

Susannah Bergmann

From: Lambda Alpha International <Lambda_Alpha_International@mail.vresp.com>
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KeyNotes

KeyNotes is a publication of Lambda Alpha International. A subscription to KeyNotes is one of the benefits of membership. KeyNotes is your newsletter and we welcome contributions of articles from our members. Contact [Alan Nevin](#), KeyNotes editor, if you are interested in submitting an article.

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LEW Memphis



The Memphis LEW committee is working hard and so excited about our program in April 2016. Our goal is to provide an informative and entertaining program for all LAI members. We want everyone to leave with the desire to come back to our beautiful city and to learn more about the opportunities to partner with our local land use professionals.

The historic Peabody Hotel is located in the heart of downtown Memphis and will provide a wonderful venue for your stay and is within walking distance of restaurants, museums and entertainment. We have a special visit planned from some of our fine feathered friends during your stay as well, so don't miss out.

We will begin our tour with breakfast at The Peabody Hotel which will include a presentation of the Shelby Farms Conservancy and Harahan Bridge Project. This will show you how Memphis and the surrounding areas are striving to come together to promote our green line system and to promote a healthier way of life. We will depart and begin our bus tour at the world renowned St. Jude Children's Research Hospital. You will be given an exclusive tour of the amazing facility and learn more about the research that is being done in the field of pediatric cancer and St. Jude's economic impact on Memphis and the surrounding area. The next stop is Crosstown which is a revitalization project of an old Sears building that includes a very interesting project that benefits first year medical students as well as promoting the art district. Lunch will be provided in the Overton Square re-development with a presentation by the developer Loeb Properties. We will finish up the day with a tour of the Stax Museum of American Soul Music and the Tennessee Brewery which will include a private brewery reception.



Steve Guinn - Peabody Duckmaster - Steven Gragg

On Saturday you will enjoy a musical driving tour of Memphis which will include Graceland, lunch at the Terrace at the River Inn on Mud Island and a special Peabody Duck Ceremony. The Peabody Skyway will be the venue for our Awards Dinner and you will be entertained by Steve Guinn, our Memphis Chapter President and his spectacular band.

We look forward to seeing you in April!

P.S. Below is a list of books that Steve recommended at the San Diego LEW....for your reading pleasure.



Respect Yourself-story of Stax Records by Robert Gordon

It Came from Memphis- by Robert Gordon.....focused on Memphis unheralded eccentrics in the 50's & 60's music business

Last Train to Memphis : The Rise of Elvis Presley- by Peter Guralnick

Sam Phillips: The Man Who Invented Rock & Roll- by Peter Guralnick

Hellhound on his Trail by Hampton Sides.....story of Martin Luther King assassination and subsequent worldwide manhunt for James Earl Ray

President's Message

[Steven R. Gragg MAI, SRA, AI-GRS, FRICS](#)

LAI President

The Value of LAI

The season for professional dues renewal is upon us, and the membership renewal invoices are arriving almost as frequently as the holiday cards. As you can see from my professional designations, I am a member of two professional appraisal organizations and I have been active in RMA, ULI, NAIOP and other real estate and banking industry trade groups. If you are like me, tough financial and time commitment decisions have to be made. LAI is always at the top of my list.

So what are the benefits of a LAI Membership and why should that make the renewal list?

The value of LAI was studied closely in the Brand Enhancement Project Final Report May 15, 2014 prepared by PS&A Communications. https://www.lai.org/system/files/chapter-services/documents/lai_brand_enhancement.pdf Read the results for yourself, but the consensus regarding benefits of LAI membership included:

- Building connections with top industry experts
- Quality of programming
- Prestigious, invitation only organization honoring outstanding professionals
- Broadens my horizons, promotes best practices

I find all to be true for me, and I believe my LAI membership is the best value going. When I relocated to Orange County from Phoenix, I started attending meetings and very quickly met local members who helped get me oriented into the community. My experience with LAI is that I am one or two phone calls away from anyone I need to reach. Someone in your LAI chapter knows the person you need to reach and can vouch for you.

But don't take my word for it. Allow me to share with you the testimonial of one LAI member who I believe maximizes the value of his LAI membership by networking with other LAI members. John C. Cissel II, SIOR, is President of Real Estate at Visioneering Studios <http://www.visioneeringstudios.com/>. John is a member of the Orange County Chapter and a prior member of the Boston Chapter. John has worked for over thirty years in various real estate functions. Today, his national practice is focused on advisory and counseling work within the real estate industry for non-profits, schools and religious organizations including brokerage, development and complex urban planning. John cites four recent LAI networking examples:

1. Calgary - used Vancouver LAI members to connect with relationships in Calgary for a development project
2. Orange Country - used OC LAI members to connect with correct appraisers for a potential disposition assignment
3. Denver - used LAI National member to connect with market research report from a CRE for assignment
4. New York City - needed a top historical preservation expert in Manhattan for a client to assist us with the NYC Historical Commission. NYC members assisted in introductions to the top firms and senior partners. That resulted in an outstanding outcome for our client and a great friendship and association with firm that assisted us.

John says, "Those are just recent examples. My experience when I call LAI members has always been outstanding; they are very helpful and professional. It has enabled me to reach top professionals in real estate around the world and in the USA. LAI makes me look outstanding to my clients, while also allowing me to bring best

practices, senior real estate advisors, appraisers, legal, etc. to my projects.”

Land economics is increasingly a regional, national and even global discipline, and LAI members are doing business and sharing ideas and best practices. The twice-yearly Land Economics Weekends presently serves as a tool to facilitate cross- Chapter contact and enable members to expand their professional and business networks and learning experiences.

Connecting professionals. Sharing Knowledge. Advancing best practices. That is more than a tag line; that is what we do at LAI, your honorary land economics society. Please join us at your local chapter meetings and at the Land Economics Weekends to maximize the value of your membership.

Editor's Message



[Alan Nevin](#)

KeyNotes Editor

2016 U.S. Economic Forecast: A Year of Yawn

I guess I'm naïve. I keep thinking that the U.S. is going to have a full economic recovery like it usually does after a few years of recession. But my tea leaves are drying out and my turban is getting moldy just waiting around for it.

It is, after all, a game of numbers. I went back and looked at the recovery patterns of two recent recessions: 1980-1982 and 1990-1992. In both cases, the economy had fully recovered within six years of the start of the recession. In the case of our most recent recession, we really have not recovered.

Let's look at the employment numbers:

Employment Changes (000)			
Three Recent Recessions & Recoveries			
United States			
Years:	1980-1986	1990-1996	2007-2013
Beginning	99,309	118,793	146,047
6 Years Later	109,597	126,708	143,929
Change	10,288	7,915	(2,118)
% Change	10.4%	6.7%	-1.5%

In the 1980-1986 recession/recovery, we gained more than 10.0 million jobs and in the 1990-1996 recession/recovery, we gained 8.0 million jobs. This time around, we are still down more than 2.0 million jobs

from the beginning of the recession.

Now, in 2015, we are at 142.0 million jobs, still not back to where we were in 2007. That's not good.

In terms of unemployment, in the 1980-1986 and 1990-1996 recession/recoveries, the unemployment rate was lower at the end than at the beginning. We are far from that this time around. Admittedly, the rate is now 5.0%, but that is eight years after the start of the recession.

Unemployment Rate Changes Three Recent Recessions & Recoveries United States			
Years:	1980-1986	1990-1996	2007-2013
Beginning	7.1%	5.6%	4.6%
6 Years Later	7.0%	5.4%	7.4%

What is the key to the lackluster recovery? It is the housing industry. In virtually all recessions since the end of World War II, the construction industry led the nation into a recovery mode.

In the following exhibit, we show the residential permits through the three recession/recovery periods. In the first two, the residential permit count increased substantially in the six year period between recession and full recovery. This time around at the end of the six year period, we are still down 29%.

Residential Permits Three Recent Recessions & Recoveries United States			
Years:	1980-1986	1990-1996	2007-2013
Beginning	1,190,000	1,110,000	1,398,000
6 Years Later	1,769,000	1,425,000	991,000
Change	579,000	315,000	(407,000)
% Change	48.7%	28.4%	-29.1%

Equally severe is the fact that in the 1980-1986 and 1990-1996 recession/recoveries, single family led the way with more than 1,000,000 units produced in the 6th year following the start of the recession. In this go-around, we produced 621,000 single family units.

And the Census Bureau projects that 2015 will match the production of 2014, a paltry 1,000,000.

Single Family Units Permitted Three Recent Recessions & Recoveries United States			
Years:	1980-1986	1990-1996	2007-2013
Beginning	710,000	794,000	980,000
6 Years Later	1,079,000	1,070,000	621,000

And this time, 40% of the units produced were multi-family, and most of those multi-family units were rental apartments rather than condominiums. The key here is that the economic multiplier for single family homes is far greater than for multi-family units. Inevitably, multi-family units are smaller, requiring less labor and materials and occupants spend significantly less in their Home Depot store, landscaping and furnishings. High-rise multi-family is a different story, but the overwhelming number of multi-family units produced are wood-frame and in structures of three stories or less.

As you might suspect, the construction employment pattern follows the permits. The nation is still down 1,770,000 construction jobs from 2007. And typically, construction jobs are well-paying jobs.

Employment Changes in Construction Three Recent Recessions & Recoveries United States			
Years:	1980-1986	1990-1996	2007-2013
Beginning	4,454,000	5,266,000	7,627,000
6 Years Later	4,936,000	5,538,000	5,857,000
Change	482,000	272,000	(1,770,000)
% Change	10.8%	5.2%	-23.2%

The forecast for 2016: We can expect a repeat of 2014 and 2015. I guess that is really not so bad, unless you are a family looking for affordable housing on the west coast or in the bos-wash corridor. Our nation will add 2,500,000 persons, more than twice the total added in Europe in the past five years.

We will add more than 1,000,000 households and there's a pretty good chance that we will add 2,500,000 jobs. Because it is an election year, I don't anticipate that Congress will do anything earthshaking in 2016. And that's a blessing.

So, overall, it will be another year of just muddling along. A Year of Yawns.

UNDER ALL THE LAND

Quotes and writings from our founder, Richard T. Ely

“Throughout all recorded history the relation of people to land has been an important factor in civilization. Land is the original source of wealth; the earth is utilized to supply us with food, clothing, shelter, recreation and culture. The field of land economics reaches the ends of the earth and to the minutest detail of economic interest. It is so large and touches life at so many points that the practical problems involved in it are numerous and various. The scope of land economics is as large as that of property rights in land and natural resources.”

Ground Under Our Feet - An Autobiography by Richard T. Ely, The Macmillan Company New York, copyright, 1938.

Surprising Benefit from Attending the San Diego Land Economics Weekend

One of the events at the recent San Diego LEW was a walk along the San Diego waterfront including a quick tour of the new Waterfront Park adjacent to the San Diego County Administration Building.

I am currently working with the Crocker Art Museum in Sacramento to develop a new sculpture garden, park and event center across the street from the museum. The sculpture garden, park and event center are to be built above a new underground parking garage.

The Waterfront Park in San Diego is nearly the same size and had similar features with a park constructed on top of an underground parking garage. The underground garage had to be protected from the nearby San Diego Bay, just like the Crocker Park will need to be protected from water intrusion from the adjacent Sacramento River.

Back home after the LEW, I was able to quickly call the County’s project manager. She sent me drawings, cost estimates, and other material that will enable our Sacramento team to get a handle on many of the problems we will face in constructing our project.

Thank you San Diego. I wouldn’t have known about their Waterfront Park Project without attending the LEW. If you are in San Diego, don’t miss this great park. Take a swimsuit or just take off your shoes and have fun in one



of the water features.

Tim Youmans
LAI Past President

2015 San Diego LEW Video



Video from the San Diego LEW - click on the image (it views better if you download it from dropbox and then view it, rather than streaming it over the internet, as it loses quality in the streaming)

[Photos from the San Diego LEW >](#)

Maker Spaces: Opportunity or Fad?



[Nina Gruen](#) | Ms. Real Estate

Dear Ms. Real Estate:

I am a mid-size developer, and for the last two decades have specialized in mixed-use rental housing projects geared to middle-income households. These projects have frequently been located in the closer-in suburbs. I am intrigued and also concerned with the speed at which our urbanized economies are changing. When I started out in the 90s, who would have forecast Uber and Airbnb? My question is, should I begin to investigate the role new commercial workspaces like Maker Space will play in future years?

—Attaching My Tech Training Wheels

Dear Tech Training Wheels,

Great question! I, too, am often overwhelmed by the speed of change, and doubt that the two of us are in the minority. Seeking answers to questions like yours is the only way to keep from being run over by fast moving change.

Maker spaces, sometimes referred to as hacker spaces, are creative work places that provide space and equipment to create, invent and learn. These venues are being developed and staffed by service-providing communities, nonprofit organizations and profit-seeking businesses. Increasingly, community colleges are providing such spaces – often in libraries. These “maker space” libraries provide craft and tool supplies, 3D printers, software, electronics and teaching areas. Other examples of specifically designed space and equipment included in maker space development include kitchen/beverage facilities, textile manufacture and fashion design spaces, tech shops,

woodworking, electronics, welding, jewelry and glassware facilities. The provided space should be as flexible as possible with storage, display, office and meeting rooms geared to the needs of the anticipated users. Such venues are being built as stand-alone structures and in multi-purpose buildings. Also, older office, warehouse and manufacturing structures are being converted into maker spaces. The equipment included and the way the space is configured must reflect the advanced “state of the art” for the prototype creation, occupational learning and marketing activities of intended users.

Rental rates vary with the scale of per person work and storage space provided, as well as the amount and expense of equipment and operating staffing. Maker spaces for high tech startups are frequently able to generate higher rents than building and woodworking shops.

However, from the perspective of a for-profit developer of a mixed use project, the inclusion of maker space may be analogous to the “anchor tenant” role department stores such as Nordstrom and Neiman Marcus played for shopping malls. If one or more of your properties is close to a community college or vocational training center, you might be able to make a financially rewarding deal with these institutions in order to attract nearby market rate rentals and services on the remainder of your property.

Last but certainly not least, if you are located in a higher income, closer in suburb in which Millennials make up at least 25 percent of the population, there may be opportunities for a high tech and design oriented market rate maker space that you can integrate into your mixed-use project.

It is always difficult to predict the speed with which these disruptive uses will alter the marketplace. But Ms. Real Estate has learned from her long time experience that it’s better to be a part of developing the new, rather than to wait until you can copy the old. Good luck!

Nina J.Gruen has been the Principal Sociologist in charge of market research and analysis at Gruen Gruen + Associates (GG+A) since co-founding the firm in 1970. Ms. Gruen applies the analytical techniques of the social sciences to estimating the demand for real estate and to understanding the culture of the groups who determine the success of development, planning, and public policy decisions. She is a pioneer in synthesizing the results of behavioral research with quantitative time-series data to forecast market reactions. Market and community attitude evaluations and programming studies led by Nina Gruen have resulted in the development and redevelopment of many retail, office, industrial, visitor, and residential projects, varying in scale from a single building to large single- and mixed-use projects.

RFI: LAI Strategic Plan Review. URGENT

Please be reminded that commentaries by Chapter and Executive Committee Members are expected on the 2017-22 LAI Strategic Plan Review, by February, 2016.

A Report on these commentaries is due at the Memphis LEW, April 21, 2016.

Please provide responses to: Ian James Lord, Chair, LAI Strategic Plan Review Committee at: <<ianjameslord@outlook.com>> With a copy to: <<lai@lai.org>>"

Solar Development in Massachusetts

Today Massachusetts ranks fourth nationally in installed solar capacity with more than twice the capacity of fifth ranked New York. Spectacular growth was spurred by three policy initiatives: The 30% federal renewable energy investment tax credit (RETC) which was recently extended through 2022, the Massachusetts state net metering program, and the state Solar Renewable Energy Credit (SREC) subsidy. The two state programs will be described in more detail below.

Lenders at Eastern Bank, a \$10 Billion Boston-based mutual bank, evaluated solar industry risks for two years before entering the market. Then, beginning in 2013, Eastern went on to deploy \$100,000,000 in loans to developers of Massachusetts solar farms. The project profile is a farm with between two and six megawatts of capacity with total project costs between \$8 million and \$24 million.

Recently, Eastern's Community Development Group partnered with Boston Community Capital's solar development affiliate in a new \$11 MM solar project. Boston Community Solar III is an aggregation of solar installations at four sites with affordable apartments as off-takers. The principal beneficiaries of the projects are the low-income residents of 1,075 apartment units in Southeastern Massachusetts. These residents will enjoy a fifteen percent reduction in their electricity bill; a total savings of more than \$4,000,000 over the life of the projects.

Eastern Bank invested equity in the project through its subsidiary, Shared Value Investments, LLC, receiving a combination of solar investment tax credits and New Market Tax credits. Eastern Bank provided construction and permanent financing.

Net Metering, available to some degree in forty nine states, allows a generator of solar energy to offset the cost of electricity used with a credit for the amount generated. In typical programs, the user is the generator who monthly will pay the utility company the net difference (the cost of electricity used minus a credit for electricity generated). Taking it a significant step further, Massachusetts, along with California, Connecticut, New Hampshire and Pennsylvania offers virtual net metering. Virtual net metering allows a generator to accrue positive credits on his utility bill which are then assigned to one or more unrelated users who do not generate electricity. These users need not be proximate to the generator so long as they are in the utility's same load zone—in Massachusetts a load zone is sizeable, with only five in the state. The user/subscriber then pays the utility company the net of their use after the offsetting credit.

MA virtual net metering is capped at a percentage of a utility's load, and rapid growth caused this cap to be reached for nearly half of the state in the summer of 2015. The decision to increase the cap is the subject of competing bills in the Massachusetts House and Senate. At issue is the rate at which a generator should receive credit. The existing program credits the generator at the retail rate billed by the utility company which could be as high as 25 cents per kilowatt hour. Solar developers, municipalities, and other beneficiaries of the program lobby to preserve this incentive at the retail rate. The Utility companies lobby to establish the rate at the price they would pay for generation of conventional carbon-based electricity, around six or seven cents per kilowatt hour. Resolution is expected when legislators return from recess in January.

At the same time that a solar farm generates electricity that will be sold to an offtaker through net metering, he is also generating SRECS at a rate of one SREC per megawatt hour of generation. These are then sold to the utility companies and competitive suppliers who have an obligation to buy them up to an established percentage of their delivered load. The SREC program as practiced in Massachusetts is market-based; the demand for SRECs is known in advance when the annual obligation is announced, but the supply is unknown creating a degree of price uncertainty. The rate of new construction is a variable as is actual generation which is subject to performance and weather. Therefore, solar owners, investors and lenders subject to fluctuation in the market prices. Some markets, such as that in New Jersey, saw the NJ SREC drop in price from greater than \$400 at one time to less than \$200 at

another time. The Massachusetts program has some price support mechanisms, but these are designed only to stabilize prices over long periods of time, meaning stakeholders require patient capital and liquidity to bear out periods of low prices.

Although MA net metering and the SREC program are in some regards independent of each other, the cap on one necessarily caps the other. The extension of the federal tax credit makes substantial capital available to the industry. Stakeholders are hopeful that the extension of the federal program will positively impact deliberations of the state programs in the MA legislature, so that solar energy may continue the robust growth of the past several years.

Stephen Pratt-Otto | Senior Vice President | Eastern Bank
265 Franklin Street, Second Floor | Boston, MA 02110
s.pratt-otto@easternbank.com | 617-295-0759

Announcing the LAI Global Chapter

For several years, LAI has heard from members of smaller chapters and those located outside of North America about the need to foster better communication and encourage interchange and learning. The recently created **Global Chapter** should go a long way to help bring this about

As approved at the LAI Board of Governor's meeting held October 1, 2015, this new service will enable all LAI members to directly learn, discuss, and build relationships with one another in a manner similar to that provided within one's local chapter

Through the advent of webinars shared presentations and direct meetings the Global Chapter will allow members in, say, London, to share information and build relationships with members in our North American Madrid, UAE, and AUM (Mumbai) chapters.

All current members of LAI are invited to join the Global Chapter at no additional cost. Simply, log into your profile at <https://www.lai.org/profile> and check the Global Chapter box. See the Global Chapter Web Page for additional information. <https://www.lai.org/chapters/global>

The Global Chapter is in addition to your membership in a local chapter. It gives members the flexibility to reach out beyond one's local chapter and directly connect to similarly interested members. Notices of Global Chapter programs and activities will be sent to all LAI members.

Three Global Chapter "officer" positions have been established by the LAI Board of Governors:

- Chapter Chair: responsible for overall directions and management of the Chapter.
- Chapter Program Coordinator: responsible for establishing at least quarterly internet programs and up to two on-site programs yearly.
- Chapter Membership Coordinator: responsible for enabling communications between Chapter members.

Leslie Pollock, (Ely Chapter, Chicago) has been appointed by the LAI Board of Governors to serve as the first Global Chapter Chair.

We are seeking individuals interested in serving as Chapter Program Coordinator or Chapter Membership

Coordinator. Please send an e-mail indicating your interest in either position to Les Pollock, Lpollock@Camiros.com.

The list of interested individuals will be submitted to the LAI Board of Directors at its Spring, 2016 meeting for a recommendation and appointment. Each position is for a two-year term. Interest from members of the AUM, UAE, London, and Madrid Chapters is greatly appreciated as one purpose of this effort is to better link members of these Chapters with those in North America.

Chicago Planning Commissioner Hollander was Legendary (LAI Ely Chapter President 1988)

Chicago planning commissioner Liz Hollander used to whip out her needlepoint at City Hall meetings and hearings.

Her stitching, whether she intended it or not, was savvy political strategy. It communicated she wasn't about to be rattled by hotshot developers or blustering City Council members.

And, "however the meeting went, she'd end up the day with a nice pillow," said her son, Daniel Hollander.

She was the first woman to be city planning commissioner, appointed by fellow Hyde Park Harold Washington, Chicago's first African-American mayor. Ms. Hollander served from 1983 to 1989. During her tenure, the public was invited to weigh in on the design selection for a new downtown library. Thousands, from cabbies to columnists, responded with write-in comments.

"Everyone is choosing up sides," she said in 1988.

All-star architects were vying for the project, including Helmut Jahn, Dirk Lohan, Arthur Erickson and the firm of Skidmore, Owings & Merrill.

"Chicago can't lose," she said, "with five stunning choices." In the end, Thomas Beeby won the competition to build the Harold Washington Library.

"As planning commissioner, she pushed developers to create ground-level shops and restaurants to bring life to the streets underneath office towers," said former Chicago Sun-Times architecture writer Lee Bey, host of Rivet Radio's weekly Architecture360 program. "And she pushed contractors to set aside 25 percent of the jobs for minorities."

Ms. Hollander, 75, died of uterine cancer Oct. 14 in Providence, Rhode Island, where she had lived since 1997.

"She loved cities and the broad range of issues they encompass — from affordable housing and social justice to urban design and transportation policy," said Museum of Science and Industry President David Mosena, a City Hall veteran who served under her as a deputy commissioner in the Chicago Department of Planning. "And she was a fierce protector of Chicago's lakefront."

Young Liz grew up in a brownstone on the Upper East Side of Manhattan. Her father and needlepoint teacher, Russell Lynes, an essayist and managing editor at Harper's magazine, is said to have popularized the phrase "middlebrow."

She attended the prestigious and private all-girls Brearley School. She hated it.

“All the girls there wore pearls and had competitions with their pearls, and it was much too snooty for her,” said her son.

Her high school and college were better matches. She preferred the Quaker environments at the Friends Seminary in New York, and at Philadelphia’s Bryn Mawr College, where she received a degree in political science and headed campus civil rights efforts. In Philadelphia, she met her first husband, Sidney Hollander, and started working for the U.S. Department of Housing and Urban Development.

She accompanied him to the Midwest when he began graduate school at the University of Chicago. Ms. Hollander became active in urban planning circles, her son said, working with the state Task Force on the Future of Illinois. One of her mentors was Ira J. Bach, an urban planner and author of “Chicago on Foot: Walking Tours of Chicago’s Architecture.” Liz Hollander was director of the Metropolitan Planning Council before being tapped by Mayor Washington.

Please view this brief(less than two minutes) interview that Robert Teska did with Liz. Bob is a long time member of the Ely Chapter. This interview is a highlight from a collection of oral history records at DePaul University's Chaddick Institute for Metropolitan Development. [View interview >](#)

Chapter Corner

Memphis

'Memphis Rising': Big construction projects exceed \$4B

[View article](#) in The Commercial Appeal about the LAI Memphis Chapter meeting.

Aloha



The Aloha Chapter met for its quarterly lunch at the Oahu Country Club to hear member Suzanne Case summarize her role as the chair of the Hawaii State Department of Land and Natural Resources. Under our state constitution, DLNR holds, controls or manages nearly 3 million acres (just under half the land area of the state) in trust for the benefit of Hawaii’s citizens, mostly classified by another state agency (the Land Use Commission) in the state Conservation District, which includes both public (mostly watershed) and private land. Aside from the usual staff dealing with land management and regulation, the Department (which is run by a Land Board rather than a director) also has its own engineering department and conveyance bureau. Land use is heavily restricted in the various subzones into which the Conservation District is divided. Among the DLNR’s responsibilities: the many state parks, including urban ones like Iolani Palace; rural ones,

like Kaena Point and Makapuu; and mixed urban/rural, like Diamond Head. The DLNR is also the home of the state office of historic preservation. DLNR is often involved in litigation over its role and responsibilities, as in the permit issued after months of hearings and testimony for the proposed TMT (18-story telescope, the world’s largest, on an 11,000 acre site leased by the University of Hawaii and partially occupied by 12 telescopes) atop the state’s highest mountain (at nearly 16,000 feet) Mauna Kea, which is sacred to some native Hawaiians and central to their mythology. Earlier this month the state supreme court invalidated the permit on procedural due process grounds.

Baltimore

Baltimore's Railway Tunnels: [View the summary and Power Point >](#)

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Ben F. Tunnell III
Chairman
605 W. Olympic Blvd, Suite 800
Los Angeles, CA 90015
tel: (213) 532-3800
fax: (213) 532-3807
ben@btiaappraisal.com
btiaappraisal.com



Alan Nevin
Economic & Market Research
anevin@xperagroup.com
Ted Bumgardner
President
tbumgardner@xperagroup.com
(858) 436-7770 | www.xperagroup.com



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