

BLUEGRASS BULLETIN



IRWA Bluegrass Chapter 25

October 2018

Dear Chapter 25 Members,

This is probably one of my most favorite times of the year! I love when weather starts getting a little cooler outside and leaves are starting to change color and who doesn't enjoy picking apples and pumpkins at our local orchards. I will definitely get to see the leaves changing on the drive to and from Frankenmuth, Michigan for the Region 5 Fall Forum October 20, 2018. If you plan on attending, please let me know and we will try and squeeze you in our rental car for our trip to Michigan. Road trip group will be leaving on the morning of October 19th. I have not yet seen the agenda for the Forum but I'm sure it will not lack in excitement especially after all the recent happenings at IRWA.

Thank you to all the members who attended our August 3rd meeting. This was our first meeting that I was able to reach my goal of 40+ people. A special thanks to Dean Loy, Director of Right of Way from the Kentucky Transportation Cabinet for speaking on the topic of the new initiative in the State of Kentucky regarding ROW & Bridges. Also a special thanks to the other KYTC staff members that attended and spoke to Chapter 25 – Kelly Divine, Tony Moore and Eric Monhollon. Thank you also to Chapter 25's very own Rick Baumgardner (Chapter Treasurer) for speaking at this meeting on the topic of conservation easements.

Chapter 25 would like to send a special thanks out to Senior Agent, Rick Nord, of the United States Secret Service for addressing our group on the topic of safety in the field and personal security. Hopefully everyone took something away from this presentation and will help to protect you better when in the field for work or just general safety precautions you can take in everyday life. Here are some pointers and good reminders for everyone that Rick presented in the class:

2018-2019 OFFICERS

President	Jessica Grivna jgrivna@qk4.com
Vice President	Debbie Taylor dtaylor@hwlochner.com
Treasurer	Rick Baumgardner rickb@baumappr.com
Assistant Treasurer	Travis Carmack tcarmack@hwlochner.com
Secretary	Alissa Graf –Schad Alissa@legacytitlecompany.net.
International Director	Otto Spence otto@iglou.com
International Director	Matt Chapman, MAI matt@chapmanappraisers.com

2018-2019 COMMITTEE CHAIRS

Communication and Marketing	Wayne Kimbel wkimbel@lwcky.com
Education	Mike Penick, SR/WA, R/W-EC mike.penick@louisvilleky.gov
Engineering Liaison	Debbie Taylor dtaylor@hwlochner.com
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Land & Economic Studies	Wallace McConnell wmccconnell@valbridge.com
Membership and Roster	Ron Geveden rgeveden@orcolan.com
Newsletter Editor	Douglas Grant revmdgrant@gmail.com
Relocation and Website	Chad Cutsinger, SR/WA ccutsinger@qk4.com
Transportation	Bruce K. Napier bruce.napier@ky.gov
Utilities	Tim Wiley timothyd.wiley@gmail.com

www.irwa25.org

www.irwaonline.org | www.irwaregion5.org



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Purpose: We improve people's quality of life through infrastructure development.

Mission: We empower professionals by elevating ethics, learning, and a standard of excellence within the global infrastructure real estate community.

Disclaimer: *The views and opinions expressed in this publication are those of the authors and do not necessarily reflect the official policy or position of the organization.*

Make sure all windows and doors in your home are locked, especially if you are home alone.
If a stranger asks to use your phone, have him / her wait outside while you make the call.
Buy a battery backup for your garage door opener, shut the door prior to exiting your vehicle.
If you come home and find a door or window open or signs of forced entry, don't go in. Go to the nearest neighbor or vehicle (running, in gear) and call law enforcement authorities.
Remember to park in a well-lit area easily accessible and know where you parked!
If you think you're trapped, think of all available options of escape.
Know where the nearest means of egress is (it may not be a marked door).

Keep your valuables out of sight but easily accessible, if someone wants what you have, give it to them.
Have a routine, make sure it isn't too routine!
If you get a feeling of fear, leave!
Get off the "X."

Available safety apps recommended by Agent Nord where Bsafe, Igosafely, Watchoverme, Noonlight & Kitestring. Each app you can download to your phone provided different safety features that might help you while working in the Right of Way field. If you were unable to see his presentation, I hope you google some of these apps and read through the summary above of his safety recommendations to use on a daily basis to keep you safe.

There were 9 entries for this year's chili cook-off – thank you to everyone that entered and everyone that was present to taste & vote. One thing I love about doing chili cook-offs is to see the varieties of chili's and taste the differences in everyone's recipes. Everyone has a different take on chili and that is awesome! Third place winner this year was – Belinda S. Shouse! Second place winner this year was – Mike Penick! First place winner this year was – yours truly (Jessica Grivna)! Thank you again for everyone that attended and those who stuck around after for the networking.

Chapter 25 hopes to offer several educational opportunities for our members over the next couple of months. Our first education offer will be Course 100, Principles of Land Acquisition, on November 14-15, 2018. This class is scheduled at General Butler State Park, located in Carrolton, KY (off Interstate 71). Additional information on these courses can be found on our Chapter website (www.irwa25.org). Thank you to Mike Penick for all your hard work in scheduling and teaching these courses!

This is my first year to plan our Annual Christmas Banquet. The venue for this year's event will be the Hilton Garden Inn St. Matthews located at 400 Sherburn Lane in Louisville, Kentucky 40207. Our event will be held in the Oaks & Derby Rooms on the 1st floor. Cocktails and appetizers will begin at 6:00 pm, with dinner and music will begin at 7:00 pm. Excited for our entertainment for this year's event, be nice to the band (it's my brother). They have provided our event a room block and it is open until November 23rd at the rate of \$119 – if you are planning on staying over please reserve your room now. Price has yet to be determined for this event but once it is established an invitation will be mailed to all members and information posted to our website.

I look forward to seeing everyone at the upcoming meetings. If there is anything I can do for you, please let me know.

Jessica Grivna

President

WELCOME

TO OUR NEW CHAPTER 25 MEMBERS

Dennis Durnal — Marathon Pipeline LLC

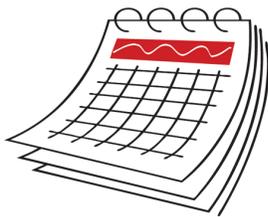
Grant C. Curran — Volkert, Inc.

Want to be published in the Chapter 25 Newsletter?

**To submit an article, picture or noteworthy mention ,
send an email to:**

revmdgrant@gmail.com

2018/2019 BOARD MEETING



- NOVEMBER 2ND
- JANRUARY 11TH
- FEBRUARY 1ST
- MARCH 1ST
- APRIL 12TH
- MAY 3RD
- JUNE 7TH





Important Information from the Treasurer Rick Baumgardner Concerning Tax Changes



October 2, 2018

A recent tax change due to the passage of H.B. 487 last April has changed the way the chapter will charge the members for some events. While we are a non-profit organization we will now have to charge sales tax for some functions of the chapter. This became effective on July 1, 2018 and will require us to remit 6% sales tax to the Kentucky Department of Revenue.

In general, the tax is applicable to “admission,” which includes tickets to charitable fundraising events, gym membership fees, facility rental fees, and entry fees for charity tournaments. Non-profits will also be required to collect and remit sales tax on items it sells at events and charitable auctions.

While many non-profits were unaware of the change, several organizations which your board members are members of, gave us a heads up. Therefore, some of the chapter officers and committee chairs met with a CPA firm in Elizabethtown. After we informed them of our operations, they gave us a letter as to what we would be responsible for collecting tax on.

The primary change that affects the chapter is our membership meetings and Christmas party where we charge a fee for attendance including meals. These types of events will require us remitting 6 % sales tax to the Kentucky Department of Revenue. There may be other special events that we may have to charge tax for but the good news is our educational courses are tax exempt.

In order to comply with the new law, the chapter has taken the following steps:

We have applied and registered for a sales and use tax account with the Kentucky Department of Revenue.

We have set up an accounting system to track the sales tax due and determine if it is to be paid monthly, quarterly, semi-annual or on an annual basis.

Advise all members that federal tax deductions does not include amount paid for sales tax.

This is a serious responsibility for the chapter as an organization that fails to collect and remit tax when due, could result in the officers, when they are responsible for financial oversight of the organization, to be pursued for collection of the tax.

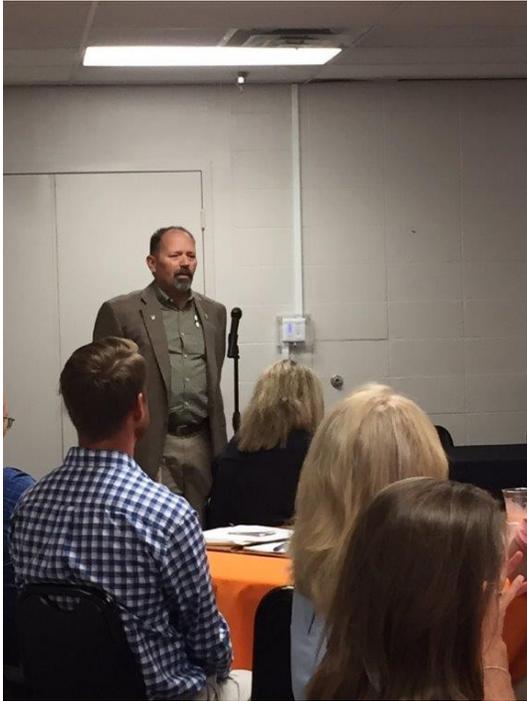
Feel free to contact me or your CPA if you have questions or for review of HB 487.

Sincerely,

Rick O. Baumgardner, Treasurer, IRWA, Chapter 25



Friday, August 3rd
State of the State Meeting at the Jeffersonian



Dean Loy
Director of Right Of Way
for Kentucky Transportation
Cabinet



Kelly Divine
Assistant Director of Right of Way
For Kentucky Transportation Cabinet



Tony Moore
Relocation Branch Manager
for Kentucky Transportation
Cabinet



Rick Baumgardner
Appraiser of Baumgardner
& Associates

Friday, October 5th
Board of Directors Meeting: Special Speaker Rick Nord of
the Secret Service and the Chapter Chili Cook-Off
at Tway House in Jeffersonville



Senior Special Agent Rick Nord, of the Secret Service



1st Place Jessica Grivna, 2nd Place Mike Penick and 3rd Place Belinda S. Shouse

SAVE the DATE

2 NOV

Board of Directors Meeting — at Qk4 located at 1046 East Chestnut Street, Louisville, KY 40204 at 1:00 pm.

14
&
15 NOV

Course 100 Principles of Land Acquisition — General Butler State Park 1608 Highway 227, Carrollton, KY. Instructor Mike Penick

7 DEC

IRWA Chapter 25 Christmas Party — Hilton Gardens, St. Matthews. Make your calendar now for this as always GREAT time.

11 JAN

Board of Directors Meeting — at 1:00 pm at the Bon Air Public Library

1 FEB

Board of Directors Meeting — at Boombozz in Jeffersontown for Lunch & Board of Directors Meeting.





Education Opportunities

Course 100: Principles of Land Acquisition
Location: Ramada Plaza Louisville
Instructor Mike Penick
9700 Bluegrass Pkwy, Jeffersontown, KY 40299.
November 14-15, 2018, 8:15 am to 5 pm
Instructor: Mike Penick, SR/WA



Course Description:

This course is an education offering to the global community of infrastructure/right of way professionals. Its purpose and content plans are centered on members of the Project Team with specific emphasis to the infrastructure professional/right of way agent. This course is an introduction to industry specific disciplines. Infrastructure professionals/right of way agents who typically participate on a project team are from the following disciplines: **environment, engineering/survey, appraisal, negotiation/mitigation, and relocation assistance**. Law is included because it is a vital component of the infrastructure professional/right of way agent's responsibility to prepare legal documents and obtain the correct signatures of vesting property owners to ensure the document is legal and enforceable. This course provides an awareness of the disciplines involved in infrastructure/right of way projects and the importance of a team approach to the work.

Credentialing:

- Industry: A core course required for all 4 pathways in the RWA program
- Specialist: Required course for the R/W-URAC program

Topics:

- Ethics: Gain a vital awareness of the critical Code of Ethical Conduct, Standards and Procedures, as well as ethical behaviors that guide the work of the infrastructure/right of way professional.
- Interdisciplinary Team: Recognize the key role that the infrastructure/right of way professional plays on the project team, as well as the importance of a team approach to the work.
- Environment: Discuss the effects of public projects on the environment. Explain the types of environment assessment processes and studies.
- Appraisal: Harness a basic understanding of the valuation process and the role of the appraiser in the acquisition process.
- Negotiation/Mitigation: Discuss the infrastructure professional/right of way agent's role during negotiation, including various components from preparation to closing.
- Relocation Assistance: Develop a basic understanding of relocation assistance for residential and non-residential displacements.
- Law: Define real property law terms/concepts and apply them as they pertain to the infrastructure professional/right of way agent.

Course Tuition Includes:

- Learning Guide
- Principles of Right of Way Textbook
- Engineering Tools (engineering scale, protractor and straight edge)
- Real Estate Dictionary
- Study Guide
- United States Law Relocation Supplement (for U.S. CLASSES only)

Who should take this course?

This course is designed for the novice infrastructure professional/right of way agent or for the infrastructure professional desiring a refresher course in land acquisition fundamentals.

2-DAY C100 Principles of

Land Acquisition



Start Date: 11/14/2018

End Date: 11/15/2018

No. of Days: 2 days

Course Level: Core

QEU/CEU Credits: 16.00

Class Time: 8:15 AM - 5:00 PM Daily

Tuition: \$580.00 Member / \$600.00 KYTC Employee/ 650.00 Non-Member

INSTRUCTOR

Mike A. Penick, SR/WA, is Property & Leasing Coordinator and Right-of-Way Manager at Louisville Metro Government; prior to LMG, Mike was employed as a Right-of-Way Agent at HMB Engineers and Presnell Associates, with acquisitions experience since 1998. Mike has a Bachelor's degree in Business Administration from the University of Louisville, and an MBA with International Concentration from McKendree University, with memberships in the honor societies of Phi Kappa Phi and Sigma Beta Delta. In addition, Mike has taught courses for Jefferson County Public Schools' Adult Education Program. Mike has served in all board level positions for IRWA Chapter 25, is currently a Certified Course Coordinator, and the Chapter 25 Education Chair.

COURSE COORDINATOR:

Mike Penick, SR/WA
Louisville Metro Government
444 S. fifth Street, Suite 400
Louisville, Kentucky 40202
Phone: (502) 574-5338
Fax: (502) 574-4129
Email: mike.penick@louisvilleky.gov





Int'l Right of Way Assoc

Course 100: Principles of Land Acquisition

Instructor: Mike Penick, SRWA
Location: Ramada Plaza Louisville
9700 Bluegrass Pkwy, Jeffersontown, KY 40299
November 14th-15th, 2018, 8:15am to 5pm

***Use one form if more than one attends from same company please.**

1) Name _____ Title _____
 2) Name _____ Title _____
 3) Name _____ Title _____
 4) Name _____ Title _____
 Company _____ Address _____
 City _____ State _____ Zip Code _____
 Phone _____ Fax _____ E-mail _____

Course Cost: **\$580.00 per IRWA Member**
\$600.00 per KYTC Employee
\$650.00 per NON-IRWA/NON-KYTC member

Fill in

Total Enclosed _____

Registration Deadline: make check/money order payable to:

None

IRWA Kentucky Chapter 25

And mail to:

Mike Penick
Louisville Metro Government
444 S. Fifth Street, Suite 400
Louisville, KY 40202
502-574-5338
e-mail: mike.penick@louisvillky.gov

For ACCOMODATIONS:

Ramada Plaza Louisville (502) 491-4830 (Rooms will be under "IRWA-KYTC")
Rates of \$79.00 per nite (+ taxes)

FOR CREDIT CARD PAYMENTS: Contact Mike Penick for Credit Card Link

www.IRWA25.org

IRWA ensures equal access to its services, classes and programs without regard to sex, race, religious creed, color, national origin, ancestry, veteran's status and handicap and/or disability.