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# Greater Oregon Chapter

## Field Notes March 2023

### Chapter President's Message

**James F. Kurasz, MAI, AI-GRS**  
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### President's Message:

Dear Appraisal Institute Colleagues:

I am honored and excited to start the year as president the Greater Oregon Chapter of the Appraisal Institute. First, I want to thank Chad Plaster, MAI for laying the groundwork as last year's president, and for serving one more year as the past president. Our industry and the market are experiencing changes, and it is our job to keep everyone informed and educated regarding these changes. Further this chapter would not be able to function with our Executive Director, Vicki Champ! One of the most genuine, thoughtful, and competent individuals I have ever worked with, and we are so lucky to have her in this capacity.

The calendar for this year has courses in Business Practices and Ethics next week, as well as two offerings in Appraising Solar and Green Properties in September (Residential and Commercial). November, Comprehensive Review of Appraisal Concepts. This course is everything you need to prepare to take your state Certified General exam (4-day) course or MAI Designation Comprehensive Exams (6-day). Already licensed and designated? No worries! This class will also dust off all that knowledge locked away in your mind and refresh your appraisal toolbox! And easy and fun way to knockout your continuing education for the licensing cycle.

We are working on some homegrown seminars, additional education options, as well as some social gatherings. With the help of Vice President, Kurt Plaster, MAI (Treasurer), we have been asked to come back to assist with the Refugee Care Collective, due to last year's successful drive. Please look for future emails regarding items needed for donations and a schedule to help assemble and deliver kits for this worthy cause.

Over the past few years with the pandemic, the social aspect of the Appraisal Institute has for the most part been non-existent. Another goal for the chapter this year is to organize some events where all of us with a common career can get together socially. Memories of prior years' events brings the desire to continue some traditions and create new ones. While we are competitors in business, we all share a trade, which could lead to stronger friendships and relationships outside of work. Similarly, being involved with the Appraisal Institute and working to strengthen our industry together will bode well for everyone. Therefore, I suggest taking an active role in our organization and meet some incredible people. Feel free to contact me if you would like to volunteer, take an active role as an officer or director, and/or if you have any ideas/courses you would like to see the Chapter pursue.

In closing, thank you to the officers, board of directors, and committee members for your hard work and commitment to the mission and goals of the Appraisal Institute, and your service to our membership. A special thank you is extended to Owen Bartels, MAI, for his continued work following legislative issues that relate to our industry (See the following article). An additional special thanks to Karen Storm, MAI, AI-GRS, who is the editor of our newsletter.

To all our members, thank you for the support of our chapter programs and your participation.

**James F. Kurasz, MAI, AI-GRS**  
**2023 Chapter President**

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## Legislative News

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**Submitted by Owen E. Bartels, MAI**  
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### Update On Legislative Action

With a new governor and a magnifying lens on creating housing opportunities, this year's legislative session is awash in bills relating to housing, grants for construction, expanding developable land areas, and tax incentives for ownership.

The Appraisal Institute advocates for our membership and for the profession in general, so we typically do not take a position on these sorts of issues. Nonetheless, as they can move markets, I want to make sure you, my fellow Chapter members, are aware that these discussions are happening. The Governor's office seems serious in trying to find ways to bring her stated goal of 36,000 new housing units annually to the state. The legislature is seeing the fruits of work-groups on housing and is moving legislation on the topic.

This session has two bills relating to real estate appraisal activity. Fortunately, in the eyes of this committee, these are friendly topics.

**HB 2287** is a house-keeping bill put forth at the request of our licensure board. It "Clarifies that Appraiser Certification and Licensure Board is responsible for determining specified criteria for registration or certification of appraisal management companies." This won't change anything, merely clarifies the apparatus currently in place.

**SB 702** "Allows (the) Appraisal Certification and Licensure Board to require training on implicit bias and state federal fair housing laws for real estate appraisers." There is a slower-moving federal push for similar language, so in the eyes of this committee this only helps us get ready for something that is coming our way. It will create a requirement for continuing education on bias and fair housing rules with your license renewal cycles. Anyone who has taken USPAP or Ethics recently has seen some of this content already, and that coursework may already satisfy this requirement.

On a larger scale, The Appraisal Foundation will be having a public meeting on March 22 to discuss some proposals for new education at the time of issuance of the 2024-2025 USPAP to include a new 7-hour USPAP course and a 4-hour course on fair housing regulations to be required of all licensed appraisers. If you'd like more information or would like to register to offer testimony at that public meeting you can find more on their website: <https://www.appraisalfoundation.org/>.

For anyone who might want to do your own searching for a topic of interest in the Oregon legislature, there is a video on how to search the legislative information site here: [https://www.oregonlegislature.gov/citizen\\_engagement/Pages/Find-a-Bill.aspx](https://www.oregonlegislature.gov/citizen_engagement/Pages/Find-a-Bill.aspx) and the referenced Oregon Legislative Information System website is here:

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## Commercial appraiser position available

Cushman & Wakefield Valuation & Advisory/Pacific Northwest – Portland office. Qualified experienced candidates can email qualifications to Jay Booth ([jay.booth@cushwake.com](mailto:jay.booth@cushwake.com)) and Melissa Bach ([melissa.bach@cushwake.com](mailto:melissa.bach@cushwake.com)) or search <https://careers.cushmanwakefield.com/global/en> for opportunities.

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## Remembering Brian L. Kelley, MAI

Sept. 1, 1953 - Feb. 10, 2023

Brian Kelley passed away at home Feb. 10, 2023, after a long battle with cancer, with his wife Lynne by his side. Brian outlived his initial prognosis by over five years, and the strength and courage that he displayed throughout his illness will be forever remembered by his family and friends.

Brian was born Sept. 1, 1953 in Portland to John and Virginia Kelley. He attended Clinton Kelly and Atkinson grade schools, and Franklin High School where he was a three-sport athlete. Later, at the University of Oregon, he met Lynne Aiken. The two married in Portland Oct. 25, 1980, and their son Sean was born in 1986. After graduating from the University of Oregon with a Bachelor of Science degree from the College of Business Administration, Brian returned to Portland and soon began working at Palmer, Groth and Pietka, Inc. - a Portland real estate appraisal firm, reaching the designation of MAI. He became a partner with PGP and remained with the company through its acquisition by Colliers International dedicating over 40 years of service to a craft that he loved. Brian continued working until just a few weeks before his passing and made countless friends in the business community around Portland.



When Brian was not working you could find him at the drag races, a car auction or an antique mall. Brian was a collector of vintage wares and beer neon signs and memorabilia.

Brian is survived by his loving wife of 42 years, Lynne; his son, Sean and daughter-in-law, Sarah. Brian, the oldest of five, is also survived by siblings, Gary (Kathy), Michael (Sheryl), Peggy Pietka (Rudy Ferrante), and Larry (Terri); as well as 11 nieces and nephews.

A gathering to celebrate Brian's life will be held at a later date.

In memory of Brian, contributions may be made to Care Partners Hospice and Palliative Care at [carepartnersor.org](http://carepartnersor.org) or by mail: 12670 N.W. Barnes Road, Suite 100, Portland, OR 97229.

Please sign the online guest book at [www.oregonlive.com/obits](http://www.oregonlive.com/obits)

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## Remembering Dawn M. Molitor-Gennrich, SRA, AI-RRS

December 9, 1960 – February 27, 2023

Dawn Marie Molitor-Gennrich, SRA, AI-RRS, age 62, of Concord,



California passed away suddenly on Monday, February 27, 2023.

Dawn belonged to the NorCal Chapter of the Appraisal Institute and taught many classes for our chapter over the years, during Covid taught most of our Zoom classes for us.

Dawn was a remarkable person, a good friend to many and an excellent instructor.

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## Remembering Daniel J. (Josh) Fry

March 14, 1954 - February 20, 2023

Josh Fry—a wonderful husband, father, grandfather and brother—died Feb. 20 after a lengthy illness. His passing was peaceful as he was surrounded by his loving family.

In addition to caring family members, Josh is mourned by countless friends who remember him for his good nature and sharp wit. His warm smile would brighten any room he walked into.



Daniel Joshua Fry was born March 14, 1954, into a prominent Salem family, whose roots in the city go back centuries. His parents were the late Daniel Joshua Fry and Peggy Gumbert Fry. Josh, as he was known through his life, attended South Salem High School and University of Oregon, majoring in business. Shortly after, he married the love of his life, Gina Fry. After working as a real estate broker for his father-in-law, Richard Grabenhorst, in Salem, the family moved to Vancouver in 1986. Josh worked as an appraiser for PGP where he eventually became a partner. He then went into business for himself and enjoyed a more leisurely lifestyle of fishing, hunting, Neskowin trips and his favorite new role as a grandpa to Carson and Kailey Oaks. He took such pride in being a fun, kind and involved figure in their lives.

His early years in Salem were spent roaming the hills of Candalaria in south Salem, with a bevy of neighborhood pals, and walking the beach at Neskowin, where the family has a cherished home. He also loved to hunt around the FMF duck lake out south. Throughout his life, Josh was an avid outdoorsman who loved to hunt and fish and clam dig. His search for game took him to Canada, Montana, Alaska and all parts of Oregon, and his family enjoyed the success of his labors. He also loved to cook his game or catch and was known for his smoked salmon, among other delicacies.

His family was everything to him, and Josh was always there for them. He especially enjoyed his time as a coach for DJ's Little League teams, and loved watching Jenny and DJ play soccer, tennis and golf while growing up.

Josh's brother, Blake, remembers his big brother could be a terror as a kid, but he grew out of his mischievous phase and among friends and family he was known for his kindness, compassion and solid one liners.

Surviving are his wife, Gina Fry, children D.J. Fry and Jenny Oaks, son-in-law Kevin Oaks, grandchildren Carson and Kailey Oaks, brother Blake Fry and sister-in-law Lorna Fry. In addition to his parents, Josh was preceded in death by his brother, Curtis.

The family held a celebration of life in his honor, March 14 at the Heathman Lodge in Vancouver, WA.

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## Refugee Restart Kits Needed

Submitted by: Kurt K. Plaster, MAI

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As many of you may recall, last August our chapter served in the community by assembling/delivering food and restart kits for refugees that have recently come to Oregon. Countries of origin for many of these refugees are Ukraine, Afghanistan, Syria and other countries in the middle east and Africa.

My local contact at Refugee Care Collective recently reached out to me and said that the need is substantial with all of the refugees coming in over the last 6-12 months and all of their kits are depleted. Our Chapter has volunteered to supply at least 25 kits and Refugee Care Collectives goal is to supply at least 300 kits between now and June.

Mark your calendars for Saturday May 20<sup>th</sup> where we will assemble and deliver these kits. An exact place and time is yet to be determined but will likely be around 9am on that day.

Most refugees arrive to the United States with next to nothing, but you can help them rebuild their lives by putting together a restart kit. Types of kits needed are personal care, welcome, kitchen, baby, bedding, bathroom and cleaning. The average cost of each of these kits is \$72 to \$193. We are looking for donations from individuals and/or firms to purchase and deliver the needed items for each of these kits. We also encourage you to include a hand-written, unsealed note welcoming the family.

We will be sending out a sign up list where you can volunteer to supply the items in however many restart kits you choose to donate. More information on the items that go into each restart kit will be forthcoming.

Thanks for helping us welcome refugees to Oregon!



## Upcoming Events

**March 23**

**Business Practices and Ethics**

Clackamas Community College, Wilsonville, OR  
([Register here](#))

**May 11**

**Residential Market Update Seminar and Social(2 hour seminar, watch for details)**

**May 20**

**Chapter Community Service Event, Refugee Restart Kits (watch for details)**

**September 18-19**

**Residential and commercial Valuation of Solar**

Clackamas Community College, Wilsonville, OR  
([Register here](#))

**September 20**

**Field Trip to tour Green buildings in Portland**

([Registration coming](#))

**September 21-22**

**Practical Applications in Appraising Green Commercial Properties**

Clackamas Community College, Wilsonville, OR  
([Register here](#))

**November 1-4, 6-7**

**Comprehensive Review of Appraisal Concepts**

Clackamas Community College, Wilsonville, OR

*(Registration coming)*

**All above classes will be classroom instruction.**

*We're always adding to the calendar. Check the website often or email Vicki in the chapter office at [aioregon@oregonappraisers.org](mailto:aioregon@oregonappraisers.org)*

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**Sincerely**

A handwritten signature in blue ink that reads "K. Storm".

Karen Storm, MAI, AI-GRS  
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