

# THE NEWS

Chicago Chapter Newsletter



Chicago  
Chapter



## President's Message Peter Helland, MAI, AI-GRS



Dear Members of the Chicago Chapter of the Appraisal Institute,

I have enjoyed meeting members of our Chicago Chapter over these past 10 months as your president as well as connecting with leaders across the region and nation. There is a clear need as we've seen over the past month for local leadership to help connect our members and also deliver the vision of the Appraisal Institute into each community.

The Appraisal Institute has certainly had some challenges of recent vintage. Our ability to embrace the struggle and come out stronger was felt in Kansas City during joint region meetings. The people that lead local chapters and regions are also the ones leading the profession forward each and every day in how they conduct business and create long lasting relationships with clients and communities.

### NEWSLETTER HIGHLIGHTS

**President's Message**

**2024 and 2025 Education  
Calendar**

**AI News**

**CCAI Scholarships**

**2024 Board of Directors &  
Region Reps**

## **President's message (cont)**

I spent most of last week in the Litigation Appraising course, and more than anything, two things stick out for us as leaders in the appraisal business: keep asking the right questions and run toward the issues, not away from them. Thank you to Smedmore Bernard for sponsoring the litigation series to be hosted here in person in Chicago, and thank you to Steve Roach for leading one of the best courses I've taken in years. The value that I received from the Appraisal Institute content and industry-leading expert as a teacher is far beyond any alternative option for education. I know we have a license renewal year in 2025 for us here in Illinois. Take your continuing education seriously. Embrace the opportunity to grow. The collaboration from in-class learning provided us with value far beyond the course itself in that litigation classroom. As such, I support the change to ensure that designated members are taking at least a portion of their education from the Appraisal Institute.

Locally, we have had some excellent events, including Fritz Kaegi and Craig Capilla luncheons. I look forward to Gary DeClark, MAI, and Bruce Lunde teaching us all about marina valuation later this month. Your board is also being educated behind the scenes, as Scott Brody will teach us a greater depth on how boards function. Your 2025 board will be armed with a greater level of knowledge and execution than any other group has been afforded.

Our members need to continue to provide feedback to AI National not only on the 45-day notices and appraisal bias but also on their operations. If you're unsure about any of their recent changes, please contact me or any of your local board members to ask questions. Your local and national boards represent you, and I can assure you that they are listening. Whether the feedback is positive or constructively questioning, it is vital to being our best voice on your behalf. I'm willing to bet that if you're reading this you either worked very hard to achieve a designation from the Appraisal Institute or you're working diligently towards one in the near future. We thank you for your dedication to the profession, and we want you to help us all shape this profession for years to come and ensure those designations continue to hold incredible value within the marketplace.

Happy Holidays!

Peter Helland, MAI, AI-GRS

# AI News

## Welcome to John Udelhofen, Interim CEO of AI

John Udelhofen is the interim CEO of the Appraisal Institute in addition to serving as COO and CFO.

He joined AI in May 2024 as CFO, focusing on fortifying the organization's financial position. His role then expanded to include COO, where he leads AI's service business units and is refining AI's operating framework. In September 2024, Udelhofen took on the additional role of interim CEO as the search for a new, permanent CEO got underway.

Udelhofen has more than 25 years' experience working with entrepreneurial startups and 19 years of corporate experience. Over the past 11 years, he provided strategic services to small- to medium-size businesses, including associations, as well as having founded multiple organizations in the Manufacturing and IT Services industries. In those capacities, he has built strategic plans, flexible business models and high-value management teams that implement and support those models efficiently.



The Lum Library has added several new features since my last article on February 9.

This year, we introduced sub-webpages to the library's home page via the online catalog and we've expanded our offerings with new and expanded information resources.

These resources have been organized into a new "Special Collections" section, which you can easily access through the navigation menu on the left side of the library's home page.



Chicago Chapter

## Upcoming Special Events



  
Chicago Chapter

**Marina Valuation**  
2-hour seminar and luncheon  
11:30 am - 2 pm  
Chicago Yacht Club  
Presented by  
Gary DeClark, MAI  
Bruce Lunde

November 13, 2024

Marina facilities are relatively unique combinations of hospitality, recreation, and service businesses. Historically, marinas have been assessed to develop an understanding of their current value, replacement value, and opportunities for improvements. To develop this understanding, a thorough review of the facility, its revenue and expense profile, and its competition in the relevant market.

Presented by Gary DeClark, MAI and Bruce Lunde

[Register Now](#)



Chicago Chapter

### 2025 INSTALLATION DINNER

You're cordially invited to the  
2025 Installation of Officers and  
celebration of the Chicago  
Chapter.

January 17, 2025 | 6:00pm  
Pazzo's, 311 Wacker Dr,  
Chicago  
**Register on the CCAI website**





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# SPECIAL EVENTS

## **CONDEMNATION APPRAISING: PRINCIPLES AND APPLICATIONS**

### **WITH STEVE ROACH, MAI, SRA, AI-GRS**

Gain an understanding of the eminent domain process, rules and regulations governing condemnation appraisals, and important issues unique to this appraisal specialty. Acquire the tools to address issues such as the valuation rules used by different jurisdictions, identification and valuation of the larger parcel, and the estimation of damages and benefits. Examine advanced applications of appraisal techniques and problem-solving in condemnation cases. Discover how courts view various appraisal methodologies. Case studies are presented to reinforce the application of condemnation appraisal principles.

This course is in the Litigation Professional Development Program. View this list of FAQs, which includes information regarding the courses you'll need to complete the program successfully.

Approved for MCLE.

Sponsored by



1<sup>ST</sup> AEROW Valuation  
Simple Solutions for Complex Valuation Problems

If you are interested in sponsoring these event, please  
contact Sarah Walsh



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# SPECIAL EVENTS

Golf Save the Date

June 25, 2025



CCAI would like to thank the sponsors of the 2024 Golf Outing.  
To become a sponsor in 2025, please contact [Sarah Walsh](#)

# 2024 Executive Level Sponsors



# NEWMARK



# 2024 Contributor Level Sponsors

Cushman & Wakefield



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# SCHOLARSHIPS

## **The Chicago Chapter of the Appraisal Institute entry level course Scholarship**

This scholarship covers the three entry level courses required of appraisers and winners are matched with advisers who help them through the education and credentialing process. The program was developed to attract new entrants to the real estate appraisal field while fostering diversity in the profession.

[Application](#)

## **\$500 Diversity Scholarship**

This scholarship program was developed to encourage and assist Minorities and Women who have shown intent to become a Candidate for Designation of the appraisal Institute or pursue the Appraisal Institutes SRA or MAI, AI-GRS or AI-RRS designations. Application due dates are March 1st or September 1st.

[Application](#)

## **\$500 Real Estate Trainee Appraiser Scholarship**

This scholarship program was developed to encourage and assist licensed Real Estate Trainee Appraisers who have shown intent to become a Candidate for Designation of the Appraisal Institute. Application due dates are March 1st or September 1st.

[Application](#)

## **\$500 Crommelin Scholarship**

The Crommelin Scholarship is available to Candidates for Designation who belong to the Chicago Chapter of the Appraisal Institute that are pursuing either the MAI or SRA designation. Jacques B. Crommelin was a Member of the Appraisal Institute, holding both the MAI and SRA designations. Mr. Crommelin believed in the value of education and had great respect for the education programs provided by the Chicago Chapter after completing his appraisal education in Chicago. The Crommelin Scholarship, funded posthumously, was established to assist in the efforts of the Chicago Chapter in continuing to provide quality education to appraisers and help associates along their designation paths. Application due dates are March 1st or September 1st.

[Application](#)

## **\$500 Schroeder Scholarship**

The Schroeder scholarship program was developed to encourage and assist members of the Chicago Chapter of the Appraisal Institute who are Candidates for the MAI Designation. James J. Schroeder, MAI was a member of the Chicago Chapter who devoted many of his years teaching appraisers. During his tenure, he held numerous committee chair and officer positions including President of the Chicago Chapter in 1979. He also received awards for his excellence such as, the Heritage Award (1997), the Skip Del Campo Award (2000) and the Gregory Opelka Award (2003). The Schroeder Scholarship was developed to honor Mr. Schroeder in continuum. Application due date is March 1st.

[Application](#)

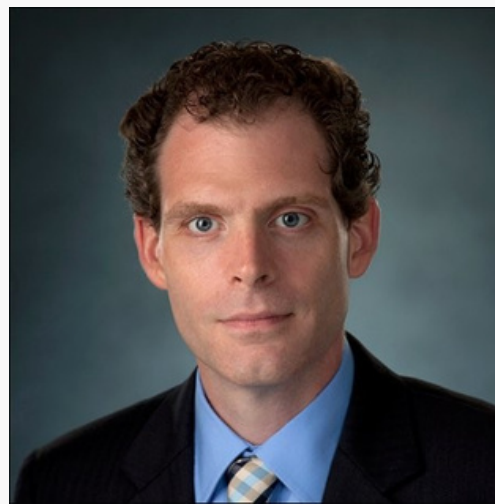


Chicago Chapter

# Congratulations on your designation



Barbara T. Baffoe, MAI  
PRS Consulting



Andrew Hartigan, MAI,  
AI-GRS  
Chase Bank



Michael Ebsen, MAI  
CBRE

## Welcome New Members to CCAI

Daniel Amato  
Chicago, IL

Brian Arevalo  
Senior Vice President  
US Hotel Appraisals/HVS  
Chicago, IL

Alison B. Buckley  
Broker  
Coldwell Banker Realty  
Chicago, IL

Charles Costa  
Chicago, IL

Ehren Michael Fournier  
Associate  
Faegre Drinker Biddle &  
Reath LLP  
Chicago, IL

Maxwell S. Grothman  
Senior Manager  
KPMG  
Chicago, IL

Maria M. Iorga  
Monee, IL

Ryan Michael James  
Indiana University  
Hinsdale, IL



Chicago Chapter

## Welcome New Members to CCAI

Tasheik Monique Kerr  
Chicago, IL

Constantine Konstans  
St Charles, IL

Hugh William Lambert  
Appraiser  
Cushman & Wakefield  
Chicago, IL

Matylda Marszalek  
Student  
Highland Park, IL

Jorge Murillo  
Trainee Appraiser  
Cole Consulting  
Chicago, IL

Choudhry Muzaffar  
Founder  
Collateral Valuation  
Services  
Westmont, IL

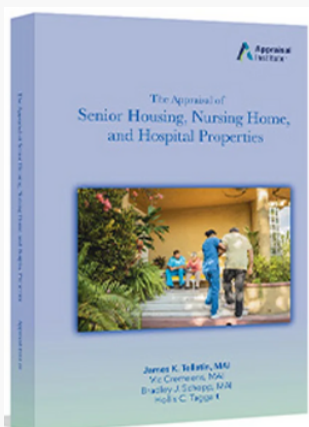
Jody R. Nord  
Bloomington, IL

Jozef Ogrodny  
Director  
Downers Grove, IL

Kyle L. Rezwin  
Senior Associate  
Chicago, IL

Peter James Soukoulis  
Northfield, IL

## New Book Release



### **The Appraisal of Senior Housing, Nursing Home, and Hospital Properties**

This comprehensive text explores senior housing, nursing home, and hospital properties from physical and economic perspectives, providing appraisers with an up-to-date set of tools for determining the productivity, marketability, feasibility, and value of these facilities. Grab your copy today!



Chicago Chapter



# IDFPR

2025 is a renewal year for appraisers in Illinois. A few reminders:

- Check your credits with IDFPR at <https://online-dfpr.micropact.com/celookup/?CredPrefix=553>
- Renewals are done electronically. Please visit <https://idfpr.illinois.gov/ori.html> for directions.
- Sexual Harassment Prevention Training Requirements
  - In order to renew your license you must have a 1-hour Sexual Harassment Prevention Training. If you have a real estate license you can use that class, please email your certificate to Mary Crocker at IDFPR. Please do not email the certificate to Sarah, she can't do anything with it.
  - If your business address is Chicago, you must take a 2-hour Sexual Harassment Prevention Training with Bystander Training.
  - If you are a supervisor, you must take a 3-hour Sexual Harassment Prevention Training with Bystander Training for Supervisors

Search Online Education from  
the Appraisal Institute

SEARCH TODAY





Chicago Chapter

# 2024 - 2025 Education Schedule

December 2024

Condemnation Appraising: Principles and Applications

December 2-4, 2024

DePaul University - Loop Campus  
Chicago, IL

Navigating Risk & the Workfile

December 6, 2024

Ditka's Oakbrook

Hosted by ICAP - More information to follow



2025

1-hour Sexual Harassment Prevention Training

January 21, 2025

Virtual

2-hour Sexual Harassment Prevention with Bystander Training

January 28, 2025

Virtual

2-hour Sexual Harassment Prevention Training with Bystander Training

January 28, 2025

Virtual

February 2025

2-hour Sexual Harassment Prevention Training with Bystander Training

February 5, 2025

Virtual

View the 2025 Schedule at

<https://ccai.org/classes.php?type=all>



Chicago Chapter

# 2024 Board of Directors and Regional Reps

## President

Peter Helland, MAI, AI-GRS

## Vice President

James Erik Smith, SRA

## Treasurer

Sam Louise, MAI

## Secretary

John P. Konrath, MAI

## Immediate Past President

### President

Cameron Rex, MAI

## Board of Directors

Robert D. Becker, MAI, SRA, AI-GRS

Alexandra Meade, MAI

Joseph Miller, MAI

Andrew Jeremy Richter, MAI

Susan Ulman, MAI

Patrick A. Kleszynski, MAI

Thomas McDonnell, MAI

Joseph Calvanico, MAI

Mary Wagner, MAI

John Michie, SRA

Courtney Prentice, MAI, SRA - Northern IL Branch  
Chapter Chair

## 2023 REGION REPS

Charles Crawmer, MAI

Christopher Posey, SRA

Jonathan Michie, SRA

Peter Helland, MAI, AI-GRS

Richard deVerdier, MAI, SRA, AI-GRS

Kimberly MacPherson

Geri Bresnahan

Gina Reynolds

Shaunta Gray

Joseph Calvanico, MAI, AI-GRS

James Erik Smith, SRA

## ALTERNATE REGION REPS

Jon Marshall, MAI

Daniel Nillen, SRA

Joseph Magdziarz, MAI, SRA, AI-GRS, AI-RRS

Benjamin Slagter, MAI

