



## North Star Chapter

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### PRESIDENT'S LETTER

Happy Holidays and New Year North Star Chapter Members!

We have had some big changes this past year, of which the most impactful has been the approval of a new chapter: Wyoming, South Dakota, and North Dakota. The Chapter Board voted to approve North and South Dakota joining Wyoming in this new chapter. However, the Board had the wisdom to push for an easy method for members in North and South Dakota to choose to remain in the North Star Chapter. I can confirm that many members in the Eastern portions of North and South Dakota chose to remain with our chapter. That said, members who decided to join the new chapter have more convenient meetings, education, and chapter opportunities. Overall, this is a win-win for all Appraisal Institute members!

I want to give a huge "Thank You!" to Brett Hall and Byron Miller. Brett, as we all know, works tirelessly as the education coordinator and teacher. His contributions to the chapter are significant, his planning and experience have helped our chapter generate revenue and, most importantly, educate our members. Byron Miller volunteers for every position, chair, and function for the chapter. His work, along with the entire government committee, has provided appraisers with clarity and security in Minnesota law.

I would also like to thank Brian Tinjum. His knowledge of the chapter bylaws helped the Board through the Wyoming, South Dakota, and North Dakota Chapter creation vote.

Throughout the year, the chapter offered multiple meetings and Trends. I heard from many members that the topics at Trends 2023 were interesting, relevant, and informative. The executive board, primarily Andy Totzke and Byron Miller, organized the speakers and coordinated schedules. Attendance at Trends was great! Already, the incoming executive board of Kelsey Hornig, Andy Totzke, and Byron Miller are planning Trends 2024; they have big plans!

I would like to highlight our recent chapter meeting at Allianz Field in early October. The event was sold out and included a 75-minute tour of the facility. Our members were able to see the field, locker rooms, and executive sweets of the field. After the tour, the Director of Operations, Sam Nolden, provided a presentation of the stadium, operations, and maintenance of Allianz Field.

On November 14<sup>th</sup>, we had our annual chapter meeting at Midland Hills Country Club. This is our “big” meeting of the year. Prior to the dinner, the Board held a meeting with National Appraisal Institute President Craig Steinly. As a special honor, the new CEO of the Appraisal Institute, Dr. Cindy Chance, also attended the meeting. We had a good discussion about a lot of topics, especially how to provide more value to our members. Based on discussions at our meeting, I am excited to see what will happen in 2024! After the meeting, we had dinner and honored our new Chapter members and newly designated members. Overall, it was a invigorating evening with a strong emphasis on our members.

A new feature in this newsletter is a profile of one of our chapter members. The first one is on Nathan Hansen, MAI. I encourage you to check it out!

As I conclude this message, I would like to especially highlight one member of the executive committee. While I certainly could highlight Byron Miller, who is the incoming Chapter President, he has done this before and has received plenty of praise! Instead, I would like to acknowledge Andy Totzke, the current Chapter Treasurer and Secretary. He has responded to every email, text, and meeting invite almost immediately. He has secured speakers for Chapter meetings and Trends. Finally, he provides good ideas and is incredibly focused on our members. Thank you Andy!

Finally, I would encourage our members to volunteer for the Board of Directors or Executive Committee. Our chapter is our members, each does not exist without the other. Please consider helping out any way you can.

I want to thank each and every member for allowing me to serve as your 2023 Chapter President, it has been an honor and a great opportunity to meet many of you!

Regards,

Ethan Waytas, President

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## GETTING TO KNOW OUR CHAPTER MEMBERS

Nathan Hansen, MAI



**Company:** Valbridge Property Advisors, Senior Managing Director

**College:** North Dakota State University

**Years Appraising:** Began appraising in January 2002 with Bill Waytas at Nagell Appraisal and Consulting

**Primary Area of Practice:** Eminent domain, easement valuation, litigation.

**Family:** Wife Melissa, son Jack 18, daughter Macy 16

**Favorite Activities:** Attending my kids sporting events, downhill skiing, traveling with my wife, watching F1, tending to my salsa garden.

**Favorite Movie:** Shawshank Redemption, Kung fu Panda

**Advice to new appraisers:** Say yes to every assignment; seek out good appraisers and other professionals to learn from; becoming competent is a new property type is fun part.

**Wish List:** Travel to all 50 states by the age of 50 (4 years, 8 states to go: Washington, Oklahoma, Alabama, Connecticut, Maine, New Jersey, Rhode Island, Delaware)

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## UPCOMING CHAPTER EDUCATION AND MEETINGS

January 22-25: Basic Appraisal Principles, registration forthcoming

January 26: [7 Hour USPAP](#)

February 5-8: [General Appraiser Cost Approach and Site Valuation](#)

February 9: [Inconsistency: It's Hiding in Plain Sight in Your Commercial Appraisal](#)

February 12-15: Basic Appraisal Procedures, registration forthcoming

February 23: [7 Hour USPAP](#)

March 11-15: [Advanced Income Approach](#)

July 15-18: [General Appraiser Income Approach, Part 1](#)

August 12-15: [General Appraiser Income Approach, Part 2](#)

Additional classes are added throughout the year.



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## AI NEWS

Congratulations to our new designees for 2023!

Eric Nycklemoe, MAI

Kari Rageth, MAI

David Whartnaby, MAI

[Banking Industry Strong but CRE a Significant Concern: FDIC](#)

[Tech Markets See Big Increase in Office Vacancies: Moody's](#)

[Demand for Office Space Grows, Survey Reveals](#)

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## NSCAI GOVERNMENT RELATIONS REPORT - FALL QUARTER 2023

As this year comes to a close, our chapter and national Government Relations Committees (GRC) are working hard on members behalf to advocate for the profession.

On the racial evaluation bias front, the Appraiser Qualifications Board (AQB) issued a mandate that as of 1/1/2026, all appraisers have to take racial valuation bias and fair housing course. For existing appraisers, you have to take the seven hour course. And if you're a new appraiser, you'll have to take the seven hour course, plus a one hour exam. After that, every two years, a four hour version of the course is required. Please be aware, that the existing state required two hour valuation bias course does not satisfy the seven hour AQB requirement. However, taking the seven hour course will satisfy the state's two hour class requirement.

Spokane, Washington enacted a city ordinance that increased the number of dwellings on what was a single-family residential parcel to a maximum of six units; referred to as "Upzoning" and this legislation is popping up all over the country. One of the unintended consequences is residential appraisers potentially can no longer appraise most of the residential housing stock in the city. Two of the largest Government Sponsored Enterprises (GSEs) threatened not to buy loans in the whole state of Washington as a result. National

GRC drafted a policy statement and worked with city officials to inform them of the unintended consequences and the negative impact it would have on affordability in the city.

Closer to home, the city of Saint Paul passed a similar upzoning ordinance that took effect in November 26, 2023. The St. Paul version of upzoning also allows for up to six dwellings on a single-family residential parcel. National GRC, as well as our chapter government relations are currently working on a strategy to address this threat to residential appraisers as well.

And finally, as most of you may be aware, a Minnesota judge struck down the city of Minneapolis' 2040 plan in September. He ordered the city to revert back to the zoning of the 2030 plan. The city is planning to appeal, but for now appraisers doing inspections in the city of Minneapolis should check with the Minneapolis planning department to determine zoning for your highest and best use analysis.

Government relations committee works hard on your behalf, and is the most significant member benefit protecting the rights and advocating for our members.

As the North Star 2024 chapter president, I look forward to serving you, and listening to your concerns.

With that in mind, I plan on having a "coffee with the president" once a month at a Caribou coffee shop near you, where the chapter will buy you a cup of java, and you can come and talk to me and other chapter leaders about any appraisal issues or concerns that you may have. Look for the announcements on our website.

I wish you a happy and prosperous 2024.

Byron Miller, SRA, AI-RRS

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## JOB OPPORTUNITIES

Check out available positions at our [Career Opportunities](#) page with one new posting.

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