



SEPTEMBER 2005

COMMUNIQUÉ

The Newsletter of Northstar Chapter 20
of the International Right of Way Association

2005

PRESIDENT/DIRECTOR:

Craig Knudsen, SR/WA
Dakota Electric Assoc.
4300 – 220th Street West
Farmington, MN 55024
(651) 463-6332

PRESIDENT ELECT:

Lisa Beckman, SR/WA
SRF Consulting
One Carlson Pkwy, # 150
Minneapolis, MN 55447
(763) 475-0010

VICE PRESIDENT & TREASURER:

Marvin DeJear, SR/WA
Koch Pipeline Company
P.O. Box 64596
St. Paul, MN 55164

SECRETARY:

Joanie Miller, SR/WA
3711 York Avenue North
Mpls, MN 55422
763-521-4609

DIRECTOR ONE YEAR:

Paul Gustafson
MN Dept. Transportation
395 John Ireland Blvd
St. Paul, MN 55155
(651) 296-9257

NEWSLETTER EDITOR:

Douglas Johnson, SR/WA
Evergreen Land Services
4131 Old Sibley Memorial
Highway, Suite 201
Eagan, MN 55122
(651) 882-0200
douglasj@elsco.net

PRESIDENT'S MESSAGE *by Craig Knudsen, SR/WA*

Believe it or not the colors are beginning to change in the northern regions of chapter 20 which can only mean that it's once again time to fire-up chapter activities. It's been a beautiful summer with plenty of warm weather, and I hope everyone had a chance to get out and enjoy it.

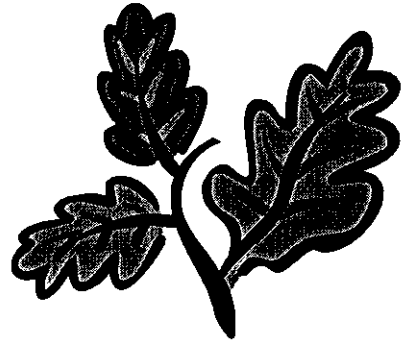
It was nice to see Chapter 20 with such a strong turnout for the 2005 International Conference in Toronto last June. We had nine members with 11 guests from our chapter attend this year's event. Toronto is a beautiful city and our Canadian members hosted an excellent conference offering great educational opportunities, social events, and even a chance to take care of some international business. Thanks to all who participated. I look forward to the 2006 National Conference in Denver Colorado.

September is turning out to be a busy month for Chapter 20. Commencing on the 9th is Course 403, Easement Valuation in Bloomington. On September 11th through the 14th Chapter 20 will be hosting a booth at the 2005 APWA National Conference. The monthly meeting will be held on the 21st at the Midland Hills Country Club. The MNDOT Breezy Point Conference runs from the 27th through the 29th. All are great events; please take advantage of whatever your time will allow.

Also remember that this is the time of year we begin considering nominations for Professional of the Year as well as Employer of the Year. Please consider recommending a member for Professional of the Year.

SEPTEMBER MEMBERSHIP MEETING

- Date:** Wednesday September 21, 2005
- Time:** 10:00 am Board of Directors Meeting
Noon Luncheon Meeting
- Location:** Midland Hills Country Club
2001 Fulham Street, Roseville, MN 55113
- Cost:** \$15.00 per person
- Speakers:** Kevin Lennon and Dale Aukee of Great River Energy
- Topic:** Building a 115 KV Transmission Line in an Urban Environment



The Plymouth Maple Grove Transmission upgrade was the first project to be granted a Certificate of Need and Route Permit under the State's new permitting process for lines greater than 100KV. This presentation will describe the steps taken to define the project, anticipate and address the public's concerns, obtain State approvals, and the design and construction activities to date. The Air Lake Empire Transmission project followed closely behind the Plymouth Maple Grove Project. The Air Lake project fell below the criteria of a Certificate of Need but Great River Energy in partnership with Xcel Energy chose the option of seeking a Route Permit from the Minnesota Environmental Quality Board. The Route Permit that was granted has been appealed to the Minnesota Court of Appeals by two of the parties involved.

Kevin Lennon is a registered engineering who graduated from the University of Minnesota in 1987 with a Bachelor of Electrical Engineering degree. Since 1987 Kevin has worked with Northern States Power, Cooperative Power, and Great River Energy in a variety of areas including transmission planning, substation maintenance, as well as substation and transmission line engineering. Kevin has been responsible for projects ranging from small "switch installations" to 45 mile long 115kV line projects and 345kV plant outlets requiring coordination of design and construction efforts on a dozen different IOU and Co-op systems.

Dale Aukee graduated from the University of Minnesota-Duluth in 1988 with a Bachelor of Arts degree in History. Dale worked in the banking field prior to starting at Great River Energy in 2000. As a field representative, Dale is responsible for seeking approval (state, county, township, municipal) to construct transmission projects, easement acquisition, and addressing landowner concerns. In the Cooperative environment that Great River Energy operates, Dale balances the needs between transmission and distribution services in delivering electrical power.

For reservations please call Lisa Beckman at 763-475-0010 or email (preferred) her at Lbeckman@SRFConsulting.com by no later than Friday September 16th.

Region 3 Fall Forum 2005

Chapter 20 invites you to attend the IRWA Region 3 Fall 2005 Forum in Bloomington, Minnesota. This is a beautiful time of year in Minnesota and we hope you can join us to see our Fall show of colors. The hotel we've selected is near the Minnesota River with many rooms looking out over the river valley and for your convenience it is within minutes of the airport and Mall of America. For those of you flying, the Hiawatha Light Rail line provides service to this area allowing you to travel from the airport to the hotel or from the hotel to downtown Minneapolis via mass transit.

When: October 14, 2004

Location: Holiday Inn Select Minneapolis Airport - Mall of America
3 Appletree Square/I-494 & 34th Avenue
Bloomington, MN 55425
952-854-9000

Room Info: We have a block of 30 rooms held for Thurs, Oct 13th and a block of 10 held for October 14th. The rate is \$98.00/night for a standard double or king room. Contact hotel at 952-854-9000 prior to September 22nd and mention **International Right of Way Association** to receive this rate. If you would like information on other hotels nearby contact Sue Pariseau at 651-463-6373 or spariseau@dakotaelectric.com

Course Offering: IRWA Course 603 - Understanding Environmental Contamination in Real Estate will be offered on October 13, 2005 at the Holiday Inn Select. More information on the course will follow.

Social Gathering: A social gathering will be held on October 13, 2005 between 6:00 and 9:00 pm in the Pippin Room at the Holiday Inn Select

Links of Interest: www.himspairport.com - hotel
www.metrotransit.org/rail/index.asp - Metro Transit Hiawatha line
www.mallofamerica.com - Mall of America
www.exploreminnesota.com - Minnesota Tourism

4131 Old Sibley Memorial Highway
Suite 201
Eagan, MN 55122

651-882-0200

888-411-1134

Fax: 651-882-6564

Cell: 612-875-3460

E-mail: matthews@elsco.net

Matthew S. Storm, SR/WA

Principal

Acquisition Manager



CLIRight-of-Way & Realty Services, Inc.

Carol L. Johnson, SR/WA - President

2580 White Bear Avenue, Suite 204
Maplewood, MN 55109

(651) 773-8122

Fax: (651)773-8889

Email: clirightofway@comcast.net

2005 - 2006 EDUCATION CALENDAR:

DATE	COURSE TITLE	NO. DAYS	LOCATION
Sept 27-29 2005	Mn/DOT Right of Way Professionals Conference	3	Breezy Point, MN
Oct. 13th 2005	Course 603: Environmental Contamination in Real Estate Course Coordinator: Joanie Miller (763-521-4609) jmrightofway@aol.com	1 Day	Bloomington
October 25-26, 2005	Course 900: Principles of Real Estate Engineering Coordinator: Lisa Beckman (763-475-0010) lbeckman@srfconsulting.com	2 Days	Twin Cities
February 2006	Course 902: Property Descriptions	1 Day	Ramsey, MN

IRWA CANCELLATION POLICY ON CLASSES:

Written notification of cancellation must be received by the class coordinator 15 days prior to start of class. A 75% refund will be made if written notification is received less than 15 days prior to start of class. No refund will be made after the start of class.

ATTENTION COURSE ATTENDEES:

Please contact the Course Coordinator prior to attending a course for information on Real Estate, Appraisal or Legal continuing education credits. PLEASE, DO NOT assume that all classes offer continuing education credits.

- Planning •
- Civil Engineering •
- Land Surveying •
- Landscape Architecture •
- Environmental •
- Archaeology •

**LOUCKS
ASSOCIATES**

7200 Hemlock Lane
Minneapolis, MN 55369
Tel. 763.424.5505

20 E. Thompson Ave.
St. Paul, MN 55118
Tel. 651.457.3645

website: www.loucksmclagan.com email: home@loucksmclagan.com



Our Land Management Staff provides appraisals, condemnation assistance, purchase negotiations, abstract research, official mapping, relocation, replacement housing, EIS assistance, platting, legal description preparation, and field title reports.

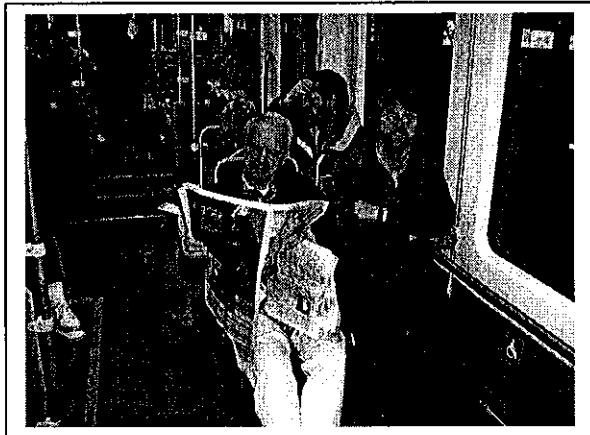
Call for a complete brochure or visit our website at www.yaggy.com

**ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS**

1270 Northland Drive, Suite 150
Mendota Heights, MN 55120
Phone: (651) 681-9040 Fax (651) 905-3707

**YAGGY
COLBY
ASSOCIATES**

PHOTOS OF MAY MEMBERSHIP MEETING AND LIGHT RAIL RIDE



SRF CONSULTING GROUP, INC.

- Civil & Municipal Engineering
- Traffic Engineering
- Intelligent Transportation Systems
- Structural Engineering
- Transportation Planning
- Environmental Services
- Water Resources Engineering
- Community Planning
- Parks, Trails & Open Space
- Landscape Architecture & Urban Design
- Right of Way Services
- Land Surveying
- In-Construction Services

One Carlson Parkway North, Suite 150
Minneapolis, MN 55447-4443
763-475-0010 Fax 763-475-2429

www.srfconsulting.com

ProSource TECHNOLOGIES, INC.

- Your source for professional right of way services.*
- Right of Way/Site Acquisition
 - Relocation
 - Title Abstracting/Examining
 - Routing and Feasibility Studies
 - Environmental Permitting and Consulting
 - Phase I and II Assessments and Remediation
 - Public Relations
 - Railroad and Road Crossing Permitting
 - Database Design and Management
 - Engineering, Surveying, and GIS

www.prosourcetech.com

Contact Greg Wheeler for
cost-effective solutions.

763.786.1445
Fax 763.786.1030

9219 East River Road NW • Minneapolis, Minnesota 55433

NORTH STAR CHAPTER 20 Int'l Right of Way Association

September Membership Meeting

Wednesday, September 21, 2005

Location: Midland Hills Country Club
2001 Fulham Street
Roseville, MN 55113

10:00 am Board of Directors Meeting
(all members welcome)

Noon Luncheon Meeting & Speakers

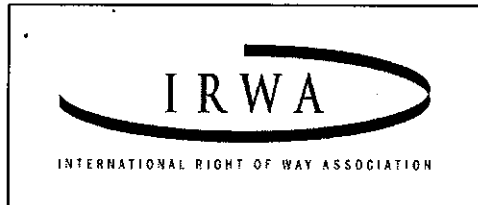
Upcoming Dates to Remember 2005

Sept 21 st	Membership Meeting
Sept 27-29 th	Mn/DOT R/W Conference
October 13 th	Course 603
October 25-26	Course 900

Call Lisa Beckman at 763-475-0010 or Email her at lbeckman@srfconsulting.com by NO LATER than Friday September 16th to make reservations for the luncheon..



IRWA Northstar Chapter 20
Douglas K. Johnson, SR/WA
Evergreen Land Services
4131 Old Sibley Memorial Highway, Suite 201
Eagan, MN 55122



OCTOBER 2005

COMMUNIQUÉ

The Newsletter of Northstar Chapter 20
of the International Right of Way Association

2005

PRESIDENT/DIRECTOR:

Craig Knudsen, SRWA
Dakota Electric Assoc.
4300 - 220th Street West
Farmington, MN 55024
(651) 463-6332

PRESIDENT ELECT:

Lisa Beckman, SRWA
SRF Consulting
One Carlson Pkwy, # 150
Minneapolis, MN 55447
(763) 475-0010

**VICE PRESIDENT &
TREASURER:**

Marvin DeJear, SRWA
Koch Pipeline Company
P.O. Box 64596
St. Paul, MN 55164

SECRETARY:

Joanie Miller, SRWA
3711 York Avenue North
Mpls, MN 55422
763-521-4609

DIRECTOR ONE YEAR:

Paul Gustafson
MN Dept. Transportation
395 John Ireland Blvd
St. Paul, MN 55155
(651) 296-9257

NEWSLETTER EDITOR:

Douglas Johnson, SRWA
Evergreen Land Services
4131 Old Sibley Memorial
Highway, Suite 201
Eagan, MN 55122
(651) 882-0200
douglasj@elsco.net

PRESIDENT'S MESSAGE by *Craig Knudsen, SR/WA*

October has to be the most beautiful time of the year in the North Star Chapter. At just about anytime of this month you can pretty well find one part of the state or another in peak colors. What an ideal time to be out on a golf course or apple orchard! I hope everyone gets an opportunity to enjoy October before the cool breezes of November start howling in.

On to Chapter business; a sincere congratulation goes out to Doug Johnson for being nominated for the 2005 Chapter 20 Professional of the Year. Doug has been a member of the IRWA for a number of years and has participated on the Board of Directors as a Chapter Secretary, Treasure, Vice President, President and Director. Several of his accomplishments within the IRWA include; earning his SR/WA, developing the Communiqué into the newsletter we all look forward to each month as the editor, and earning and maintaining instructor credentials for IRWA courses. Congratulations, Doug! It is an honor to have you as a member of Chapter 20.

Don't forget to schedule some time for the Region Forum this month at the Holiday Inn Select Minneapolis Airport / Mall of America. The social will be held from 6:00 - 9:00 P.M. on October 13th with the Fall Forum on October 14th. Members are welcome and I would encourage you to join us as Chapter 20 hosts of this event.

Many of you have just returned from the MnDot Right of Way Professionals Conference at Breezy Point Resort. The conference is always well attended and for good reason. This workshop includes core transportation topics such as: Eminent Domain; Design/Build Techniques; State Aid Processes; Valuing and Negotiating Real Estate Rights Over Railroad Property; and much more. Thanks to MnDot's Office of Land Management for another successful conference.

Remember to pay attention to the Education Calendar section of the Communiqué. There are a couple courses coming up yet in 2005 and a February 2006 course on property descriptions.

OCTOBER MEMBERSHIP MEETING

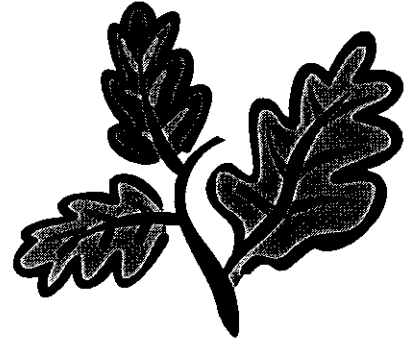
Date: Wednesday October 19, 2005

Time: 10:00 am Board of Directors Meeting
Noon Luncheon Meeting

Location: Midland Hills Country Club
2001 Fulham Street, Roseville, MN 55113

Cost: \$15.00 per person

Speakers: Betsy Parker of Mn/DOT Topic: Legislative Update



Ms. Parker will provide information about 2005 legislative bills that would have changed some of the laws that regulate how government agencies deal with the landowners whose land they intend to acquire. These legislative bills would have affected the privacy of government and landowner appraisals, reimbursement of landowner's costs and attorney fees, evidentiary standard for showing that a taking is for a public purpose and review of government appraisals by non-government reviewers. The session will outline the legislative concerns that led to the bills and the responses of Mn/DOT and other government entities to the proposals.

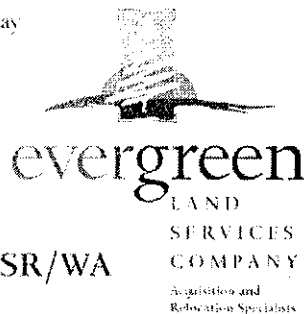
Betsy Parker is the Director for the Minnesota Department of Transportation's Office of Government Affairs and is responsible for Mn/DOT's governmental liaison activities with the Minnesota Legislature, the United States Congress, the American Association of State Highway and Transportation Officials and other state and national transportation interest and advocacy groups. She received her J.D. from William Mitchell College of Law in 1977 at which time she joined Mn/DOT. Ms. Parker served as Associate Director of Government Affairs for 7 years and has managed the Department's Administrative Truck Center. She has also worked in various positions in Transit, Program Management, and Right of Way, working on rulemaking and providing legal assistance.

For reservations please call Lisa Beckman at 763-475-0010 or email (preferred) her at Lbeckman@SRFConsulting.com by no later than Friday October 14th.

4131 Old Sibley Memorial Highway
Suite 201
Eagan, MN 55122

651-882-0200
888-411-1134
Fax: 651-882-6564
Cell: 612-875-3460
E-mail: matthews@elsco.net

Matthew S. Storm, SR/WA
Principal
Acquisition Manager



CLIRight-of-Way & Realty Services, Inc.

Carol L. Johnson, SR/WA - President

2580 White Bear Avenue, Suite 204
Maplewood, MN 55109

(651) 773-8122
Fax: (651)773-8889
Email: clirightofway@comcast.net

Region 3 Fall Forum 2005

Chapter 20 will be hosting the IRWA Region 3 Fall 2005 Forum in Bloomington, Minnesota on October 14th 2005. This is an opportunity for our members to easily attend a Regional Fall Forum.

When: October 14, 2004

Location: Holiday Inn Select Minneapolis Airport - Mall of America
3 Appletree Square/I-494 & 34th Avenue
Bloomington, MN 55425
952-854-9000

Room Info: We have a block of 30 rooms held for Thurs, Oct 13th and a block of 10 held for October 14th. The rate is \$98.00/night for a standard double or king room. Contact hotel at 952-854-9000 prior to September 22nd and mention **International Right of Way Association** to receive this rate. If you would like information on other hotels nearby contact Sue Pariseau at 651-463-6373 or spariseau@dakotaelectric.com

Course Offering: IRWA Course 603 - Understanding Environmental Contamination in Real Estate will be offered on **October 13, 2005** at the Holiday Inn Select. More information on the course will follow.

Social Gathering: A social gathering will be held on October 13, 2005 between 6:00 and 9:00 pm in the Pippin Room at the Holiday Inn Select

SRF CONSULTING GROUP, INC.

- Civil & Municipal Engineering
- Traffic Engineering
- Intelligent Transportation Systems
- Structural Engineering
- Transportation Planning
- Environmental Services
- Water Resources Engineering
- Community Planning
- Parks, Trails & Open Space
- Landscape Architecture & Urban Design
- Right of Way Services
- Land Surveying
- In-Construction Services

One Carlson Parkway North, Suite 150
Minneapolis, MN 55447-4443
763-475-0010 Fax 763-475-2429

www.srfconsulting.com

ProSource TECHNOLOGIES, INC.

- Your source for professional right of way services.*
- Right of Way/Site Acquisition
 - Relocation
 - Title Abstracting/Examining
 - Routing and Feasibility Studies
 - Environmental Permitting and Consulting
 - Phase I and II Assessments and Remediation
 - Public Relations
 - Railroad and Road Crossing Permitting
 - Database Design and Management
 - Engineering, Surveying, and GIS

www.prosourcetech.com

Contact Greg Wheeler for
cost-effective solutions.

763.786.1445
Fax 763.786.1030

9219 East River Road NW • Minneapolis, Minnesota 55433

2005 - 2006 EDUCATION CALENDAR

DATE	COURSE TITLE	NO. DAYS	LOCATION
Sept 27-29 2005	Mn/DOT Right of Way Professionals Conference	3	Breezy Point, MN
Oct. 13th 2005	Course 603: Environmental Contamination in Real Estate Course Coordinator: Joanie Miller (763-521-4609) jmrightofway@aol.com	1 Day	Bloomington
October 25-26, 2005	Course 900: Principles of Real Estate Engineering Coordinator: Lisa Beckman (763-475-0010) lbeckman@srfconsulting.com	2 Days	Twin Cities
February 2006	Course 902: Property Descriptions	1 Day	Ramsey, MN

IRWA CANCELLATION POLICY ON CLASSES:

Written notification of cancellation must be received by the class coordinator 15 days prior to start of class. A 75% refund will be made if written notification is received less than 15 days prior to start of class. No refund will be made after the start of class.

ATTENTION COURSE ATTENDEES:

Please contact the Course Coordinator prior to attending a course for information on Real Estate, Appraisal or Legal continuing education credits. PLEASE, DO NOT assume that all classes offer continuing education credits.

- Planning •
- Civil Engineering •
- Land Surveying •
- Landscape Architecture •
- Environmental •
- Archaeology •

**LOUCKS
ASSOCIATES**

7200 Hemlock Lane Minneapolis, MN 55369
Tel. 763.424.5505

20 E. Thompson Ave.
St. Paul, MN 55118
Tel. 651.457.3645

website: www.loucksmclagan.com email: home@loucksmclagan.com



Our Land Management Staff provides appraisals, condemnation assistance, purchase negotiations, abstract research, official mapping, relocation, replacement housing, EIS assistance, platting, legal description preparation, and field title reports.

Call for a complete brochure or visit our website at www.yaggy.com

**ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS**

1270 Northland Drive, Suite 150
Mendota Heights, MN 55120
Phone: (651) 681-9040 Fax (651) 905-3707

**YAGGY
COLBY
ASSOCIATES**

NORTH STAR CHAPTER 20 Int'l Right of Way Association

October Membership Meeting

Wednesday, October 19, 2005

Location: Midland Hills Country Club
2001 Fulham Street
Roseville, MN 55113

10:00 am Board of Directors Meeting
(all members welcome)

Noon Luncheon Meeting & Speaker

Upcoming Dates to Remember 2005

October 13th Course 603 - all day
Social Hour - 6-9 pm

October 14th Region 3 Fall Forum
Bloomington, MN
(see page 3 of newsletter)

October 19th October Membership Meeting

October 25=26 Course 900

November 16th November Membership Meeting

Call Lisa Beckman at 763-475-0010 or Email her at lbeckman@srfconsulting.com by NO LATER than Friday October 14th to make reservations for the luncheon..



IRWA Northstar Chapter 20
Douglas K. Johnson, SR/WA
Evergreen Land Services
4131 Old Sibley Memorial Highway, Suite 201
Eagan, MN 55122

MEMBERSHIP REPORT

By Mark Hudson

Since the beginning of 2005 the following people have joined Chapter 20.

Richard A. Potts with SRF Consulting Group
Pamala R. Johnson with SRF Consulting Group
Frederich G. Bauck with MN DOT in Bemidji
Susan L. Maki an Independent appraiser located in Duluth
John D. Foster of Foster Appraisals located in Minnetoka
John K. Laughlin with Kandiyohi Power Cooperative in Wilmar
Daniel T. Boris with Colliers Turley Martin Tucker located in Minneapolis
Bryan R. Hartman with City of Bloomington
Deborah A. Tyler with Connexus Energy located in Ramsey
Rebecca D. Law with the City of Minneapolis
Gary P. Peppard with Dakota County
Luther N. Frank with the City of Minneapolis Dept of Community Planning

Our most recent member is:

Elizabeth (Liz) Van Zomeren who works with FMHC Corporation as a Site Acquisition Specialist in Edina. Ms. Van Zomeren was a member of Chapter 20 in 2001-2002 when she was a Senior Right of Way Agent with Xcel Energy. She is currently working as a Site Acquisition Specialist with FMHC in Edina on a project for Nextel.

Most recently Chapter 20 had a booth at the Mn/DOT Breezy Point R/W Conference. Chapter 20 has received 3 new members so far from the conference and we expect several more. I will have these new members mentioned in the next newsletter. A big thanks to all who helped with the booth.

Please join me in welcoming Liz and all the recent new members to Chapter 20 of IRWA. I had hoped to do a short note on all new members along with a picture for the newsletter, maybe that will work out in the coming year.

If you have any questions, please call me at 218-625-3862 or by email at HUDSONM@CO.ST-LOUIS.MN.US

WANT ADS

Right of Way Specialist -

Permanent full-time Right of Way Specialist needed to handle all aspects of property acquisition including title investigations, negotiations and relocation process/procedures.

Requirements include 3-years direct experience in the above activities; MN Real Estate License preferred.

SRF Consulting Group, Inc. is a progressive, locally owned and well-established planning, engineering and design firm. We offer competitive salary and benefits, 401(k)/profit sharing, vacation and sick leave. Send your resume to SRF Consulting Group, Inc., One Carlson Pkwy. N., #150, Minneapolis, MN 55447; fax to 763-475-2429, or e-mail to jobs@srfconsulting.com; EOE.

Land Acquisitions Manager -

The Twin Cities office of a leading local homebuilder and developer seeks a self-motivated Land Acquisitions Manager with 3+ years experience to prospect for and acquire land for the homebuilding division. This candidate will be 'deal oriented' to negotiate land acquisitions, perform land use and financial analyses, execute purchase agreements, and interact in the land planning concept phase.

Experience may include city planning, entitlements, brokerage or leasing of retail or industrial properties, or other land-related purchasing/transactional experience of commercial or residential property.

Please respond to The Hiring Experts, a retained search firm representing this leading Twin Cities homebuilder. All inquiries are strictly confidential. To apply:

Email resume and cover letter to: marni@thehiringexperts.com

Fax resume and cover letter to: 612-435-4996

Phone 952-941-8778 for additional job details or questions about this opportunity.