

Alberta Assessors' Association 50th Annual Conference

2010

Conference Brochure

Celebrating 50 Years and Valuing the Future



**April 20 – 23, 2010
Fairmont Chateau Lake Louise
Lake Louise, Alberta**



Program at a Glance

Tuesday April 20

7:30 am	-	8:30 am	Registration Check-in
8:30 am	-	4:30 pm	Pre-Conference Education Courses (separate registration)

Wednesday April 21

7:30 am	-	4:00 pm	Registration Check-in
9:00 am	-	10:30 am	Concurrent Workshops
10:30 am	-	10:45 am	Break
10:45 am	-	Noon	Concurrent Workshops (cont'd)
Noon	-	1:00 pm	Mix-and-Mingle Lunch
1:00 pm	-	2:15 pm	Opening Ceremonies (dignitary greetings)
2:15 pm	-	2:30 pm	Break
2:30 pm	-	3:30 pm	Plenary Session – Michael Kerr – <i>The Workplace Energizer</i>
3:30 pm	-	5:00 pm	Compass User Group Meeting
6:00 pm	-	8:00 pm	President's Dinner (by invitation only); CPTA Dinner
8:00 pm	-	11:00 pm	Icebreaker Reception

Thursday April 22

7:30 am	-	4:00 pm	Registration Check-in
7:30 am	-	8:30 am	Breakfast
9:00 am	-	10:30 am	Concurrent Workshops
10:30 am	-	10:45 am	Break
10:45 am	-	Noon	Plenary Session – Dr. Mark DeVolder – <i>You Can Do Anything</i>
Noon.	-	1:00 pm	Lunch
1:00 pm	-	2:30 pm	Plenary Session – Legal Panel
2:30 pm	-	2:45 pm	Break
2:45 pm	-	3:45 pm	Plenary Session – Kevin Burns – <i>Generational Attitudes</i>
2:30 pm	-	4:30 pm	Landlink Meeting (<i>concurrent</i>)
4:00 pm	-	5:00 pm	Hospitality Reception
5:30 pm	-	11:00 pm	BBQ Dinner at Brewster Barn – Pre-Meal Entertainment Don Bryan, Ventriloquist

Friday April 23

7:30 am	-	9:00 am	Registration Check-in
7:30 am	-	8:30 am	Breakfast
8:30 am	-	9:45 am	Municipal Affairs Bearpit/Assessors' Forum
9:00 am	-	Noon	Good Ol' Days – Retired and Former Member Gathering (<i>concurrent</i>)
9:45 am	-	10:00 am	Break
10:00 am	-	Noon	Alberta Assessors' Association Annual General Meeting
Noon	-	1:15 pm	Lunch
1:15 pm	-	2:15 pm	Plenary Session – Derek Selinger – <i>Engage</i>
2:15 pm	-	2:30 pm	Break
2:30 pm	-	4:00 pm	Celebrating 50 Years and Valuing the Future – Ceremonies
6:00 pm	-	Midnight	Banquet, Featuring Johnny "Bagpipes" Johnston and Karac Hendriks

Note: Pre-Conference and Partner's Programs are available as optional conference activities.



**2010 Full Day Pre-Conference Courses (Separate Registration)
Tuesday, April 20, 2010**

Analyzing the Commercial Lease (2010PC01)

This course will focus on the income approach, providing an overview of the commercial lease and analyzing key clauses that can affect property value.

Instructor:	Gordon MacNair	Min/Max Participants:	30/60
Time:	8:30 am to 4:30 pm	Re-certification Credits:	7 Valuation
Location:	Beehive Room	Member Cost:	\$200.00 (+ GST)

Marshall & Swift Integration into CAMA!ot (2010PC02)

This session offers a practical application of the Marshall and Swift Cost Estimator software within the CAMA!ot software program. The course will focus on data entry, market adjustment application and custom component sources and options available to the assessor in establishing a cost approach to value.

Instructor:	Jeff McKinnon, AMAA	Min/Max Participants:	25/60
Time:	8:30 am to 4:30 pm	Re-certification Credits:	7 Valuation
Location:	Lakeshore Room	Member Cost:	\$125.00 (+ GST)

Annual Cycle: Duties of the Assessor (2010PC03) - cancelled

This course will demystify the various functions of an assessor from both urban and rural perspectives by identifying the processes and responsibilities in the cycle, the major functions, and how they align with the Municipal Government Act. This course will be of particular interest to entry-level assessors.

Instructor(s):	Terry Herbert, AMAA	Min/Max Participants:	25/60
Time:	8:30 am to 4:30 pm	Re-certification Credits:	7 Valuation
Location:	Plain of Six Glaciers Room	Member Cost:	\$150.00 (+ GST)

Approaching Land Titles and More ... Condominiums, and Strata (2010PC04)

This course will focus on the interpretation of land titles, condominiums, and phased condominium strata plans and explore the various issues associated with each.

Instructor(s):	Zygmunt Zadora-Paszkowski	Min/Max Participants:	20/25
Time:	8:30 am to 4:30 pm	Re-certification Credits:	7 Valuation
Location:	Saddleback Room	Member Cost:	\$250.00 (+ GST)

Drafting Technology in the Assessment World (2010PC05) – cancelled

Both an introduction to blue print reading and computer drawing in the assessment world will be covered in this session. Blueprint reading involves a lot of detailed information using many symbols and lines to explain building qualities. This session will delve into the many features of a blueprint and how to effectively get all the structural information you can. Computer drafting in the field of assessment, as exemplified by the City of Edmonton's Assessment and Taxation Department drafting team, will also be explored.

Instructor(s):	Andrea Arrowsmith	Min/Max Participants:	20/25
Time:	8:30 am to 4:30 pm	Re-certification Credits:	7 Valuation
Location:	Alpine Room	Member Cost:	\$150.00 (+ GST)



Pre-Conference Course Instructors

Gordon E. MacNair, AACI, P.App., SR/WA

Gordon MacNair is Director, Real Estate Partnerships & Development Office for the City of Ottawa and is a direct report to the City Manager. Gord is responsible for leading key development initiatives set out in Council's Strategic Plan, enhancing the value of the City's real estate assets, and setting long-range strategic real estate asset rationalization and management plans. His team oversees all real estate matters for the City of Ottawa. Gordon is a facilitator for a number of organizations including the AIC, IRWA, BOMI/BOMA and has facilitated various types of seminars across Canada and the U.S. on real estate matters ranging from valuation, commercial leasing, expropriation, asset management and real estate investment finance. He has also published a number of valuation articles in both the Canadian Property Valuation and the Right of Way magazines. Gordon served as International President for the International Right of Way Association for 2004-2005.

Terry Herbert, AMAA, CAE, AACI, SR/WA

Terry Herbert is the training instructor for the Assessment and Taxation Branch with the City of Edmonton. Terry has over 35 years of experience in assessment and appraisal. As an IRWA and IAAO certified instructor, Terry has delivered courses throughout North America, including the Alberta Assessors' Association.

Jeff McKinnon, AMAA

Jeff McKinnon is currently employed at Strathcona County as an Assessment Coordinator. He graduated from the Lakeland College Appraisal and Assessment program in 1997 and worked at Compass Assessment Consultants Inc. until 2002. Jeff has been working with the Marshall and Swift Commercial Estimator software since arriving at Strathcona in 2002. Throughout 2007 the county converted all non-residential properties to the Marshall and Swift program in CAMALot and subsequently the 2007 and 2008 general assessments were completed using the software.

Zygmunt Zadora-Paszkowski, B.G. (Eng)

Zygmunt Zadora-Paszkowski, with Western Surveys Group (Edmonton) Ltd., has over 45 years of experience as a teacher, instructor, professor and lecturer in many different countries. He has been a lecturer for the Edmonton Real Estate Board, Appraisal Institute of Canada, Department of Public Works Canada and has appeared as an expert witness for many municipalities throughout Alberta.

Andrea Arrowsmith, C.E.T.

Andrea Arrowsmith is a Drafting Technologist in the Assessment and Taxation Branch of the City of Edmonton. She is a Certified Engineering Technologist with ASET (Association of Science and Engineering Technology Professionals of Alberta). She graduated in 2004 from the Engineering Design and Drafting Technology program at NAIT. Prior to working with the City, Andrea worked as a lead drafter/designer for a millwork construction company in Fort McMurray from 2004-2006 and as a residential designer for an Edmonton homebuilder from 2006-2008.



Conference Highlights

- ❖ **Speakers**
 - A fabulous line-up of Keynote Speakers has been arranged as plenary sessions this year. Take a look on Page 9 for a sneak preview!
 - As always, a number of guests and dignitaries will be providing greetings throughout our program.
- ❖ **Icebreaker Reception – Sponsored by CAMA/lot**
 - The Wednesday night Icebreaker Reception for full conference registrants will be held in the Larch Lounge overlooking the elegant lobby of the Chateau. Get a caricature portrait done of yourself and your friends by Calgary artists while you meet with fellow members and guests.
- ❖ **Hospitality Reception**
 - **Reynolds, Mirth, Richards and Farmer, LLP** will be graciously sponsoring a hospitality reception from 4:00 to 5:00 p.m. on Thursday April 22nd. A perfect opportunity to mix and mingle before the BBQ Dinner!
- ❖ **BBQ Dinner**
 - “**Live the Lore of the West**” at the **Brewster Barn**, a pleasant five-minute walk behind the Chateau. Ventriloquist Don Bryan and the two-piece band, SUDS, are feature entertainers sure to help kick up the spurs!
- ❖ **Bearpit/Assessors' Forum**
 - In recognition of the three groups coming together to form the Association in 1960, the Rural Assessors, the Urban Assessors and Alberta Municipal Affairs will be joining together to discuss common issues at this session.
- ❖ **Annual General Meeting**
 - In addition to the regular orders of business and reports on the past year's activities, newly accredited members and long service awards will be presented at the Annual General Meeting on Friday morning from 10 a.m. to noon.
- ❖ **Retired and Former Member Gathering**
 - While members who are currently practicing assessment are deep in discussions at the Bearpit/Assessors Forum and the Annual General Meeting, Retired and former members can savour their assessment careers and shenanigans over refreshments in the comfort of the Alpine Room overlooking Lake Louise.
- ❖ **Celebrating 50 Years and Valuing the Future**
 - The events of the past three days build to a crescendo as delegates and guests celebrate the Association's milestones and achievements and look forward to a successful future. After the formal celebrations, catch your breath for a couple of hours before attending the Assessors' Banquet for great food and entertainment as the celebrations continue on into the night!!!
- ❖ **Educational Offerings for Everyone**
 - A wide range of educational sessions will be offered on both Wednesday and Thursday mornings. Check them out on the next pages and be sure to indicate your choice of sessions on the reverse side of the Conference Registration Form!



2010 Concurrent Workshops
Wednesday, April 21, 2010

Concurrent Workshops
9:00 am to Noon (3 hours each)

Sales Verification and Validation (2010CW01)

This session will provide participants with an overview of the appraisal theory of sales verification and validation processes.

Instructor: Terry Herbert, AMAA, CAE, AACI, SR/WA
Re-certification Credits: 3 Valuation

Terry Herbert is the training instructor for the Assessment and Taxation Branch with the City of Edmonton. Terry has over 35 years of experience in assessment and appraisal. As an IRWA and IAAO certified instructor, Terry has delivered courses throughout North America, including the Alberta Assessors' Association.

Public Speaking Essentials (2010CW02)

Every day we interact with people in a variety of situations: large groups, small groups and even one-to-one. This session will teach even the shyest of people to speak in public with confidence and effortless style with the power to attract and hold any audience's attention.

Instructor: Barbara May
Re-certification Credits: 3 General

Barbara May holds a Bachelor of Education Degree from the University of Alberta and brings over two decades of teaching, speaking, and television experience to her programs. Barbara is a former national level gymnast, coach and trainer of coaches who understands the pressure of competition and knows what it takes to perform. She has spent the past 29 years helping others achieve results and is a recipient of the 3M Coach Recognition Award for her outstanding contribution to the sport community.

CAMAlot Training Session (2010CW03)

This session will take an in-depth look at the CAMAlot software features, focusing on Lancelot, Merlin and the ad hoc query functions.

Instructor: Todd Brasseur, AMAA
Re-certification Credits: 3 Valuation

Todd Brasseur is the Director of COMPASS Municipal Services Inc. He graduated from the Lakeland College Appraisal and Assessment Program in 1985. Todd was employed as an assessor for 10 years with organizations including Alberta Municipal Affairs, the City of Wetaskiwin and Strathcona County before joining Compass in 1995. He plays an integral role in the Design, Development and Training in regards to the various modules of the CAMAlot Software. CAMAlot is in use in over 300 municipalities across Alberta as well as in the Northwest and Nunavut Territories. Last year, the company reached the milestone of 1,000,000 parcels being assessed using CAMAlot.



Concurrent Workshops – Wednesday April 21, 2010 (cont'd) **9:00 am to Noon (3 hours each)**

GIS in the Assessment Lifecycle (2010CW04)

This workshop will demonstrate the uses of GIS in the entire assessment lifecycle. From field data collection to analysis to presentations to stakeholders, GIS is a powerful tool for assisting a municipality's assessment function in managing its critical information in a visual, map-driven manner. GIS tools can automate many aspects of the traditional assessment function by maintaining the majority of assessment data in digital form and allowing that information to be easily modeled, queried, and reported upon to become an even more valuable part of the Municipality's internally-shared information knowledge base. Real-life examples will be presented showing how discipline-specific (Residential, Non-Residential, Industrial, and Farmland), GIS-enabled workflows can be created to streamline and enhance the assessment function within any municipal organization.

Instructor: Kurt Hartman, Director of Technology, Accurate Assessment Group Ltd.
Re-certification Credits: 3 Valuation

Kurt Hartman has over 14 years of experience working in the municipal government sector. Kurt started his career in the assessment profession, but with his knowledge and training, he is now AAG's Director of Technology. Through his assessment and GIS background, Kurt has developed a vast knowledge of municipal business practices. He has also been involved with the integration of many municipal functions into GIS, such as Development and Planning, Assessment, Taxation, Emergency Services and Public Works.



2010 Concurrent Workshops
Thursday, April 22, 2010

Concurrent Workshops
9:00 am to 10:30 am (1.5 hours each)

Title and Mortgage Fraud (2010CW05)

This session will identify the history of mortgage fraud in Alberta, highlight emerging trends and investigations, and provide hints on how to recognize mortgage fraud before it is too late.

Presenter: Ron Lawson, Real Estate Council of Alberta
Re-certification Credits: 1 Valuation

Ron Lawson is the investigations coordinator of the Real Estate Council of Alberta, a non-government agency, responsible for regulating professionals in the real estate, mortgage broker and real estate appraisal industries under Alberta's *Real Estate Act*. On behalf of the director of Audit & Investigations he is responsible for the day-to-day management of investigators tasked with the responsibility of carrying out investigations under the *Act*. Ron joined RECA as an investigator in May 2003 and in January 2006 took over the role of Registrar. He then returned to investigations in January 2007. Prior to his work with RECA, Ron enjoyed a fulfilling career with the Winnipeg Police Service, retiring in August 2002. Mr. Lawson was recognized by the Association of Real Estate License Law Officials (ARELLO), an international body, as the 2009 investigator of the year in relation to a fraud investigation.

Real Estate Investment Outlook (2010CW06)

This session will provide an overview of the residential and non-residential real estate market and the economic forces that are shaping the market, including financial institution policies, impact of the oil and gas market on real estate, current status and future trends.

Presenter: Cameron Wallace, B.Comm, MBA, Catalyst Management Consultants Inc.
Re-certification Credits: 1 Valuation

Cameron Wallace has worked in the residential land development industry for 34 years and provides value added advice on acquisition and divestiture of real estate, municipal approvals, property assessment appeals, due diligence assistance, dispute resolution and strategic solutions to clients with real estate interests.

Annual Audit Program Overview (2010CW07)

This session will provide an overview of the procedures, tests and codes used as part of the annual audit process. Recent audit examples will be included.

Presenters: Ron Bennett, AMAA and Steve Kutanzi, AMAA
Re-certification Credits: 1 Valuation

MGA Amendment Act Overview (2010CW08)

This session will highlight the changes resulting from Bill 23 and the relevant regulatory and process changes affecting assessment.

Presenter: Lynda Downey, Brian Ferguson, AMAA and Darryl Menzak, AMAA
Re-certification Credits: 1 Valuation



Concurrent Workshops – Thursday, April 22, 2010 (cont'd) **9:00 am to 10:30 am (1.5 hours each)**

Tongue Fu!® (2010CW09)

Would you like to: know what to say - when you don't know what to say? Prevent stressful, time-consuming misunderstandings? Get along better with just about anyone, anytime, anywhere? If so, you'll love **Tongue Fu!®**

Presenter: Lisa Chell
Re-certification Credits: 1 General

Lisa Chell brings an impressive combination of personal and professional experience to her work as a respected communications expert, speaker, trainer and coach who focuses on fresh, immediately usable insights. Her extensive credentials include being an active member of the Canadian Association of Professional Speakers and being Certified in trademarked, international communication methodology Tongue Fu!®, which John Gray, Ph.D. (*Men are From Mars, Women are from Venus*) calls "A new twist on communication. Everyone needs this". Lisa is also a Certified Power Coach with Mind Kinetics®.

Keynote Speakers

The following keynote speakers will enlighten delegates on professional and personal development topics:



Michael Kerr

Michael has delivered his captivating keynote presentations and training workshops to more than 800 audiences, from Iran to Texas, from Austria to Honolulu. Michael's programs offer relevant, practical ideas delivered with his memorable brand of high-energy, clean humour. "Inspiring," "hilarious," "energizing," "fabulous ideas," and "incredibly relevant and timely content," are phrases clients repeatedly use to describe the impact of his presentations.

(2:30 – 3:30 pm Wednesday, April 21)



Dr. Mark DeVolder

Dr. Mark DeVolder is an expert on change and employee engagement. As an internationally acclaimed motivational speaker, DeVolder reveals why 70% of all change initiatives fail to achieve their stated goals. With straightforward strategies and convincing business examples, Mark shows leaders how to improve the bottom line.

Mark's presentations are a skillful balance of cutting-edge content, engaging stories with hilarious audience interaction.

(10:45 – Noon Thursday, April 22)



Kevin Burns

Kevin makes sure that every single person in your organization understands that the performance of an individual on the job is not the responsibility of the organization but in fact is the responsibility of the individual. Kevin's Attitude Adjustment may not always be pretty, but it is always relevant, always bang-on ... and always very funny.

(2:45 – 3:45 pm Thursday, April 22)



Derek Selinger

Illusionist, Speaker and Corporate Mind Reader, Derek Selinger will have audiences captivated and spellbound from the moment he steps on the stage. Throughout this highly energizing performance, Selinger will engage your audience's senses, mystify their minds, and delight their eyes. He thrives on helping others have fun and encourages them to experience all that life has to offer. You will be amazed at the results!

(1:15 – 2:15 pm Friday, April 23)

Entertainers

The lighter side of the conference program includes entertainment that is sure to delight all conference participants:



Don Bryan

Don Bryan, Canada's premier ventriloquist / humorist, has been a well-kept secret in North America for the past 30 years. As one of the most highly-acclaimed ventriloquists in the world, his fast paced, hysterically funny and completely customized presentations combine to delight even the most jaded audiences. With an exceptional talent for researching and tailoring his performances to an audience's specific requirements, Don Bryan is a rare talent in an industry of "can openers".

(5:30 – 6:30 pm Thursday – BBQ Dinner)



SUDS

For many years, Larry Olsen and Gary Beatty had been busily carrying out their own solo music careers in Western Canada. In 1982, they formed a partnership and called it "SUDS" ... in honour of the golden liquid that lubricates the entertainment business. With literally thousands of songs in their repertoire, these two characters can rise to any occasion!

(8:30 – 9:30 pm Thursday – BBQ Dinner)



Johnny Johnston

What do you get when high-energy clean comedy meets the bagpipes? You get Johnny "Bagpipes" Johnston—a mixture of great comedy with a twist of rock 'n' roll! More than just plaid, Johnny Johnston delivers his hilarious comedy performance with a Scottish twist that bowls audiences over.

(8:00 – 9:00 pm Friday – Assessors' Banquet)



Karac Hendriks

Being no stranger to the music scene in Alberta for many years, Karac Hendriks' passion for singing and playing the guitar is evident in his music. His shows always start off with some Traditional and New Country, but they tend to gravitate towards the Modern Rock side of things, depending on the crowd. "I've been very fortunate to have players with me that love to stretch out in the set lists like I do."

(9:00 – 11:00 pm Friday – Assessors' Banquet)



Important: General Conference Information

Registration

Full Conference Registration fees include all concurrent and plenary sessions, Wednesday Evening Icebreaker Reception, Wednesday, Thursday and Friday lunches, Thursday BBQ at Brewster Barn, Friday night Assessors' Banquet, Thursday and Friday breakfasts, and all refreshment breaks. Please complete the 2010 Conference Registration Form and submit with payment (see payment information below).

The Pre-Conference course fees are **not** included in the Conference Registration fee. To register for any of the Pre-Conference courses, please complete the 2010 Pre-Conference Education Program Registration Form and submit with payment (see payment information below).

Members of the Alberta Assessors' Association receive priority registration in a Pre-Conference course. Non-members will be registered if maximum registration limits have not been reached by March 19, 2010. Pre-Conference fees include refreshment breaks but do **not** include meals. Course sessions generally break for lunch from 12:00 pm - 1:00 pm.

Accommodation

The Fairmont Chateau Lake Louise has a guest room block reserved for the Alberta Assessors' Association. **Callers must mention the "Alberta Assessors' Association Annual Conference"** to ensure they receive the appropriate guest room block nightly rate of: \$209.00 for the Fairmont, \$259.00 for the Fairmont Lakeview, \$259.00 for the Deluxe, \$359.00 for the Deluxe Lakeview, \$309.00 for a Junior Suite and \$409.00 for a Junior Suite Lakeview. Conference rates are also available for One Bedroom Suites. The rates quoted above include a separate \$10.00 daily service charge per room, which covers portage, housekeeping and conference services. Applicable taxes will be applied to the combined service charges and guest room rates. Current room rates are subject to a 2% Tourism Improvement Fee, a 4% Alberta Tourism Levy and 5% GST.

Each extra person sharing a room exceeding double occupancy will be charged an additional \$25.00 per night. Accommodation for children (18 and under) sharing a room with a parent or guardian, however, is complimentary.

Check-in time is 4:00 p.m. Every effort is made to accommodate guests arriving before the check-in time, however, rooms may not be immediately available. Check-out time is 12:00 Noon. Requests to retain rooms beyond that hour should be directed to the Front Desk of the hotel only after the delegate has registered – a late departure charge may be applicable. Conference guest room rates may be extended beyond the group allotment based on availability.

All reservations for guest rooms are the responsibility of the individual and must be made by April 5, 2010 to take advantage of the above guest room block rate. The hotel accepts payment by cash or credit card.

For reservations contact:

**The Fairmont Chateau Lake Louise
111 Lake Louise Drive
Lake Louise, Alberta, Canada T0L 1E0
1-800-441-1414 or (403) 522-3511**

Parking

Both self- and valet parking is complimentary for delegates staying at the Fairmont Chateau Lake Louise.



Companion/Partner Registration

Companions are welcome to attend Thursday and Friday breakfasts and/or lunches, Thursday BBQ Dinner and the Friday night Assessors' Banquet if they have been registered through a conference delegate and if tickets have been purchased for each event. To order additional tickets, please indicate on the Conference Registration Form which tickets you require. Additional fees must accompany the Conference Registration Form. No tickets are required for the *Celebrating 50 Years and Valuing the Future Ceremonies* or the Annual General Meeting.

Payment Information

Please send your payment by **cheque or money order** together with your Conference and/or Pre-Conference Registration Forms to the:

Alberta Assessors' Association
10555-172 Street
Edmonton, AB T5S 1P1
Fax: 780-487-7505; email: membership@assessor.ab.ca

We do not accept credit cards at this time, however, requests to be invoiced, accompanied with an authorized signature, will be accepted (GST # R122234610RT0001). **Note: A late fee of \$75.00 will apply to Conference Registrations received after April 1, 2010.**

Cancellation Policy

Conference

If you must cancel your Conference Registration before the conference, you will receive a full refund, less a \$75.00 administration fee, up to and including **March 19, 2010** due to hotel commitments. **No refunds will be issued after March 19, 2010. Replacements, however, will be accepted.**

Pre-Conference

The Alberta Assessors' Association reserves the right to cancel Pre-Conference Courses that have not met minimum registration requirements by April 1, 2010. Participants will be contacted if the course is cancelled. **No refunds will be issued for confirmed Pre-Conference course attendance after April 1, 2010, however replacements will be accepted.**
