

# Appraisal Institute™

Professionals Providing  
Real Estate Solutions

## Great Lakes Chapter Newsletter

December 2013

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### DECEMBER CHAPTER MEETING

Our December Chapter Meeting is at 12:00 pm, Friday, December 6th , at the Crowne Plaza Detroit/Novi. Ken Wilson, MAI, SRA, 2014 Appraisal Institute President will be our guest speaker and will install our 2014 Chapter Board. You can find the registration form on Page 3. Just a reminder that this the last chance for candidates to attend this year!

### NEW DESIGNATION

Joseph D. Stotenbur, MAI — Professional Appraisal Services, Inc  
Grand Rapids

Congratulations Joe!! Great Job!!

### WELCOME TO OUR NEW MEMBERS

Myles B. Hoffert— Affiliate — Farmington Hills  
Ryan Housekeeper — General — Ann Arbor  
Michael J. Shanahan, III — Affiliate — Chicago, IL

### WINFIELD L. COOPER, SRA

Win Cooper, SRA a long standing instructor in the Great Lakes Chapter recently retired from teaching Chapter courses and seminars. Over a 50 year career he has instructed countless members of our Chapter. Here's some of the highlights of his career.

- Senior Residential Appraiser (SRA)
- Senior Member (ASA)
- Senior Member (SR/WA)
- Real Estate Alumni of Michigan (RAM)
- National Association of Realtors
- St. Clair County Board of Realtors



Win and his beautiful wife Carol.

Win served two years (1981 and 1985) as President of the Real Estate Alumni of Michigan topped by three terms (1967, 1976 and 1987) as President of the St. Clair County Board of Realtors.

His service to the Appraisal Institute included multiple national committees including the Residential Appraisal Council, Curriculum Divisions, Faculty Divisions and Instructor Committee. In the Great Lakes Chapter Win served as Education Chair for many, many years. In 2005 he was the recipient of the Chapter's highest honor the Connie Vickroy Distinguished Service Award.

Win taught Appraisal Principles, Appraisal Procedures and the National USPAP Course for many years often times creatively, by securing low cost or no cost facilities. His willingness to instruct small class numbers at affordable cost allowed the Chapter to continue sponsoring those courses.

Congratulations to Win on an exemplary career of outstanding service to the Great Lakes Chapter.

### Officers and Directors 2013

#### President

*Micheal R. Lohmeier, MAI,  
SRA*

#### Vice President

*Joseph L. Torzewski, MAI*

#### Treasurer

*Patrice M. Uhnavey, SRA*

#### Secretary

*Michael T. Williams, MAI*

#### Directors

*Daniel J. Bittner, SRA*

*Alan L. Johns, MAI*

*Jason J. Krentler, MAI*

*Ryan T. Lake, MAI*

*C. Edward Larson*

*David Lieberman*

*John A. Meyer, SRA*

*Kenneth R. Siegle, MAI*

#### Past President

*Timothy J. Cronan, MAI*

## Outgoing 2013 Presidents Message

Dear Great Lakes Chapter,

I thank you for all your continuing support of the Appraisal Institute and our Great Lakes Chapter. We've always had a tremendous chapter to be proud of and this year just demonstrates that our chapter continues to gain strength internally as a functioning organization and with the public in regards to professionalism.

I thank every single person on our board which includes our committee chairs and members, representatives, directors, and executive board members.

I thank our fantastic Executive Director Joan Kaczor. Our board provides leadership and direction while Joan provides the necessary action, energy and synergy that keeps our activities continuing almost seamlessly from one event to another. She is known to work 24/7 and even on vacation I keep catching her responding to emails and telephone calls. She never seems to take time off from serving our members.

I would further like to thank our immediate Past President Tim Cronan for continuing to remain active in our meetings, regional conferences, and in helping to resolve issues challenging our profession and organization. Tim has always provided a level-headed and thoughtful perspective before he provides his opinions and his opinions have been invaluable over this past year. So Tim, thank you. You are a role model and continue to inspire me as a leader!!!

Part of our activities this year has been the initiation of discussions and continuing hard work in working with the Mid-Michigan Chapter of the Appraisal Institute. Both chapters' Executive Boards have served as merger task forces and have also served tirelessly. We are working towards efforts in potential merger between these two chapters. We are both faced with common professional and organizational challenges and our dialogues have opened up relationships between both organizations. To each of our boards I thank you for all your hard work and sacrificed evenings and weekends working together. And an additional thank you to Kern Slucter who has served as our invaluable objective facilitator to both organizations.

A lot of meetings, events, and activities have occurred this past year and it's hard to imagine we were able to get it all done within this past 12 month period. We started the year out with a tremendous commitment by our Candidates to dedicate themselves to our new Candidate for Designation program. We had a great commitment from our senior members to become Advisors to our Candidates, with many taking on more Candidates than they originally planned. So to each of our Candidates and Advisors I'd like to say thank you and congratulations on working together. I encourage all our Candidates to not slow down, don't lose sight of your goals, and keep waking up every morning working towards earning the coveted SRA and/or MAI designations. Don't let anything stand in your way. I know the designations require a great deal of time, energy and effort but ask any designated Member whether it is worth the effort and you most assuredly will be met with an affirmative response. You will learn a great deal, appreciate more of our profession, and understand why our organization stands so high above so many others out there.

We have had fantastic education programs so I'd like to thank our Education Chair David Rice for developing a fantastic calendar of home-grown seminars, national seminars, and national courses. I don't know how he does it. He has exceptional organization skills, commits personal time above and beyond what many others would, and even writes some of the programs we offer. Thank you David for all you do for our chapter, and continue to do. You are an absolute blessing to our chapter.

For the past several years our board, and members, have wanted to have an economic program that would invite the market into our proverbial "house" so we can learn from the market in a convenient one-day format. This has been accomplished for several years by other organizations and Appraisal Institute chapters. For the past several years we've been fortunate to hold an economic outlook every May in Grand Rapids that has proved invaluable and provides great information with much focused on the west side of the state. But many of our members wanted something more localized to the Southeast Michigan market. Well this year we held our first Southeast Michigan Economic Summit at the Crowne Plaza hotel in Auburn Hills and brought in SEVEN Professionals, each experts in their own markets. They all provided invaluable to our members with their perspective of what has, is, and may be happening in their markets. They covered a large span of markets including residential, commercial and industrial real estate and included specialty markets such as electric vehicle, elder needs, and tax incentives. It was very well attended and we received great feedback with some really wonderful ideas for a 2014 event.

As I step down as President I promise to not step away from the Chapter. I will remain active and continue to serve in any capacity our board and members require.

As I said last December 2012, it is, and has been, a tremendous honor to serve this amazing chapter as its President and I hope I have done so to your expectations.

Sincerely,

Micheal R. Lohmeier, MAI, SRA  
Past President (2013)





**GREAT LAKES CHAPTER MEETING**

**FRIDAY (NOON), DECEMBER 6, 2013**

**CROWNE PLAZA DETOIT/NOVI**

27000 Karevich Drive

Novi, MI 48377

(248) 348-5000

Cost is \$25 Members and \$30 Nonmembers

9:30 AM Board of Directors

11:30 AM Cocktails & Networking

12:00 PM Lunch & Chapter Meeting

Installation of 2013 Chapter Officers and Directors

Special Speaker: Ken Wilson, MAI, SRA

Ken is the 2014 President of the Appraisal Institute

NAME \_\_\_\_\_

NICKNAME (FOR BADGE) \_\_\_\_\_

FIRM \_\_\_\_\_

STREET ADDRESS \_\_\_\_\_

CITY/STATE/ZIP \_\_\_\_\_

PHONE: (\_\_\_\_) \_\_\_\_\_ FAX: (\_\_\_\_) \_\_\_\_\_

EMAIL: \_\_\_\_\_

AI MEMBER TYPE: \_\_\_ DESIGNATED \_\_\_ CANDIDATE\_\_\_ AFFILIATE \_\_\_ NON-MEMBER

PAST CHAPTER PRESIDENT\_\_\_\_\_YES/NO

FORM OF PAYMENT: \_\_\_\_\_ CHECK ENCLOSED PAYABLE TO GLCAI

\_\_\_\_\_ VISA \_\_\_\_\_ MASTERCARD \_\_\_\_\_ AM/EX \_\_\_\_\_ DISCOVER

CARD # \_\_\_\_\_

EXPIRES: \_\_\_\_/\_\_\_\_ CCV\_\_\_\_\_

SIGNATURE: \_\_\_\_\_

Please fill out the above and fax it to 888-587-5381 OR Call 810-364-5640.

## OCTOBER CHAPTER MEETING



Robert C. Anderson, P.G. Director of Site Redevelopment Services  
ASTI Environmental, gave a 2 hour presentation on “Environmental  
Issues During the Appraisal Process.

### FOR A LIMITED TIME ONLY FROM THE APPRAISAL FOUNDATION!

#### SPECIAL COMBO-PACKAGE OFFER for 2014-15 USPAP

Gain easy access to USPAP from home or on the job by taking advantage of this Special Offer! The Appraisal Foundation is offering an electronic and print copy of the updated 2014-15 USPAP at a special package price of \$99 with Free Shipping through the end of the year. Don't delay - this Special Offer is for a Limited Time Only and ends on December 31, 2013. To claim this deal and secure your electronic plus print copy of USPAP.

An advertisement for a special offer on the 2014-2015 USPAP. The background is orange with a white starburst containing the price '\$99'. Text includes 'SPECIAL COMBO-PACKAGE OFFER', 'USPAP in PDF + Print', 'Free Shipping Untill December 31st', 'Limited Time Only', '\$99', 'Buy Today', and 'SPECIAL OFFER APPLIES TO SINGLE SALES ONLY'. Images of the PDF and paper versions of the USPAP are shown with a plus sign between them.

Take advantage of this Special Offer available for a Limited Time Only! Purchase your copies of the 2014-15 edition of USPAP via the Foundation Store at [www.appraisalfoundation.org](http://www.appraisalfoundation.org)  
\*Special Offer applies to individual sales only and is limited to one combo package order per person. This Special Offer will not be honored for group or bulk purchases.

## 2013 ECONOMIC SUMMIT



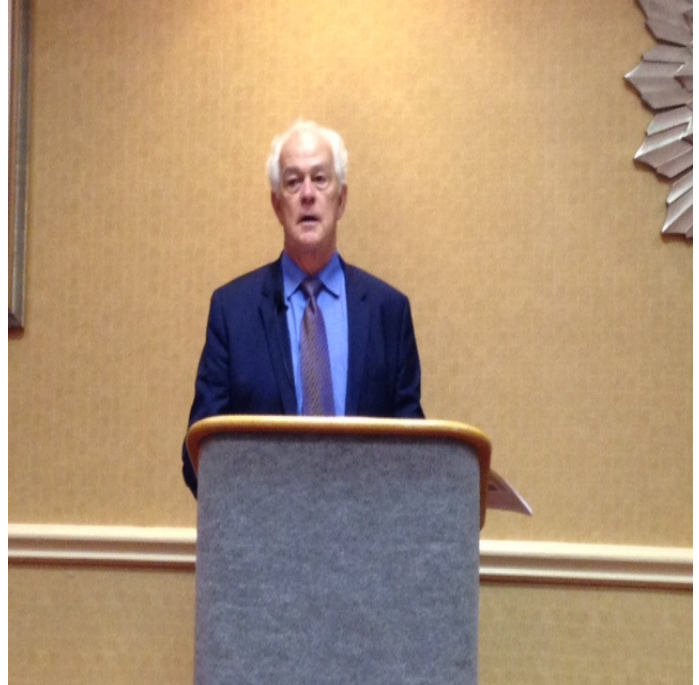
Chapter President Micheal Lohmeier, MAI, SRA giving all of the introductions.



## Economic Summit Con't



Hauker (Hawk) Asgeirsson, P.E., Manager, Power Systems Technologies, Detroit Edison—DTE Energy



Joe M. Banyai, CCIM, SIOR, Associate Broker/Principle Industrial Division



Matthew B. Lester, Founder & Chief Executive Officer of Princeton Enterprise LLC



Micheal Lohmeier, MAI, SRA with guest speakers Laurie Renaud, City of Auburn Hills, Economic Development Director and Steven J. Cohen, AICP, PCP, Director of Community Development, City of Auburn Hills.

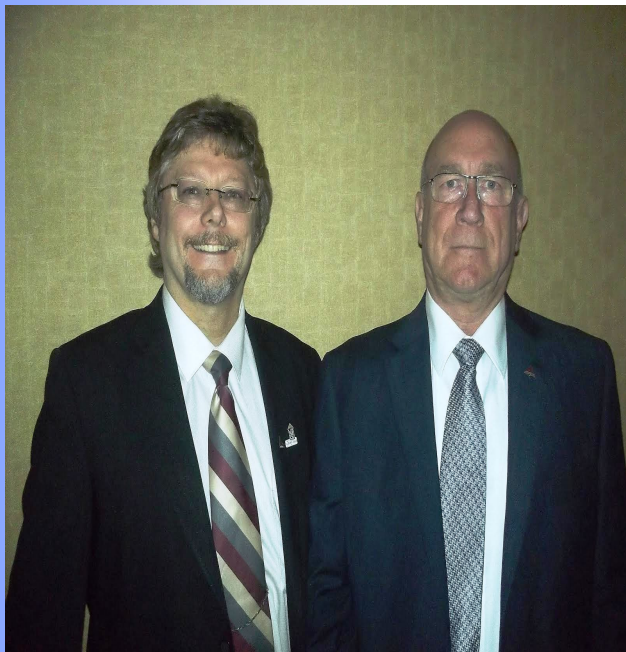
## 2013 ECONOMIC SUMMIT Con't



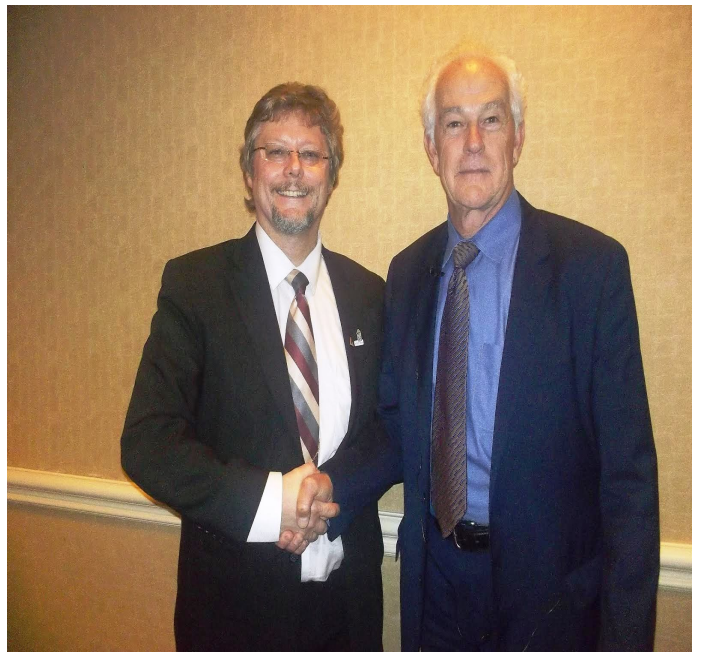
Micheal Lohmeier, MAI, SRA and Andrea Kurzynski,  
3DX Real Estate



Micheal Lohmeier, MAI, SRA and Paul Traub, BBA, MBA,  
Federal Reserve Bank of Chicago, Business Economist



Micheal Lohmeier, MAI, SRA and Kern Slucter, MAI,  
SRA



Micheal Lohmeier and Joe Banyai

## 2014 Great Lakes Chapter Slate of Officers

### BOARD NOMINEES:

President	Joseph L. Torzewski, MAI
Vice President	Patrice M. Uhnavy, SRA
Treasurer	Michael T. Williams, MAI
Secretary	Paul R. Arnold, MAI

### NOMINEES FOR DIRECTORS:

Daniel J. Bittner, SRA (14)  
Alan L. Johns, MAI (14)  
David Lieberman (14)  
John A. Meyer, SRA (15)  
Jason J. Krentler, MAI (15)  
Ryan T. Lake, MAI (15)  
Marc G. Nassif, MAI (16)  
William G. Steinke, SRA (16)

### NOMINEES FOR REGION III REPRESENTATIVES:

Micheal R. Lohmeier, MAI, SRA (1 year term)  
Patrice M. Uhnavy, SRA (1 year term)  
Sharon B. Harbin, MAI, SRA (15)  
Jack L. Parr, SRA (15)

*Note: Chapter President also required to attend Regional Meetings.*

### NOMINEES FOR REGION III ALTERNATE REPRESENTITIVES – (ALL ONE YEAR TERMS)

Janeene C. Ziozios, MAI  
Andrew J. Exline, MAI, SRA  
Marc S. Denton  
Brent R. Davis, SRA

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### 2013 Nominating Committee:

Timothy Cronan, MAI  
Immediate Past President, Chair  
Doris B. Hellenbart, MAI  
Ronald E. Prat  
William L. Armstrong, MAI  
Michael J. Parsons, SRA



## Calendar of Events 2014– Great Lakes Chapter A.I.

**CALL: (810) 364-5640**

**Or register on line at: [www.appraisalinstitute.org/education/GreatLakes](http://www.appraisalinstitute.org/education/GreatLakes)**

January 17, 2014	<b>7 Hour National USPAP Update</b> Instructor: Micheal Lohmeier, MAI, SRA 7 Hours CEC	Holiday Inn-Gateway Centre Flint
January 17, 2014	<b>MI Laws and Rules</b> Instructor: Micheal Lohmeier, MAI, SRA 2 Hours CEC	Holiday Inn-Gateway Centre Flint
February 6, 2014	<b>Litigation Assignments for Residential Appraisers</b> Instructor: Paul Bidwell, MAI, SRA 4 Hours CEC	Holiday Inn-Gateway Centre Flint
February 6, 2014	<b>CHAPTER MEETING (EVENING)</b> <b>2014 Issues Regarding Michigan Property Taxation</b> Instructor: Micheal Lohmeier, MAI, SRA 2 Hours CEC	Holiday Inn-Gateway Centre Flint
February 7, 2014	<b>Contemporary Valuation Issues Involving Michigan Industrial Properties</b> Instructor: Paul Bidwell, MAI, SRA 7 Hours CEC	Holiday Inn-Gateway Centre Flint
March 21, 2014	<b>7 Hour National USPAP Update</b> Instructor: Micheal Lohmeier, MAI, SRA 7 Hours CEC	Flagstar Bank Troy
March 21, 2014	<b>MI Laws and Rules</b> Instructor: Micheal Lohmeier, MAI, SRA 2 Hours CEC	Flagstar Bank Troy
April, 2014	<b>Condemnation Appraising</b> Instructor: TBD 21 Hours CEC	Holiday Inn-Gateway Centre Flint
April, 2014	<b>Unraveling The Mystery of Fannie Mae Appraisal Requirements</b> Instructor: TBD 4 Hours CEC	Holiday Inn-Gateway Centre Flint
May 8, 2014	<b>7 Hour National USPAP Update</b> Instructor: Terry Oetzel MAI 7 Hours CEC	Crowne Plaza Grand Rapids Grand Rapids
May 8, 2014	<b>MI Laws and Rules</b> Instructor: Randy Davis, SRA, SRPA 2 Hours CEC	Crowne Plaza Grand Rapids Grand Rapids

**Calendar of Events 2014– Great Lakes Chapter A.I. Cont’d**

May 8, 2014	<b>CHAPTER MEETING (EVENING) Michigan Economy 2014</b> Special Speaker: Paul Isley 2 Hours CEC	Crowne Plaza Grand Rapids Grand Rapids
May, 2014	<b>Loss Prevention</b> Instructor: TBD 7 Hours CEC	Holiday Inn Gateway Centre Flint
June 2014	<b>Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets</b> Instructor: TBD 16 Hours CEC	Holiday Inn Gateway Centre Flint
June 19, 2014	<b>7 Hour National USPAP Update</b> Instructor: Micheal Lohmeier, MAI, SRA 7 Hours CEC	Holiday Inn Gateway Centre Flint
June 19, 2014	<b>MI Laws and Rules</b> Instructor: Randy Davis, SRA, SRPA 2 Hours CEC	Holiday Inn Gateway Centre Flint
June 20, 2014	<b>Business Practices and Ethics</b> Instructor: Micheal Lohmeier, MAI, SRA 4 Hours-State of MI, 7 Hours AI	Holiday Inn Gateway Centre Flint

**WATCH FOR ADDITIONAL CLASSES TO BE ADDED THROUGHOUT THE YEAR.  
DATES AND TIMES ARE SUBJECT TO CHANGE!!!**



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