

NEWS AND VIEWS

VOLUME 50, ISSUE 1

Published by and for the members of Chapter 18 IRWA since 1966

FEBRUARY 2017

President's Message

The groundhog saw its shadow so we have six more weeks of winter and you have six more months of me as your Empire State Chapter 18 President. I hope all of us have a successful and rewarding 2017.

Soon the snow will melt and we will see the green grass with leaves on the trees, but not before we drink green beer. Spring is a great time to be in the IRWA, especially if you are an Empire State Chapter 18 member. In late March, the Spring Forum is in Baltimore, MD at the Baltimore Inner Harbor, On April 14 we have a general meeting at Wolf's 1-11 in Colonie.

If any of you have not had enough cool/cold weather, there is IRWA Education Conference in Anchorage AK, June 11-14 which I encourage all members to consider attending. On June 23 we get to play with crooked sticks and balls at the Tom Newton Memorial Golf Tournament and general meeting in Victor.

Then there is the gem on Canandaigua Lake or the Annual Summer Symposium, August 16-17. This Consists of a Wednesday afternoon general meeting and installation of officers followed by "Hospitality Time" which in past years have been filled with great people, laughter, karaoke, vittles and grog. Day two or Thursday is our Symposium with the format consisting of presentations on a variety of Right of Way, Appraisal and Legal topics, of approximately 45 minutes each. The Symposium is usually one of our main Chapter money makers and one of the more enjoyable educational experiences, so I encourage you, especially our new members, to attend and help fill the coffers for the next generation of Empire State Chapter 18 members.

We are fortunate to have a wealth of experience and great IRWA members here in Region 4 and I would like to thank all who attended the successful and profitable 2016 Fall Forum in Saratoga Springs.

Furthermore, I would like to thank our sponsors of the fall forum as well: Emminger, Newton, Pigeon & Magyar; Doyle Land Services; Percheron; HDR; Stropp Appraisal; R.K. Hite & Co.; KLW Appraisal Group; Coates Field Service; Layne Consulting Services.



Sincerely,
Chad Stropp
President, IRWA Empire State Chapter 18

NEWSLETTER SPONSORSHIP

This issue of Chapter 18's
newsletter is funded by

Coates Field Service, Inc.

950 New Loudon Rd.
Suite 240
Latham, NY 12110
518.782.1506

Future Sponsors:

R.K. Hite & Co., Inc.

Right of Way Consultants
P.O. Box 130
87 Genesee St., 2nd floor
Avon, NY 14414
585.226.6702

Emminger, Newton, Pigeon & Magyar, Inc.

60 Lakefront Blvd.
Suite 120
Buffalo, NY 14202
716.674.3360

Stropp Appraisal

9535 Money Road
Brewerton, NY 13209
315.668.5090

KLW Appraisal Group, Inc.

247 Cayuga Road
Buffalo, NY 14225
716.632.2100

If you or your company would like to sponsor or co-sponsor a future issue and receive recognition in additional issues, please contact Dick Stropp, MAI, 315.533.5063

Congratulations Frank Cirillo and Kayla Biltucci

Each has received a significant appointment in the New York State Department of Transportation as cited below by Commissioner Matthew J. Driscoll and Deputy Assistant Commissioner Matt Bromirski:

NYS Intra DOT News

A Message from Commissioner Matthew J. Driscoll

I am pleased to announce that Frank Cirillo has accepted the position of Regional Director in the New York State Department of Transportation Region 5.

Frank was chosen for his strong leadership skills, his management style and his dedication to advancing the best interests of the Department.

Since 2004, Frank has been serving as head of Right of Way for Region 5. In this position he oversaw the acquisition and sale of property for the region, while also participating in statewide efforts to help achieve efficiencies and cut costs in our right of way systems and programs.

Frank joined the Department in 1994 as an Assistant Right of Way Agent and worked his way up through the Right of Way office. He has worked in Regions 5 and 8, and has several years of private sector experience prior to joining the Department.

Frank graduated from the State University of New York at Buffalo with a Bachelor of Science, Business Management.

Please join me in welcoming Frank.

I'd also like to thank Brian Kelly for his dedication and commitment in managing multiple regions through this transition.

Last Updated: 10/26/2016

NYS Intra DOT News

A Message from Deputy Assistant Commissioner Matt Bromirski

It is my pleasure to announce the appointment of Kay Biltucci as Assistant Director of the Office of Right of Way. Her wealth of experience will be an asset as she leads the day-to-day management of the Department's statewide real estate program.

Kay's 30-year career began in the private sector as a consultant appraiser, continued with NYSDOT as a Real Estate Specialist in Regions 4, 5 and 6, then led her to the Main Office as a Real Estate Officer, where she served as the head of both the Acquisitions Bureau and the Appraisal Bureau. She has worked extensively in all program areas and on many statewide significant projects. Kay holds a General Appraiser Certification, has been active in the right of way industry as an officer with the International Right of Way Association, and is a graduate of the University of Colorado.

Join me in welcoming Kay as she assumes many new challenges.

I must also extend a huge thank you to Deb Windecker, for her tremendous performance, tirelessly serving as Acting Director for the last year and a half through the OROW's many transitions. She will be leaving Main Office to take on the role of RPPM in Region 2. She will be missed by many of us who have had the pleasure of working with her here in Main Office, as well as the Regions.

Last Updated: 10/24/2016

2017 DAVID LAYNE, SR/WA SCHOLARSHIP

Presented By

CHAPTER 18 INTERNATIONAL RIGHT OF WAY ASSOCIATION

Applications are being accepted for the 2017 David Layne, SR/WA Scholarship presented by Chapter 18 of the International Right of Way Association.

The 2017 scholarship(s):

1. Shall be a maximum of three scholarships at \$500 each.
2. Must be applied to educational expenses at an accredited college or university of post-secondary education.
3. Will be paid directly to the student(s) for tuition or other school expenses.

Candidates for the scholarship:

1. Must be a child, grandchild, or ward of an active or retired member of Chapter 18.
2. Must not have previously received the award.
3. Must submit the completed application and other materials, either by mail or electronically, to the Scholarship Committee no later than August 1, 2017.
4. The candidate's member sponsor must be a member of the International Right of Way Association (Chapter 18) as of January 1, 2017, and must retain membership through December 31, 2019, or be a retired member in good standing.

Required material to be submitted:

1. Application.
2. Personal essay. Suggested topics include, but are not limited to: educational plans, future goals, interests, employment, or any unusual circumstances relating to this application.
3. Most recent high school or college transcript.
4. Letter of recommendation from a teacher, instructor, advisor, cleric, etc.

Selection process:

The Scholarship Committee will select the scholarship recipient(s) from the candidate applications. The Committee will base its selection on the following criteria: scholastic ability, extracurricular activities, recommendation, and the applicant's personal essay.

2017 APPLICATION DAVID LAYNE, SR/WA SCHOLARSHIP

Presented By

Chapter 18 International Right of Way Association

Name _____

Address _____

Chapter 18 Member's Name _____

EDUCATION

High School _____

Graduation or Anticipated Graduation Date _____

College or University _____

Anticipated Graduation Date _____

Extracurricular activities, special awards, interests, employment, etc.

Candidate's signature _____

Member's signature _____

All application information will be kept confidential. Return the completed application material by August 1, 2017 to:

David Layne, SR/WA
PO Box 8
New York Mills, NY 13417
or
lcs360@roadrunner.com

To be considered, the following items must be included:

- Application
- Personal essay
- Transcript
- Letter of recommendation

IRWA Chapter 18
General Session Minutes
716 Food & Sport, Buffalo, New York
November 18, 2016

Attendees: Bill Dow, Dave Hatch, Ed Zehler, Tim Magyar, Jim Wilson, Chad Stropp, Steve Adams, Roger Pigeon, Mike Gagliano (guest), Emily Wilhelm (guest).

Call to order by President, Chad Stropp at 12:05 P.M. Welcome to our guests from KLV Group in Buffalo.

Secretary's Report: Minutes from the prior meeting were distributed and briefed. Motion was made to accept the minutes as distributed and seconded. No discussion. Motion carried.

Treasurer's Report: ES not present. President Stropp indicated his conversations with Erik noted that there has been minimal activity since the Forum. Tim Magyar will report on the Forum financials. Our quarterly CHIP has been sent in.

PDC Report – Tim reported on the new certification process and the transition options for those partially through the program. Also discussed were the changes coming to the recertification credits taking effect July 1, 2017. The updated requirements are being adopted to make the process easier and more streamlined as far as where the CEU's can come from.

Education Report – Frank was not present, but has expressed to the Board that he would like to step down as education chair. Frank has taken on a new and challenging position at work and his time has become more limited. Good luck to Frank in his new position. Discussion was had as to potential candidates for a new education chair. Kayla Biltucci was named, but not present. Bill Dow noted that if Kayla were to take the position on, he would volunteer to be Co-Chair to assist the position.

Bill is polling for speakers and ideas for the Summer Symposium for 2017. Karen from Coates in Oklahoma is interested in coming back to give another discussion. We all remember the engrossing relocation talk the last time she presented for us. Don Fisher also may be interested. Roger Pigeon offered to present a discussion on capitalization rates. Other names mentioned were Lara Bailey and Rick Pino. Bill will be reaching out over the next few months to get a line-up started. Discussion was had on ideas how to increase attendance at this event. It has slowly been waning over the past several years and we'd like to bring the event back to its original glory. This led to talks about a different type of social event for the night before the symposium and a suggestion by Roger about subsidizing members to attend and charging non-members. This may also lead to increased chapter membership.

Membership – Bill presented one (1) new member; Michael Ames. Motion was made to accept and seconded. No discussion. Motion carried. Welcome to Chapter 18, Michael.

Newsletter – The newsletter was just sent out last week. The next newsletter is being processed and will be sent out 1st quarter next year.

ROWie Says

You can tell what a man is by what he does
when he hasn't anything to do.

Website – The site is up to date.

Scholarship: Sarah Cirillo, one of this year's recipients, sent a thank you letter to President Stropp, which was shared with the group.

Old Business: Tim reported on the success that was Region 4's Fall Forum that we hosted in early October, 2016, in Saratoga Springs, NY. The event was well attended and the responses from everyone were wonderful. It was a beautiful week in Saratoga and very temperate. Rich Hite threw a pub crawl that Mr. Newton would be very proud of and everyone that made it out had a great time in this walking city. For the first time, our chapter actually came out a little ahead (\$1,700), thanks to our corporate sponsors and donations for the goodie bags. It was non-stop fun at Stropp's Saloon.

New Business: Involved discussion about the upcoming Education Chair vacancy, which occurred during the education committee report.

Future Chapter Meeting Dates:

February 3, 2017

Joey's Italian Restaurant – Syracuse, NY

April 14, 2017

Wolf's 1-11 – Albany, NY

June 23, 2017

Tom Newton Memorial Golf Tournament &
Meeting, Victor Hills, Victor, NY

August 16-17, 2017

General Meeting/Summer Symposium/
Installation of Officers, Canandaigua, NY

Meeting adjourned at 12:50 P.M.

Chapter 18
BALANCE SHEET
As of December 31, 2016

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
10 CASH & BANK	
1001 Checking - HSBC	0.00
1002 Checking - First Niagra	36,481.37
1004 Money Market / Saving - HSBC MM	0.00
1005 Money Market / Saving - RBC Wealth Management	0.00
1006 Money Market / Saving - First Niagra	10,853.72
Total 10 CASH & BANK	47,335.09
Total Bank Accounts	\$47,335.09
Total Current Assets	\$47,335.09
TOTAL ASSETS	\$47,335.09
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
3500 Retained Earnings	45,972.44
Net Income	1,362.65
Total Equity	\$47,335.09
TOTAL LIABILITIES AND EQUITY	\$47,335.09

Treasurer: Eriksen E Stropp 1/16/17

Chadik J Stropp 1/17/17 - President



IRWA Chapter 18
General Session Minutes
Joey's Italian Restaurant
Syracuse, New York
February 3, 2017

Attendees: Bill Dow, Dave Hatch, Tim Magyar, Dave Layne, Joe Barnes, Mike Ames

Call to order by Secretary, Tim Magyar at 12:30 P.M. A moment of silence was observed for the loss of Sandra Stropp, wife of Dick Stropp and mother of Chad and Erik Stropp. Our thoughts and prayers go out to the Stropp Family during this difficult time.

Secretary's Report: Minutes from the prior meeting were distributed and briefed. Motion was made to accept the minutes as distributed and seconded. No discussion. Motion carried.

Adjourn at 12:40 for lunch – resume meeting at 1:00

Treasurer's Report: ES not present. A balance sheet was forwarded to the Board, indicating no recent activity and the balance similar to the last report. No official report was made.

PDC Report – Tim will be working with Mike Ames, a new chapter member also present at today's meeting, on beginning his professional development path. Mike was made aware of the professional development scholarship that our chapter offers to offset any non-employer expenses. Dave Layne also volunteered to help out and proctor any challenges to the core courses for Mike, if needed. No other report.

Education Report – Some discussion was made to secure a new education chair as Frank Cirillo has made it known that he needs to step down from his post. We are still looking for candidates. Bill reported on the status of the symposium speakers. Several names were mentioned at our last meeting and several more have been added to the list. Bill will start dividing and conquering the list to try and get some new speakers for his year. Names mentioned during today's discussion were Kevin Bruckner, Deb Windecker, Marc McNamara. Bill has been in contact with Kayla, who stated she could get 20+ people from DOT to partake in 421 – the valuation of partial interests, a 4-day course. Initial thoughts are to

schedule this offering in September-October. Bill will work on coordinating the next step. USPAP is coming out with a new version in January 2018, so we are planning to put on an update for this new version in January or February 2018 in Syracuse. Dave Layne has offered to facilitate.

Membership – No new members at this time.

Newsletter – The newsletter is being prepared to send out by the end of this month.

Website – The site is up to date.

Scholarship: Emily Magyar, one of this year's recipients, sent a thank you letter to Dave Layne, which was read aloud at today's meeting. The letter was forwarded to President Stropp.

Old Business:
None

New Business:
Joe Barnes suggested to increase the

scholarship fund to \$1,000. We don't usually award the maximum number of scholarships anyways and we have a healthy bank account. Dave Hatch discussed alternative uses for the funds as a way to increase involvement, such as gaining credits to chapter involvement, ie. attending a meeting, attending a forum, attending a conference, taking on a project or being a course coordinator. A member would receive 'credits' commensurate with the task worked on for the chapter and these credits would then be used to offset membership fees, or forum/conference registrations expenses. Dave will look into developing something further to bring up at a later meeting.

Slate of nominees. The nomination and election committee needs to round out the slate of officers in March for the upcoming vote at the April meeting. The committee is made up of the past president, Kayla, and Bill has volunteered to be part of the committee. President Chad Stropp needs to appoint the final member of the committee so they can work on the next slate of officers.

Future Chapter Meeting Dates:

April 14, 2017: Wolf's 1-11 – Albany, NY

June 23, 2017: Tom Newton Memorial Golf Tournament & Meeting, Victor Hills, Victor, NY

August 16-17, 2017: General Meeting/Summer Symposium/Installation of Officers, Canandaigua, NY

Meeting adjourned at 1:50 P.M.

ROWie Says

Wait for night before saying it has
been a fine day.

Empire State Chapter 18's Dynasty

By David Layne, SR/WA

Question: What do the Adams family (that's John and John Quincey not Gomez and Morticia), the Bushes (George H.W. and George W.), and Chapter 18's Stropp (Dick, Erik, and Chad) family all have in common?

Answer: They are all political dynasties.

Dick was Chapter 18 President in 2000, followed by Erik in 2013. Chad took his oath of office as Chapter President this past June.

The three, in addition to their IRWA professional connection, work together at Erik's firm, Stropp Appraisal. Stropp Appraisal, a full service commercial real estate appraisal and consulting firm, provides services to financial institutions, municipalities, law firms, property owners, government agencies, non-profit organizations, etc.

Dick and Erik hold MAI designations with the Appraisal Institute and all three are Certified General Real Estate Appraisers in New York.



Left to right: Chad Stropp; Erik Stropp, MAI; Dick Stropp, MAI

IRWA CHAPTER LEADERSHIP

CHAPTER 18 – EMPIRE STATE CHAPTER TERM OF OFFICE:
JULY 1, 2016 TO JUNE 30, 2017

CHAPTER OFFICERS

PRESIDENT

Chad Stropp
Stropp Appraisal
9535 Money Road
Brewerton, NY 13029
315-668-5070
315-935-0239 cell
chadstropp@gmail.com

VICE PRESIDENT

Jim Wilson
Percheron
2927 Route 6, Suite 13-16
Slate Hill, NY 10973
845-697-5144
615-812-1286 cell
james.wilson@percheronllc.com

SECRETARY

Tim Magyar
Emminger, Newton,
Pigeon and Magyar, Inc.
60 Lakefront Blvd. Ste. 120
Buffalo, NY 14202
716-674-3360
716-674-4052 fax

TREASURER

Erik Stropp, MAI, President
Stropp Appraisal
9535 Money Road
Brewerton, NY 13029
315-668-5070
315-436-0005 cell
estropp@twcny.rr.com

INTERNATIONAL BOARD OF DIRECTORS

Chad Stropp

Jim Wilson

PROFESSIONAL DEVELOPMENT

Tim Magyar
Emminger, Newton,
Pigeon and Magyar, Inc.
60 Lakefront Blvd. Ste. 120
Buffalo, NY 14202
716-674-3360
716-674-4052 fax

NEWSLETTER

Richard J. Stropp, III,
MAI, SRA Editor
Stropp Appraisal
9535 Money Road
Brewerton, NY 13029
315-533-5063
315-271-5377 cell
dickstropp@gmail.com

CHAPTER COMMITTEE LEADERSHIP

EDUCATION

Frank Cirillo, SR/WA
N.Y.S.D.O.T.
5724 Martha's Vineyard
Clarence Center, NY 14032
845-575-6082
845-575-6117 fax
fcirillo@dot.state.ny.us

MEMBERSHIP

Bill Dow, Vice President
Coates Field Service
950 New Loudon Rd, Suite 240
Latham, NY 12110
518-782-1506
518-915-8050 cell
518-782-1507 fax
bill.dow@coatesfs.com