way acquisition and property tax appeals. After graduating from William Mitchell College of Law, Mr. Mogen joined the Minnesota Attorney General's office where he was assigned to the Transportation Department and participated in litigation surrounding the state's first light rail line. Later, he represented cities, townships, counties and individuals in right-of-way acquisition, blight remediation and CapX 2020 condemnation cases in the Central Minnesota area. In 2010, Mr. Mogen joined the Ramsey County where he represents the public works department, in addition to other duties. He currently serves as President of the Minnesota Eminent Domain Counsel Association, an association of public sector attorney's that practice in the area of condemnation law.

PROJECT MANAGEMENT

Presented by **Penny Rolf and Mark Trogstad-Isaacson**

When property is purchased for right of way projects, there are many times when the date that MnDOT is in title and the date they have possession do not always align. That may create a situation where you have an owner or tenant remaining in a property after MnDOT is in ownership. There are practices in place on how to work with owners, landlords and tenants in these situations. We will discuss the challenges and solutions used related to project manager from the time of the offer to the property owner, the date MnDOT is in title and continuing through the possession date.

Discussion will include:

- valuation issues
- market rent analysis
- the need to prepare a project management plan
- the use of management and leaseback agreements
- invoicing to compensate the landowner for vacant units

- how to deal with new tenants after the offer has been made
- leasing of replacement units to assure that there are units available for displacees
- other options to ensure that the displacing agency controls the property at the time of possession

Penny Rolf – WSB & Associates, Inc.

Ms. Rolf is the Right of Way Group Manager at WSB & Associates in their Minneapolis office. She has over 23 years of experience in real estate and has been the project manager for multiple acquisition and relocation projects. The past 16 years have been exclusively devoted to acquiring right of way and providing relocation assistance on numerous projects for utility companies, county, city, MnDOT and WisDOT projects. Ms. Rolf has been active in International Right of Way Association, Chapter 20, serving as chairperson on the membership and transportation committees and has held the positions of secretary, treasurer, president-elect, president and director. In addition, she is serving as secretary on the IRWA's International Transportation Committee.

Mark Trogstad-Isaacson, PE – Minnesota Department of Transportation, Rochester

Mr. Trogstad-Isaacson (TI) has worked for MnDOT for 25 years in Rochester (District 6) primarily working in the area of right of way. He is presently the Rochester District Right of Way Engineer working on right of way acquisition for MnDOT in Southeastern Minnesota. TI is the Viewing Engineer on numerous eminent domain hearings where he regularly provides engineering testimony to the court appointed commissioners and jury members in everyday, easy to understand language. He is active on many statewide task forces, studies and committees and is a 1988 graduate from the University of Minnesota where he earned a Bachelor of Civil Engineering Degree.

RELOCATION APPEALS PROCESS

Presented by **Marc J Manderscheid**

Acquiring agencies are legally obligated to provide relocation assistance, services, payments and benefits to person displaced by government acquisitions. The goal of this session is to assist with understanding and applying the key provisions of the relocation statutes and regulations. The best way to avoid an appeal is for the agency to be well informed and to do what the law requires. This session will highlight agency responsibilities, describes methods for processing claims and provide an overview of the appeals process. Numerous examples and war stories will be used to illustrate the concepts and explain how to avoid difficult situations.

Marc J Manderscheid – Briggs and Morgan, P.A.

With more than 30 years of legal practice, Marc Manderscheid has represented many government agencies and private property owners in resolving eminent domain and relocation challenges and disputes. He is one of a very few lawyers in Minnesota who has been certified by the Minnesota State Bar Association as both a Civil Trial Specialist and a Real Estate Law Specialist. Mr. Manderscheid has presented many matters before condemnation commissioners; analyzed arguments on the right to take and other complicated legal issues before judges; explained relocation claims and rights to hearing officers; and argued both takings and relocation cases before the Minnesota appellate courts.

Mr. Manderscheid's eminent domain experience on both sides of many different types of eminent domain cases, from center city office developments to rural flood control projects, provides him with unique perspectives, which allows him to efficiently and fairly represent clients in resolving disputes. He is a frequent lecturer on eminent domain topics and he has often been consulted by other attorneys who are seeking advice in resolving new or complicated situations. Mr. Manderscheid has also served as a mediator to resolve both eminent domain and relocation disputes.

REPLACEMENT HOUSING STUDIES

Presented by **Mike Moran**

This session will review the origins, purpose and methods of providing Replacement Housing and related benefits to persons displaced by public improvement projects. The Valuation and Appraisal components of Housing Studies will be reviewed, while highlighting their similarities and differences. Several owner-occupant conditions will be presented and reviewed as case studies. By the end of the session, you should be able to describe the basic elements of comparable replacement housing and know the means by which replacement housing payments for owners and tenants are determined.

Mike M. Moran – Minnesota Department of Transportation

Mr. Moran has been directing MnDOT's Relocation Program since 2003, where he is responsible for guiding that Agency through its delivery of relocation assistance and benefits to persons displaced by its programs and projects. He has been with MnDOT since 1987, initially a Staff Appraiser but later moving to the District 3 Office in Brainerd where he supported the district's program delivery by performing Title Investigations, Valuations, Purchasing and its Relocation functions. In 1997 Mr. Moran returned to Central Office as MnDOT's Right of Way Liaison to Local Public Agencies, where he supported their statewide right-of-way delivery in support of Minnesota's overall federal-aid transportation program. He has a degree in Real Estate from St. Cloud State University, is a Certified General Real Estate Appraiser and a member of the International Right of Way Association.

SOLAR SITE EVALUATION AND SITE ACQUISITION

Presented by **Kaya Tarhan**

During this presentation you will learn the main driver behind evaluating and valuing land and site acquisition for solar energy production. Considerations must be included like the Solar Policy, Federal Policy, MN State Policy and the MN Solar Garden Program. Many issues are factored into the site evaluation such as land lease w/Development option, land value, highest and best use, the landowner's sense of the future value of their land, avoidance areas and of course legal considerations.

Kaya Tarhan – SolarStone Partners

Mr. Tarhan is the Chief Development Officer for SolarStone Partners, LLC. He established SolarStone, a solar energy development firm developing solar gardens, in the State of Minnesota in 2013. Mr. Tarhan led the development of the 120MW solar pipeline in the MN market. He built a solar energy team around the State of MN Solar Garden Program. He has a Bachelor of Arts Degree in International Relations from the University of Minnesota and a Master of Business Administration Degree from the University of Phoenix.

SPECIAL BENEFITS IN CONDEMNATION APPRAISALS

Presented by: **Paul Gleason**

Though it doesn't happen that often, appraisers at times may come upon situations in which they can (and should) offset damages from a partial acquisition with special benefits resulting from the project. This session addresses important factors to consider for achieving the goal of applying special benefits offsets properly and legally. Topics include common sources of special benefits accruing to properties as a result of public improvement projects; the key distinction between general and special benefits; and legal considerations influencing the treatment of special benefits in a condemnation appraisal. Case studies involving properties appraised with special benefits issues are included as well.

Paul J. Gleason, MAI – BRKW Appraisals, Inc.

Mr. Gleason is a principal of BRKW Appraisals, Inc., a real estate valuation firm with a primary focus on commercial property, based in St. Paul, Minnesota. He has been appraising real estate for 24 years. Mr. Gleason has in-depth experience in the valuation of numerous real estate property types. Over the years, he has developed special expertise in the valuation of land and in eminent domain as well as special benefits valuations. Mr. Gleason has a Bachelor of Science Degree in Business Administration from the University of Wisconsin at La Crosse. He has the MAI designation of the Appraisal Institute and is licensed in Minnesota as a Certified General Real Property Appraiser.

THE STATE OF THE APPRAISAL INDUSTRY

Presented by **Brett Hall**

The State of The Appraisal Profession session provides an overview of current trends that will shape the appraisal profession over the next five to ten years. The goal of this session is to impart an understanding of the strengths, weaknesses, opportunities and threats facing the profession so that practitioners are better enabled to ensure the industry remains relevant for clients, intended users and the public for years to come.

Brett Hall – The Valuation Group

Mr. Hall, MAI, SRA is a Certified General Real Property Appraiser in MN, WE and IA and has been in the profession for 23 years. Additionally he is an AQB Certified USPAP Instructor and has been teaching qualifying and continuing education courses for 14 years.

THE TALE OF TWO TAKINGS

Presented by: **Dan Mueller**

This case study includes a larger parcel question with a complicated multiple interest property influenced by two simultaneous eminent domain actions concerning unrelated government projects, reconstruction of the Lafayette Freeway Bridge and Central Corridor Light Rail Transit (CCLRT). In addition, a third public purchase of the remainder effectively resulted in a total acquisition with severance damages. The presenter will walk the audience through the unusual characteristics and value challenges of this circumstance, share the ultimate results and depict the gentrified benefits that have followed.

Dan P. Mueller, MAI, MRICS – Integra Realty Resources, Principal

Mr. Mueller began his career in commercial real estate in 1986, as a broker with Griffin Real Estate Company until entering the appraisal field in 1993. He joined Integra in 1998 shortly before being awarded the Appraisal Institute's MAI designation. He is a graduate of Winona State University, holding degrees in Business Administration and Economics.

Mr. Mueller provides expertise pertaining to an array of property types including many unique, specialized situations. He serves a broad client mix, including those having needs concerning; mortgage financing, acquisition, real estate and personal income taxation, estate planning, partial interests, project influence and numerous other matters. He is particularly recognized as an expert in eminent domain and litigation proceedings, having testified extensively in many venues and multiple states plus Washington D.C.

As a very active industry participant, Mr. Mueller is former President of the North Star Chapter of the Appraisal Institute, has served on numerous local and national committees and as a national instructor for this organization. He is a member and former Chair of the Comprehensive Examination Panel and regularly reviews articles submitted for publication in the *Appraisal Journal*. Mr. Mueller has also been a member of the *Appraisal Journal* Editorial Board, Qualifying Education, General Appraiser Council Admissions and Curriculum Committees, contributed significantly to the 12th Edition of Real Estate Appraisal and was appointed chair for consideration and redevelopment of an advanced education curriculum overview course.

Mr. Mueller is a frequent speaker at specialized real estate events presenting on various topics such as *Mining Valuation, Identifying and Valuing Functional Obsolescence, Convenience Store Valuation, Valuation of Outdoor Advertising, Minimum Compensation and Appraisal Extremes in Condemnation Settings*.

THE VALUATION OF TEMPORARY EASEMENTS

Presented by: **Douglas K. Johnson**

This session will explore the fundamentals and the valuation methods of temporary easements. Although the valuation of temporary easements is often viewed as simplistic and almost trivial, and often it is, appraisers need to understand the valuation concepts and methodologies in order to correctly value both the simple and complex temporary easements. This session discusses several valuation methods and examples of each method are given. This session is for those appraisers or acquisition agents who need to better understand the valuation of temporary easements. This session is also for those more experienced right of way professionals who need a refresher on the valuation of temporary easements.

Douglas K. Johnson, SR/WA – DKJ Appraisal LLC

Mr. Johnson has been appraising real estate since 1979 and has been involved in right of way acquisition since 1987. He has managed multi-parcel acquisition projects, appraised hundreds of partial acquisitions, and testified as an expert witness in numerous eminent domain hearings. He is the owner of DKJ Appraisal LLC, a right of way appraisal company started in March of 2013. Mr. Johnson's appraisal and right of way acquisition experience include:

- 3+ years as an independent fee appraiser dba DKJ Appraisal LLC.

- 10½ years with Evergreen Land Services Company assisting governmental agencies and utilities in right of way appraisals and acquisitions.
- 15½ years as the Property Manager/Acquisition Specialist with the Washington County Public Works Department managing the County's acquisitions for right of way and parks.
- 1½ years as a staff appraiser with the Bureau of Reclamation, U.S. Department of Interior, appraising acquisitions for federal water projects in Montana, North Dakota and Wyoming,
- 6½ years as a staff appraiser with the Bureau of Land Management, U.S. Department of Interior, appraising properties in Montana, North Dakota and South Dakota for land acquisitions, exchanges and utility crossing leases.

Mr. Johnson has attained the "SR/WA" professional designation from the International Right of Way Association (IRWA) and is a past President of the Minnesota IRWA Chapter. He has taught several IRWA appraisal courses and has been a presenter at past MnDOT Right of Way Professional's Workshops. Mr. Johnson has a "Certified General Real Property Appraiser License" from the State of Minnesota and a Minnesota Real Estate Salesperson license. His education includes a Bachelor of Science degree from the College of Forestry at the University of Minnesota and numerous appraisal and real estate courses.

TITLE VI AND RIGHT OF WAY

Presented by **Maria Conaly**

This session will provide background and information on Title VI of the Civil Rights Act of 1964 and obligations as public officials to ensure non-discrimination in provision of services related to Right of Way. The presentation will include information related to changing demographics in Minnesota, and how that affects our work. Practical recommendations on how to identify and target communities of color and areas of concentrated poverty as well as best practices on how to engage with the community will be included.

Maria Conley – Minnesota Department of Transportation

Maria Conley joined the Minnesota Department of Transportation Office of Civil Rights as the Contract Compliance & Workforce Innovation Supervisor in April 2013. As part of the management team her focus is on internal and external efforts in building a more diverse and equitable workforce.

Ms. Conley received her Bachelor's Degree in Psychology from St. Catherine University and her Juris Doctor (law) Degree from Hamline University. Prior to MnDOT Conley worked for the city of Minneapolis in the Department of Civil Rights Contract Compliance Unit. She has direct experience with facilitating female and minority labor participation on construction contracts. Ms. Conley has also served as a program administrator in Minneapolis where she managed grants, prepared budgets and staffed community stakeholder groups.

VULNERABLE ADULTS

Presented by **Chuck Roehrdanz**

MN Stat. § 117.036, Subd. 3 states – "Negotiation: In addition to appraisal requirements...., before commencing an eminent domain proceeding, the acquiring authority must make a good faith attempt to negotiate personally with the owner of the

property in order to acquire the property by direct purchase...” This session will assist you in understanding the legal ramifications as well as the many other considerations that arise when dealing with vulnerable adults.

Chuck Roehrdanz – Minnesota Office of Attorney General

Mr. Roehrdanz is an Assistant Attorney General and Manager of the Medicaid Fraud Control Unit in the Attorney General's Office. He joined the office in March, 2007. Prior to the Attorney General's Office, Mr. Roehrdanz was a labor law attorney for Sherburne County, Minnesota, an Assistant Staff Judge Advocate (i.e. JAG) assigned to Edwards Air Force Base, California, a law clerk for District Court Judge Frank Connolly in Hennepin County, Minnesota and a Manager in provider relations for Blue Cross Blue Shield/Delta Dental. Before law school, he worked for the late Senator Paul Wellstone in his Minnesota and Washington, D.C. offices. Mr. Roehrdanz is a 1996 graduate of the University of Minnesota Law School, where he was editor in chief of the Journal of International Law and is a 1990 graduate of Carleton College in Northfield, Minnesota.

WHO OWNS THE RAILROAD LAND?

Presented by: **Dulcie Brand**

Railroad company land interests have existed since the 1800's. The status of those interests was evaluated by the U.S. Supreme Court in *Marvin M. Brandt Revocable Trust, et al. v. United States*, decided in March 2014. Other recent events illustrate that title to railroad land may be as important as ever. Re- use of railroad rights-of-way has occurred in various ways in recent years, including: recreational trails; light rail corridors; commuter rail, such as the North Star line from Big Lake to Minneapolis operating upon existing Burlington Northern Santa Fe railroad tracks; and reestablishing railroad tracks on rights-of-way which had fallen into disuse for such current needs as hauling "frac" sand in Western Wisconsin and Southeastern Minnesota. These various uses require a close look at how that interest was acquired and what interest the railroad company held.

Dulcie Brand – Anoka County Attorney

Ms. Brand has been employed as the Anoka County Examiner of Titles since 2006. She provides legal advice to Registrar of Titles, proves opinions to the District Court Bench as to resolution of court actions related to Torrens property. Ms. Brand Acts as a hearing official in uncontested District Court proceedings related to Torrens property. She certifies documents submitted for recording as a legal sufficiency for transfer of Torrens property as required by statute.

Ms. Brand worked as an Assistant Attorney General for the State of Minnesota with the MN Dept. of Natural Resources from 2000 – 2006 and the Minnesota Department of Transportation from 1996 – 2000. Ms. Brand earned a Bachelor of Arts Degree from the University of Minnesota and a Juris Doctorate from William Mitchell College of Law.

VENDORS & DISPLAYS

Chadwick Appraisals

Chadwick Appraisals provides valuation and consultation services for virtually all types of real estate.

- **Land**
 - agricultural
 - development
 - recreational
- **Commercial Property**
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 - warehouse
 - retail
 - special purpose
- **Multi Family and Quality Housing**
 - apartments
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We are available to clients in need of:

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- Attorney Support
 - Expert Witness Services
 - Testimony
- Mark to Market - Workout Valuations
- Financing
- Owner Investment Analysis and Forecasting
- Appraisal Review and Consulting
- Honest Advice (call for a confidential interview)

Chadwick provides the highest quality research, analysis and expertise. We are well informed as to the market conditions and have knowledge of issues that affect property values. We provide well-documented, quality appraisals that meet USPAP requirements for all real estate. Our team takes pride in serving our clients with honesty and integrity. With our experience and involvement in many real estate organizations and associations, we are positioned to give our clients the service and attention they deserve.

“We will testify to our conclusions.”

For inquiries, please contact **Chad R. Wiech, CCIM GAA** (Principal), at:

Phone: 952.881.1181 or email: chad@cwrea.com

Address: 8100 Penn Avenue South, Suite 150, Minneapolis, MN 55431

Evergreen Land Services Company

Evergreen Land Services Company (ELS) specializes in all aspects of land and land rights acquisition, relocation and valuation. ELS has been providing right-of-way

services to governmental, public utilities and other private entities since 1972. ELS has a long history of successful partnering with multiple state, county and municipal agencies as well as private engineering and legal firms. ELS provides the full spectrum of land and right-of-way services including planning, route selection, project counseling, field title investigation, valuation, acquisition, relocation, public meetings, permitting, industry education, regulatory and audit compliance and many more services. ELS has experienced team members that hold all applicable licenses required by law to acquire land for right-of-way projects, relocation services and appraisals. For more information about ELS, please contact us at 651-882-0200. You can also email **Matthew Storm** at matthews@elsco.net.

HDR Engineering, Inc.

HDR is a global, employee-owned architecture, engineering, consulting, and construction services firm with a focus on development of our country's infrastructure. With almost 10,000 professionals in more than 225 offices worldwide, we are committed to helping our clients' manage complex projects and make sound decisions.

HDR's right of way consulting services include multiple areas of expertise: Development of Project Specific Strategies & Guidelines, Coordination of Title, Survey, and Appraisal Activities, "Good Faith" Negotiations, Restoration & Damage Settlement Programs, Statutory & Non-Statutory Acquisition Programs, and Expert testimony and Condemnation Support.

Understanding and obtaining property rights are crucial components of your project and we'll partner with you to do it right. We have full-time, professional staff ready to provide a full suite of real estate and right of way services to achieve project milestones. Our focus is on quality, efficiency, and the development of positive long-term relationships between the Client and landowners. We act as your advocate while also being sensitive to the particular concerns of property owners and occupants.

Whether it's developing and exploring a new resource prospect, or providing optimization services to assist clients deliver efficiencies at their existing operations, HDR has the ability to provide our clients with the services they need. This extends to providing land rights and right of way program management and planning consultation to support improved business performance, accountability, and strategic planning.

For more information, please contact: **Aimie Mims**, HDR Engineering, 701 Xenia Ave. S., Suite 600, Minneapolis, MN 55416 Aimie.mims@hdrinc.com

Henning Professional Services, Inc.

Henning Professional Services, Inc. provides right of way acquisition services to state and local agencies such as MnDOT and cities and counties throughout the state of Minnesota. Services include Project Scoping, Field Title Investigation, Purchase Offers, Negotiation and Settlement. Turnkey right of way services are also offered through teaming with abstractors, appraisers, surveyors, engineers and environmental firms.

Sonya Henning, PE, has 20 years of experience and is the president of Henning Professional Services, Inc. Her licensures in civil engineering and as a real estate broker allow her to provide valuable project input from scoping through construction as well as the ability to communicate project needs and construction details to landowners. She and her staff have extensive experience meeting the various requirements outlined for a variety of funding including local, state, federal funds and grants.

Classifications/Certifications:

Certified Disadvantaged Business Enterprise (DBE)

Certified Small and Woman Business Enterprise (S/WBE) with the Central Certification (CERT) Program

Licensed Real Estate Company – Minnesota

Pre-Qualified with the Minnesota Department of Transportation:

Work Type 8.1 - Direct Purchase

Work Type 8.3 - Field Title Investigation

Member:

IRWA - International Right of Way Association

MSES - Minnesota Society of Engineers and Surveyors

APWA - American Public Works Association

ESSP - Engineering Society of St. Paul

Please contact **Sonya Henning** at 651-955-5594 or at shenning@henningprofessionalservices.com if you would like explore how Henning Professional Services, Inc. can be a key partner in making your next right of way project a success.

International Right Of Way Association (IRWA)

Since its inception as a nonprofit association in 1934, the International Right of Way Association has united the efforts of its members toward individual development, improved service to employers and the public, and advancement in the body of knowledge related to the professional tasks of its members. The IRWA offers right of way professionals a common network to obtain educational opportunities and meet with other people in your field or related fields. The volunteer organization has become truly international over the past several years with Nigeria, Japan, Saudia Arabia, South Africa, Austrailia and Mexico creating chapters in their countries in addition to our local chapters throughout the United States and Canada.

The local chapter is North Star Chapter 20 from Minnesota. This chapter meets six times per year, usually on the third Wednesday of the month. We invite you to stop by our display at the workshop to meet members and get information about membership.

To learn more about the IRWA, please visit our booth at the social hour being hosted by the IRWA on Wednesday evening during this conference or you can also check out our website at www.irwa20.org.

KLJ Right-Of-Way Services

KLJ's land acquisition professionals have a wide range of expertise with land acquisition processes including fee and easement acquisition. We work closely with appraisers, engineers, attorneys, energy industry companies and cooperatives to provide land acquisition services for transportation, utility, pipeline and telecommunication infrastructure projects. KLJ helps client projects to progress smoothly by coordinating with state, federal and Tribal agencies throughout the land acquisition process.

SERVICES:

- Agency Coordination
- Appraisal Waiver Valuations
- Acquisition
- Commercial Property Negotiation
- Document Preparation
- Fee, Easement and Option Acquisition
- GIS Mapping
- Project Status Mapping
- Project Website Management
- Property Survey
- Public Information Meetings
- Recordation Services
- Relocation
 - Residential
 - Commercial
- Surface Ownership Reports
- Title Research
- Negotiations
 - Aviation
 - Energy
 - Gas and Oil
 - Rural Landowner
 - Transportation
 - Urban Landowner

Offices: Twenty-four located throughout Minnesota, Montana, North Dakota, South Dakota, Florida and Wyoming. For more information please contact **Nici Meyer**, Director of Right-of-Way Services, at: 701-250-5951 or email at Nici.Meyer@kljeng.com or Lisa Beckman, Right-of-Way Manager, at: 612-247-5618 or email at Lisa.Beckman@kljeng.com

Minnesota Department of Transportation, Land Information System and Right of Way Mapping Unit

The Land Information System and Right of Way Mapping Unit coordinates with statewide district offices and Central Office groups to finalize the development, maintenance, and delivery of MnDOT's right of way maps. The right of way map is an index to the official documents and other records associated with the acquisition, disposal, and administration of the highway right of way. Representatives from the LIS & Right of Way Mapping Unit will be available during session breaks to provide you with information, answer your questions, and demonstrate the different products and services available:

- Using website applications to find and view right of way maps:
 - Right of Way Mapping & Monitoring (RWMM)
 - Electronic Document Access (EDMS)
 - AutoVue (map viewing tools)
- Downloading and printing of maps
- Accessing railroad valuation maps and railroad station plat maps
- Tools to find MnDOT's Public Land Survey data
- GIS right of way boundary
- Assistance with web-based tools for accessing other map resources including: construction plans, right of way plats, monumentation plats, commissioner orders, and utility permit records.

Questions? Contact Jay Krafthefer at jay.krafthefer@state.mn.us

ProSource Technologies, LLC

ProSource Technologies (ProSource) is a professional consulting firm specializing in right of way/site acquisition, relocation, title, appraisal and environmental services.

We offer comprehensive services for government, commercial and industrial clients providing solutions for roads, railroads, trails, power lines, pipelines, wireless telecommunications, fiber optics, airports, wind farms, natural disasters and commercial, residential and industrial site developments.

Our company is comprised of nearly 100 professionals, including licensed acquisition and relocation agents, title specialists, appraisers, attorneys, environmental specialists, GIS technicians, drafters and database specialists. Our ability to provide in-house turnkey services can result in significantly increased overall project efficiency, from both a time and a cost standpoint.

ProSource is headquartered in Minneapolis, Minnesota, and operates regional offices in Grand Rapids and Thief River Falls, Minnesota; and Cedar Rapids, Iowa. We have employees in multiple states across the country and our projects have taken us throughout the United States.

Our firm is prequalified with MnDOT for relocation assistance, appraisals, title services, field title investigations, wetland services and direct purchase. For more information, please visit our website at www.prosourcetech.com.

SRF Consulting Group, Inc.

SRF Consulting Group specializes in working with public sector agencies, including the Minnesota Department of Transportation, counties, and municipalities. We offer engineering, landscape architecture, site development, and right of way and relocation services for infrastructure and transportation projects.

Complementing our full-service engineering capabilities, SRF's Real Estate Group offers comprehensive real estate services for transportation and infrastructure projects. We provide a full range of services required for acquisitions, including:

- Title research
- GIS property information services
- Field surveys and parcel sketches
- Legal descriptions
- Appraisals and review appraisals
- Document preparation for offers and conveyance
- Negotiations
- Relocation assistance for businesses and residences
- Condemnation assistance
- Foreclosure tracking and monitoring
- Damage settlements
- Eminent domain assistance

For more information about SRF, please contact:

Ken Helvey, Principal, SRF Consulting Group, Inc.

khelvey@srfconsulting.com OR www.srfconsulting.com

Direct Phone: 763-249-6785

Main Phone: 763-475-0010

One Carlson Parkway North, Suite 150
Minneapolis, MN 55447

Steigerwaldt Land Services, Inc.

Steigerwaldt offers clients a full range of real estate options with our broad scope of service areas, depth of staff, and strong leadership. Our approach to service is quality work, delivered quickly, with honesty and integrity. The values we uphold are respect, curiosity, and flexibility as a company and in our business relationships.

We are a full-service land consulting company established in 1957. Our staff consists of over 50 employees, with offices in Tomahawk and Hayward, Wisconsin; Marquette, Michigan; and Chillicothe, Ohio. Our services include right-of-way project management, acquisitions and “before” and “after” appraisals for eminent domain, real estate appraisals, permitting, forestland management, forest inventory, real estate brokerage, Geographic Information Systems mapping and database creation, and land surveying for all types of land owners and business clients. In addition to the utility industry, we also provide forest and real estate services to federal and state agencies, land conservation groups, and private landowners, not only in the Lake States region of Wisconsin, Michigan, and Minnesota, but nationwide.

For more information, please contact Ed Steigerwaldt at:
ed.steigerwaldt@steigerwaldt.com

Terra Praxis, Inc.

Terra Praxis Inc. translates to purposeful uses of land. The two principles are Dean Lilja and Phyllis Hanson. Mr Lilja brings 32 years of Civil Engineering experience to the company and Ms. Hanson brings 27 years of real estate brokerage to the company. Terra Praxis also has several surveying companies on retainer. We would welcome joint ventures as well as performing independent work. Please contact Dean Lilja at dean.lilja@yahoo.com.

Ulteig Engineers, Inc.

Founded in 1944, Ulteig is a multi-discipline, full-service firm that offers an expansive list of capabilities, including right of way solutions, surveying, engineering, planning, energy, transportation, water/wastewater, environmental, and municipal, to clients across the nation.

Ulteig's Land Services professionals combine the practices of right of way acquisition, land surveying, and geographic information systems (GIS) to deliver comprehensive services. With one of the most highly-respected land services groups in the Midwest, Ulteig is recognized by our ability to mobilize projects of all types in all locations, from electric transmission line siting and ROW acquisition; pipeline corridor siting and ROW acquisition; Wind Farm easement acquisitions; substation purchases; and all types of survey work throughout the country.

Ulteig has nine offices, including Detroit Lakes and St. Paul, MN; Fargo, Bismarck, Minot and Williston, ND; Sioux Falls, SD; Denver, CO; and Cedar Rapids, IA.

Permitting/Routing

Ulteig has the expertise and capabilities to secure all of your project's permitting needs and perform site and routing studies.

- Routing (route planning, site research, site qualification, GIS modeling, mapping and public outreach)

- Permitting (state, county, township, local, municipal and railroad)
- Right-of-way research

Title Research

Our experienced staff researches, identifies and creates land ownership portfolios.

- Courthouse research
- Tax information
- Plats
- Right-of-way maps
- Section corner data
- Landowner database
- Title searches
- Deed and encumbrance procurement
- Surveys
- Aerial/GIS ownership maps

Acquisition

Ulteig's experienced real estate professionals diligently pursue and acquire the land rights required to build your project:

- Negotiations of all types
- Land value analysis
- Legal Descriptions
- Exhibits
- Relocation assistance
- Special considerations
- W-9
- Project Management
- Public information meeting
 - Land appraisals
 - Document preparation
- Recordation
 - Damage settlements
- Memorandum of agreement
- Communication records
 - Options to purchase

Ulteig's Key Contact:

Stefan "Oly" Olafson, Interim Right of Way Manager

oly.olafson@ulteig.com

701-280-8628 – Office

701-205-8855 – Cell Phone

Wilson Development Services, LLC, Acquisition & Relocation Consultants

For over 30 years, Dan Wilson and staff of Wilson Development Services, has a reputation for successfully providing acquisition and relocation services to public, private and non-profit agencies throughout the State of Minnesota, on time and within budget. All associates are solidly experienced in the real estate industry with negotiating skills to successfully handle the most complex projects and aggressive time schedules.

Wilson Development Services, a licensed real estate brokerage, is experienced in a wide range of acquisition and relocation projects including residential, industrial, commercial and residential multiple unit complexes and manufactured home parks. We provide Minimum Compensation Value Reports. We have successfully defended our interpretation of the Uniform Relocation Act, and its revisions, in multiple displacements in this ever increasing environment of relocation appeals. We are pre-approved by MnDOT for direct purchase, relocation and field title work.

Choose Wilson Development Services for added value and worry free projects. Contact **Dan Wilson** at 800-448-4630 or DanWilson@WilsonDevelopmentServices.com for assistance in the hassle-free planning and execution of your successful project. To learn more about us, visit our website at www.WilsonDevelopmentServices.com.

WSB & Associates, Inc.

Since 1995, WSB has remained dedicated to creating a culture of relationship building, forward thinking, and collaboration that enables technically-advanced, thoughtful, and creative engineering and design solutions that build a legacy – your legacy.

Today, the firm offers services in over 25 areas to seamlessly integrate planning, design and implementation, ensuring that your right of way projects are completed effectively and efficiently

Right of way can pose many challenges, often delaying project progress. Our team of right of way experts is your voice throughout the process, helping you work through the details while keeping your project on track. With a complete staff of surveyors and real estate specialists experienced in right of way acquisition and relocation, you can rest assured that the details and complexities are addressed properly.

Our right of way services include:

- Project scoping and cost estimates
- Project management, meetings, presentations
- Project/parcel setup
- Title research assistance
- Field title reports
- Legal descriptions, parcel sketches
- Survey staking, right of way plats
- Acquisition
- Relocation – commercial and residential properties
- Federal/MnDOT Audit (R/W Certificate #1)
- Eminent domain assistance

WSB is prequalified by MnDOT in the following right of way work types and related services:

| | |
|----------------------------------------------------|-------------------------------|
| 8.1 – Direct Purchase | 9.4 – Design/Location Surveys |
| 8.2 – Relocation Assistance Level 1 and Level 2 | 9.5 – Right of Way Surveys |
| 8.3 – Field Title Investigation | 9.6 – Land Surveys |
| 9.3 – Production of Right of Way Plats | 11.3 – Construction Surveying |

For inquiries on any of your right of way questions, please contact:

Penny Rolf - Right of Way Group Manager

prolf@wsbeng.com | 763-231-4868

WEBSITE ADDRESSES OF INTEREST

Minnesota Department of Transportation, Office of Land Management:
<http://www.dot.state.mn.us/landmanagement/>

The Minnesota Secretary of State – <http://www.sos.state.mn.us/>

Minnesota Department of Commerce –
<http://www.state.mn.us/portal/mn/jsp/home.do?agency=Commerce>

Minnesota State Board of CLE –
<https://www.cle.mn.gov/>

Minnesota State Bar Association - <http://www.mnbar.org/>

The FDIC Institution directory – <http://www3.fdic.gov/idasp/>

The Minnesota State Legislature – <http://www.leg.state.mn.us/>

National Highway Institute – <http://www.nhi.fhwa.dot.gov/home.aspx>

International Right of Way Association – <http://www.irwaonline.org>

Federal Highway Administration – <http://www.fhwa.dot.gov/>

Appraisal Institute – <http://www.appraisalinstitute.org/>

Kaplan Professional School – <http://www.kaplan.com>

Pearson VUE Uniform Licensing System for E-Government (Pulse Portal) –
<https://www.pulseportal.com/>

WORKSHOP MEALS MENU

BREAKFAST BUFFET (Lakeside Dining Room):

Thursday, September 22 and Friday September 23 (at 6:45AM)

LUNCH (Lakeside Dining Room):

Wednesday September 21 (12pm) – “Build Your Own Sub”

Thursday, September 22 (12:35pm) – “Pasta Buffet”

DINNER (Lakeside Dining Room):

*Wednesday, September 21 (6:30pm) –
“Roast Turkey & Ham (with all the fixings)”*

*Thursday, September 22 Dinner – **YOU ARE ON YOUR OWN!**
(see Cragun’s Options on next page)*



WORKSHOP NOTES