

Atlanta Area Chapter Newsletter

2nd Quarter 2019

President's Message



We have survived the yellow pollen blanket in Georgia and the Fed did not raise interest rates in April. In our April Chapter Meeting, we elected a quality team of Officers, Directors, and Representatives for 2020. For 2019 and 2020, we have a mix of seasoned AI members/candidates and those who are serving in their first major role in our Chapter. I am pleased that we have diversity in our leadership.

I recently attended Ignorance Isn't Bliss: Understanding an Investigation by a State Appraiser Regulatory Board or Agency. Georgia, like the majority of states, does not have a statute of limitations for complaints/investigations/lawsuits of appraisal services. Tennessee recently enacted legislation with a statute of limitations for appraisal services. We need similar legislation in Georgia. This is an expensive and lengthy process. Your Board of Directors and Government Relations Committee will be brainstorming this topic this year.

The Appraisal Qualification Board of the Appraisal Foundation adopted new criteria for obtaining an appraisal license effective May 1, 2018. The states have the option to adopt the criteria or to retain other criteria that are more stringent. The education requirements for residential appraisers was modified along with reduction in required experience hours. For certified general the 3,000 hours of experience was not changed; however, the timeframe was reduced from no less than 30 months to no less

than 18 months. Your Government Relations Committee will monitor the state of Georgia regarding maintenance of the stringent criteria or adopting the new criteria.

Leadership Development & Advisory Council (LDAC) meets May 15 – 17, 2019 in Washington, DC. Representing the Atlanta Area Chapter are Grant Griffin, MAI, Rick Kenny, MAI, SRA and David Griffin, MAI. LDAC is our organization's "think tank" event combined with meetings with our Georgia Congressperson or their Legislative Aids. This is one of the most meaningful programs of the Appraisal Institute.

In June, our Chapter will join the Chapter Financial Management and Administration Program (CFMAP). CFMAP will manage the extensive accounting tasks for our Chapter, ensure our compliance with accounting standards, and reduce potential risks to the Chapter.

Atlanta educational offerings include Advanced Concepts & Case Studies July 15-20, 2019 and Advanced Income Capitalization August 19 – 23, 2019.

The AI Annual Conference will be July 22 – 24 in Denver, CO, after the Joint Region Meeting on July 21. Please consider attending the AI Annual conference which provides 10 hours of quality Continuing Education, great speakers, and networking opportunities. Escaping the humidity of the summer in Georgia for the Colorado beautiful scenery is an added benefit.

As your President, I welcome your comments and suggestions for ways our chapter can continuously improve our member services.

Sherry Watkins, MAI
Chapter President

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Stay Connected to the Atlanta Area Chapter AI

Atlanta Area Chapter Appraisal Institute Election

Congratulations to the 2020 new Chapter Officers, Directors, Regional Representatives, and Alternate Regional Representatives!

On April 11, 2019, the Atlanta Area Chapter held the 2nd Quarter Chapter Meeting at the Cobb Galleria Centre in Atlanta, GA. During this meeting, the following AI Professionals were elected to 2020 Atlanta Area Chapter Appraisal Institute positions.

OFFICERS

President - Dori Bower, MAI (2020)

Vice President - George Petkovich, MAI (2020)

Secretary - Patrick Adamson, MAI, SRA (2020)

Treasurer - Hugh "Bo" Bass, Jr., MAI (2020)

DIRECTORS

Lauren Berkemeyer (2020-2022)

Grant Griffin, MAI (2020-2022)

Jeff Miller, MAI, AI-GRS (2020-2022)

Syrah Paul, MAI, SRA (2020-2021)

REGIONAL REPRESENTATIVES

George Petkovich, MAI (2020)

Jeff Bowling, MAI, SRA (2020-2021)

Michael Brady, MAI, SRA, AI-GRS (2020-2021)

Michael Hunter, MAI (2020-2021)

ALTERNATE REGIONAL REPRESENTATIVES (2020)

Joe Anderson, MAI

Dan Fries, SRA

Ken Cantrell, MAI

Ashley Jernigan, MAI, AI-GRS

Marcus Kilpatrick

Peter Lamas, MAI

Matt Jackson, MAI

Gene Carden, SRA, AI-RRS

Tamika Whitted, SRA

Rick Kenny, MAI SRA

Appraisal Institute - Region IX Election

On May 2, 2019, the Region IX Committee held the 2nd Quarter Web Meeting / Conference Call. During this meeting, the following AI Professionals were elected to 2020 Region positions. Congratulations Rob Elliott, MAI, SRA and Karl Finkelstein, MAI!

Third Region IX Director:

Robert R. Elliott, Jr., MAI, SRA (2020-2024)

National Nominating Committee:

Karl P. Finkelstein, MAI (2020)

Upcoming Chapter, Region, and National Events & Meetings

National Leadership Development Council Conference – May 15-17, 2019

Washington, DC

Candidates, Practicing Affiliates, & Advisors Social – June 13, 2019 (*Back by Popular Demand!*)

[The Painted Duck](#), 976 Brady Ave, NW, Atlanta, GA
Where Camaraderie Meets Rivalry

3rd Quarter Chapter Meeting

Venue and Summer date to be determined

3rd Quarter Joint Region Meeting – July 21, 2019

[The Hyatt Regency Denver](#) 650 15th Street, Denver, CO
Sponsored by all 10 Regions

AI Annual Conference – July 22-24, 2019

The Hyatt Regency Denver, 650 15th Street, Denver, CO

3rd Quarter National BOD Meeting - July 25-26, 2019

The Hyatt Regency Denver, 650 15th Street, Denver, CO

4th Quarter Atlanta Area Chapter Meeting – Nov. 6, 2019

18th Annual State of Atlanta Conference – Nov. 6, 2019

Cobb Galleria Centre, Two Galleria Parkway, Atlanta, GA

National BOD Meeting – Nov. 14-15, 2019

Chicago, IL

Education Schedule

Additional education opportunities will be added to the calendar throughout the year.

2019 Continuing Education					
	Hours	Month	Day	Instructors	Locations
ARGUS Enterprise Training (Discounted Cash Flow) – A New Seminar!	14	June	5-6	Amelia Cabato	Atlanta Board of Realtors Center
Business Practices & Ethics (majorly revised)	6	June	19	Carl Schultz, MAI, SRA	Atlanta Board of Realtors Center
The Valuation of Breweries	4	Summer	TBA	Guest Speakers	TBA
State of Atlanta Conference (Economic Forecast & Property Type Trends)	7	Nov	6	Guest Speakers	Cobb Galleria Centre
2019 Advanced Designation Education					
	Hours	Month	Day	Instructors	Locations
Advanced Concepts & Case Studies	38	July	15-20	Larry Wright, MAI, SRA, AI-GRS	Atlanta Realtors Center
Advanced Income Capitalization	33	Aug.	19-23	Gary Taylor, MAI, SRA and Jim Vernor, PhD, MAI	Atlanta Realtors Center

Education Schedule

Additional education opportunities will be added to the calendar throughout the year.

2019 Qualifying Education	Hours	Month	Day	Instructors	Location s
General Appraiser Income Approach Part II	30	August	5-8	Jeff Bowling, MAI, SRA and Alex Rubin, MAI, AI-GRS	Atlanta Realtors Center

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Welcome New AI Professionals!

Candidate for AI-GRS

Adam C. Trammell, MAI Cumming, GA

Candidate for the MAI

Ryan Walther Atlanta, GA

Candidates for the SRA

Michael D. Congemi Acworth, GA
Joshua D. Helmer Marietta, GA

Practicing Affiliates

Elizabeth M. Beck Atlanta, GA
Michael A. Horton Atlanta, GA
Elizabeth Muse Atlanta, GA

Student Affiliates

Anthony S. Evangelista Woodstock, GA
Fernando E. Trochez Lopez Athens, GA

Congratulations New Designated Members!

New MAI's

Russell B. Hardeman, MAI Senoia, GA
David W. Moore, MAI Athens, GA
Janet Snyder, MAI Snellville, GA

New AI-GRS

Ashley Jernigan, MAI, AI-GRS Hoschton, GA

Meet Our New Designated Members!



Janet Snyder, MAI
Managing Director, Partner, US Hotel Appraisals

Janet Snyder, MAI is the Managing Director of the firm's Atlanta office. Her varied hotel consulting and valuation assignments for existing and proposed hotels have included everything from feasibility studies for oceanfront properties, market studies for a tourist attraction hotel and a Jamaican resort property, and appraisals of upscale boutique hotels. Janet oversees hotel valuation assignments in markets throughout Georgia, the Carolinas, the Gulf Coast states, and the Mid-Atlantic. Her detailed approach, adapted to fit each individual hotel assignment, translates into clear, comprehensive conclusions about a hotel's feasibility or value. Prior to joining HVS, Janet spent four years working for Hilton Worldwide, partnering with Hilton Direct's national sales office in Washington, D.C. and serving as Sales Manager at the Hilton Dallas Lincoln Center. She previously worked as a planner and sales manager for two meetings and events planning firms in Dallas. Janet earned a bachelor's degree in Telecommunications, with a minor in Religion, from Baylor University. She is a Designated Member (MAI) of the Appraisal Institute.



Ashley Jernigan, MAI, ASA, AI-GRS
Vice President, SunTrust Bank

Ashley graduated from the University of Georgia with a degree in Real Estate. She began her appraisal career with American Appraisal in 2010. In 2015, Duff & Phelps acquired American Appraisal, in which Ashley transitioned to until 2016. Ashley started with SunTrust Bank in 2016 as a review appraiser. Ashley obtained her MAI designation in 2016 followed by her ASA designation in 2017. Outside of appraisal, she enjoys hanging out at home with her husband and animals.

Other News Around AI

Additional important news from the Appraisal Institute:

- If you're interested in serving on an Appraisal Institute national committee in 2020, you'll need to complete the Leadership Resource Registry by Aug.1. [Learn more](#).
- Would you like to help acknowledge your fellow AI professionals? The Appraisal Institute is accepting nominations for the Lifetime Achievement Award and the Outstanding Service Award. The deadline for nominations is 5/24/19. Find more information on the [awards and the nomination process](#) (AI log-in and password required).
- The Appraisal Institute posted a new video to its YouTube channel about the organization's news publications. [Check out the video!](#)
- Coming soon: The Appraisal Institute will launch a new association management system, or AMS, this fall. More information will be forthcoming.
- [CLICK HERE](#) for the latest Appraiser News Online.
- The AI'S Q2 2019 Washington Report & State News is [FOUND HERE](#).
- The Appraisal Institute continues to grow its social media activities. Be sure to follow AI on [Facebook](#), [Twitter](#), [LinkedIn](#), [YouTube](#) and its blog, [Opinions of Value](#).



The Chapter Public Relations Committee met on March 19th at the Atlanta Board of Realtors Center to plan their goals and activities for the year.

2019 *Denver* | **ANNUAL CONFERENCE**

Don't miss the 2019 Appraisal Institute Annual Conference July 22-24 in Denver, Colorado!

The Appraisal Institute's Annual Conference is our premier event of the year. It is where valuation professionals gather for top notch learning and networking and you are invited to attend!

This year's program is dedicated to covering some of the valuation profession's most requested and cutting-edge topics.

Among many fascinating topics, session titles include:

- Artificial Intelligence, AVMs and the Future of Appraising
- Cannabis and Real Estate: The Ripple Effects of Legalization and Regulation
- The New Normal in Residential Appraisal: Hybrids, Bifurcation and Contract Bias
- Freddie Mac's Duty to Serve Initiatives: Impacts and Challenges for Appraisers



Member Quoted in Money Magazine!

Check it out! The Atlanta Area Chapter's own, **Dan Fries, SRA**, was recently quoted in [this article](#) titled "The Trendy \$9,000 Home Renovation That Practically Pays for Itself."

Data Sharing & Employment Forums

Visit the Chapter's website for recent data sharing requests and employment opportunities.

[Check It Out Here](#)

Note that utilizing the forums requires the user to setup an account by creating login credentials.



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Volunteers of Distinction

Volunteers of Distinction (1st Quarter 2019)

The Appraisal Institute's recognition program honors volunteers for their service to the Appraisal Institute, to the real estate valuation profession and to their local communities. Each quarter, the Appraisal Institute recognizes AI professionals who have been nominated by their fellow AI professionals.



Patrick Adamson, MAI, SRA
Adamson Real Estate Advisors
Buford, GA



Grant Griffin, MAI
Senior Managing Director, BBG
Atlanta, GA



Lauren Berkemeyer (General Candidate)
Real Estate Review Appraiser
United Community Bank
Marietta, GA



Bruce Kellogg, MAI
Managing Director
BK Consulting, LLC



Donna Bordelon, MAI, AI-GRS
SVP. Commercial Appraisal
Review Manager
Atlanta, GA



J. Carl Schultz, Jr., MAI, SRA
Director
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Chapter Meeting Highlights – 4/11/19





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2019 Mini LDAC Conference Highlights – Orlando, Florida





2019 Mini LDAC Conference Highlights – Orlando, Florida



Atlanta Area & Savannah Area Chapter Contingency Left to Right (Dori Bower, MAI; Sherry Watkins, MAI; Joe Anderson, MAI; Suzanne Brockway; Sandra Winter, MAI, AI-GRS; and Catherine Cronley Hayward, MAI, AI-GRS)



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Dori D. Bower, MAI

Eric M. Reynolds, MAI

Ryan D. Kiefaber, MAI

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Be an Atlanta Area Chapter Appraisal Institute Sponsor!

The Appraisal Institute is the world's foremost organization for real estate valuation professionals. The Atlanta Area Chapter AI is at the forefront of providing current educational courses and topical seminars, luncheons, and dinners featuring industry leaders and networking opportunities that support development of business relationships - all with the goal of providing the Georgia real estate community with a high level of valuation knowledge and skills it expects and deserves. Sponsors are vital to support this mission.

We are offering a superb package of sponsorship opportunities. Benefits include excellent exposure, industry good will, connection with the city's most lauded valuation experts and the opportunity to brand your company as a supporter of quality valuation services.

For more information on becoming an Atlanta Area Chapter Appraisal Institute sponsor, contact Suzanne Brockway at sbrockway@aiatlanta.org or call (770) 803-0024.

In Memory

Stephen Homans, MAI

Our sincere condolences go out to the family and friends of Stephen T. Homans, MAI, who passed away on Thursday, November 22, 2018.

Stephen was a regular participant at the Atlanta Area Chapter AI events who volunteered and served on committees and panels over the years. He received his MAI designation in 2016.

In 2009, Stephen formed Southeastern Property Analytics, LLC, a company dedicated to upholding the highest standards of ethical research, analysis, and reporting performed in the industry. Prior to forming Southeastern Property Analytics LLC Stephen worked for Kirkland & Company and served as a Vice President for over 15 years. Stephen also served as an asset manager with Metropolitan Life Insurance Company - Real Estate Investments, Inc., as a regional real estate appraiser with Merrill Lynch Business Financial Services, Inc., and as an appraiser with several local firms. Stephen has qualified as an expert witness in U.S. Bankruptcy Court.

Scott Cook (General Candidate)

Our sincere condolences go out to the family and friends of Scott Cook.

Donald Scott Cook, 46, passed away suddenly on Monday, March 25, 2019 at Alamance Regional Medical Center. He was born in Decatur, GA on February 2, 1973 to Donald M. Cook and Robin Janelle Cook, and was the beloved husband of 19 years to Catharine "Cathy" Doles Cook.

Scott was a commercial real estate appraiser with Driggers Commercial Group in Saint Simons Island, Georgia. He was pursuing his Member Appraisal Institute (MAI) designation by the Appraisal Institute, the highest achievement available to an appraiser. Scott graduated from South Gwinnett High School in 1991 and received his Bachelor of Business Administration from West Georgia College in 1996. He was a member of the Tau Kappa Epsilon fraternity. Scott and Catharine moved from Snellville, GA to Elon, NC in 2008.

Scott was passionate about fantasy football, the New York Jets, the Georgia Bulldogs, 80's hair metal bands and soccer. After the arrival of his precious daughters, Caitlin and Morgan, he transitioned into the role of a lively soccer dad. Most weekends and several nights during the week, you would find him on a soccer field, cheering on his girls. He was so passionate about the game of soccer that he joined the board of directors for the Burlington Soccer Club in 2018. Scott was a devoted husband, father, son and brother, whose presence in our lives will be dearly missed.

Survivors other than his loving wife, Catharine "Cathy" Cook and his parents who cherished him, Donald and Robin Cook include his daughters who he adored, Caitlin Marie Cook and Morgan Ann Cook; a sister and brother-in-law, Kathryn Cook Ring and Jonathon Scott Ring; nieces, Alyse Marie Ring and Ayden Leigh Ring; mother-in-law, Marie E. Doles; a brother-in-law, Rev. Brian C. Doles; and numerous aunts, uncles and cousins who loved him dearly.

Scott was preceded in death by his grandparents, William M. Cook, Charlotte D. Cook, Harley W. Janelle, Marie O. Janelle Eriksson; a step grandfather, Horace C. Eriksson; and his father-in-law, William C. Doles, with whom he shared a birthday and a love of NASCAR.

In lieu of flowers memorials may be made to the college fund for Caitlin Marie Cook and Morgan Ann Cook, at any BB&T Branch.

2019 Atlanta Area Chapter Leadership

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President – Sherry Watkins, MAI
Vice President – Dori Bower, MAI
Secretary – George Petkovich, MAI
Treasurer – Patrick Adamson, MAI, SRA

DIRECTORS

Marlon Day, MAI, SRA, Immediate Past
President (Ex Officio)
Andy Sheppard, MAI (Ex Officio)
Joe Anderson, MAI (Ex Officio)
Hugh "Bo" Bass, Jr., MAI
Gene Carden, SRA, AI-RRS
Brad Carter, MAI
Eric Durden, MAI
Philip Thomas, MAI

STAFF

Suzanne Brockway, Executive Director
sbrockway@aiatlanta.org
Office (770) 803-0024

REGIONAL REPRESENTATIVES

Dori Bower, MAI
Donna Bordelon, MAI, AI-GRS
Grant Griffin, MAI
Mike Hunter, MAI
Rick Kenny, MAI, SRA
Philip Thomas, MAI
Sandra Winter, MAI, AI-GRS

ALTERNATE REGIONAL REPRESENTATIVES

Joe Anderson, MAI
Dan Fries, SRA
Lisa Jenkins Wells (Candidate)
Mike Brady, MAI, SRA
David Griffin, MAI, SRA
Bennett Sands, MAI
Lauren Berkemeyer (Candidate)
Lee Folsom (Practicing Affiliate)
Jonathan Filson, SRA, AI-RRS
Matthew V. Albigese, MAI

COMMITTEES

Candidate Guidance

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Elizabeth Hall, MAI
John Filson, SRA, AI-RRS
Tamika Whitted, SRA

Education

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Dan Fries, SRA
Jeff Miller, MAI, AI-GRS
Jim Vernor, PhD, MAI, Education Provost

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Blair Schultz, MAI, SRA
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Melanie Sanders, MAI
Carolyn Sawyer, MAI
Sandra McAlister Winter, MAI, AI-GRS

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Lauren Berkemeyer
Daniel Larry Fries, SRA
Matt Jackson, MAI
Marcus Kilpatrick
Tamika Whitted, SRA

PANELS

Education Scholarship

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James Griffin, MAI, SRA
Greg Malcolm, MAI
Sandra Winter, MAI, AI-GRS

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Andy Sheppard, MAI – CHAIR
Eric Durden, MAI
Michael Brady, MAI, SRA, AI-GRS

Newsletter

Donna Bordelon, MAI, AI-GRS – CHAIR
Rhonda Anderson, MAI
Ashley Jernigan, MAI, AI-GRS
Carolyn Sawyer, MAI

PROJECT TEAMS

State of Atlanta Conference

Marlon Day, MAI, SRA – CHAIR

[CLICK HERE](#) for Committees,
Panels, and Project Team Members