

Deborah S. Poeder

President and Owner ~ Founded Land Matters in 2005

Licenses and Associations

- Michigan Real Estate Broker (License 6504343749)
- Michigan Limited Real Estate Appraiser (License 1201008253)
- Provider of Real Estate Acquisition Services, Certified with the Michigan Department of Transportation
- Approved Land Acquisition Consultant with the Michigan Department of Aeronautics
- International Right-of-Way Association, Active Member

Representative Projects

- ▶ Tallman Creek Sanitary Sewer Improvement project, Cities of Walker and Grand Rapids, Kent County. (Approximately 30 parcels)
- ▶ Indian Mill Creek Sanitary Sewer Improvement project, Cities of Walker and Grand Rapids, Kent County. (Approximately 60 parcels)
- ▶ Alpine Avenue Bridge over Indian Mill Creek
- ▶ College Avenue Bridge Replacement
- ▶ East Side CSO #8

The above projects in the **City of Grand Rapids** included coordination and review of titlework, market studies and appraisals, preparation of easement and legal documents, legal description and plan review, estimate of compensation for affected properties, meetings and negotiations with property owners on behalf of the City to obtain easements, preparation of purchase agreements for incidental items, and coordination of payment requests.

- ▶ **Cooperation Drive and Roosevelt Right Turn Lane, City of Zeeland, Ottawa County, Michigan.** Funding for this project included a Community Development Block Grant obtained for the Gentex expansion. Properties affected by this project were acquired for the City of Zeeland in accordance with CDBG requirements and in accordance with FHWA regulations according to the Uniform Relocation Assistance and Real Property Acquisition Policies Act. Other aspects of this project included coordination, meetings, and negotiations with the property owners, City Staff and Attorney; valuation of right-of-way areas; review of construction plans; preparation of documents and compliance with HUD requirements; and payment requests.
- ▶ **State Street, Village of Sparta, Kent County, Michigan.** Obtain title information and prepare Quit Claim deeds and related paperwork for the acquisition of various clear vision corners. Also included valuation of right-of-way areas; coordination with the Village, Engineer, Surveyor, Title company, and corporate and commercial property owners; final payment to property owners; and recording and filing of deeds.

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- ▶ **Lake Michigan Drive Sidewalks, City of Walker, Kent County, Michigan.** Obtain sidewalk easements and grading permits, including verification of titlework, legal description and plan review, estimate of compensation based on available City information, meetings with Project Manager, City, and property owners, preparation of legal documents, final payment requests, and recording and filing of deeds.
- ▶ **44th & Ivanrest Improvements, City of Grandville, Kent County, Michigan.** Included were the coordination and review of titlework, appraisals and review appraisals, preparation of easement and legal documents, grading permits and right-of-entry documents, legal description and plan review, estimate of compensation for affected properties, meetings and negotiations with property owners on behalf of the City to obtain easements, and coordination of payment requests.
- ▶ **West Centre Sidewalks, City of Portage, Kalamazoo County, Michigan.** Preparation and acquisition of sidewalk easements, verification of title work and legal descriptions, plan review, estimate of compensation based on available City information, coordination with Engineer and City, meetings and negotiations with property owners (21 parcels)
- ▶ **South Westnedge Avenue Enhancement Project, City of Portage, Kalamazoo County, Michigan.** This current project includes acquisition of additional right-of-way and sidewalk easements for the widening of South Westnedge Avenue to three lanes in both directions and the addition of a boulevard and other enhancements between Milham Avenue and Kilgore Road in a heavily traveled commercial corridor. This project requires the coordination of appraisers and review appraisers, legal counsel, engineers and surveyors, and the City, preparation of Good Faith Offers and Statement of Basis documents, and negotiations. The project is being funded in part by Federal Surface Transportation Program funds.
- ▶ **Ottawa County Road Commission** recent right-of-way and easement acquisition projects. Included the preparation of deeds, easements, and grading permits and associated necessary paperwork based on plans and legal descriptions prepared by the Ottawa County Road Commission, determination of compensation based on land values and / or appraisals, review of titlework, meetings, correspondence, negotiations with property owners, and final request for payment.
 - ▶ 72nd Avenue & Chicago Drive, Zeeland Township
 - ▶ VanBuren Street & 22nd Avenue, Georgetown Township
 - ▶ Leonard Street & 112th Avenue, Crockery Township
 - ▶ Lakewood & 152nd, Park and Holland Townships
 - ▶ Lakewood & 144th, Park and Holland Townships
 - ▶ 28th Avenue, Georgetown Township
- ▶ **8th & Leonard Trunk Sewer, Tallmadge Township, Ottawa County.** Acquisition of cross country easements as necessary for the referenced project. Including preparation of necessary paperwork based on plans and legal descriptions prepared by the engineer, determination of compensation based on Township land values, review of titlework, meetings, correspondence, and negotiations with property owners, Township, contractor, engineer, and Consumers Energy and final request for payment.

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- ▶ **Paul C. Miller Sparta Airport, Kent County.** The acquisition of approximately thirty Avigation Easements were necessary as part of the Airport Reconstruction project in accordance with MDOT Aeronautics, FAA, and local requirements, including relocation and displacements of property owners located within the Airport Runway Protection Zone.

Phase I Environmental Site Assessments

- ▶ H.S. Die & Engineering, 0-215 Lake Michigan Drive, Tallmadge Township.
- ▶ 355 Wilson Avenue N.W., City of Walker.
- ▶ Northpointe Bank, 3300 Michigan Street N.E., City of Grand Rapids and Grand Rapids Township
- ▶ National City Bank, Wilson & 52nd, City of Wyoming.
- ▶ Pioneer Arbour, properties on Barclay & Stein, City of Muskegon
- ▶ 1720 and 1788 Sternberg, Fruitport Township
- ▶ Unos Restaurant ESA Update, Grand Rapids Township
- ▶ 4370 Lake Michigan Dr ESA, City of Walker
- ▶ Cherry Street Health Services, City of Grand Rapids
- ▶ 1801 N. West Avenue, City of Jackson
- ▶ Various Lots in the Tallmadge Industrial Park, Tallmadge Township
- ▶ 501 State Street ESA, Village of Sparta
- ▶ 1720 & 1788 Sternberg, Fruitport Township
- ▶ Cambridge House and Graydon's Crossing, City of Grand Rapids

Previous Experience

Moore & Bruggink, Inc.

(1988 - 2005)

- ▶ **8th Avenue Right-of-Way Acquisition, Georgetown & Jamestown Townships, on behalf of the Ottawa County Road Commission.** As part of the construction of M-6 (South Beltline), an interchange was constructed at 8th Avenue, a two lane paved road. There were 47 parcels affected by this project. Work included title review and preparation of Public Highway Easements, open house meetings, coordination of appraisals and review appraisals, meetings and negotiations with property owners and the Ottawa County Road Commission, preparation of purchase agreements for incidental items, obtaining waivers of appraisals for parcels with no proximity damages, closing with property owners, preparation of mortgage release documents and coordination with various mortgage companies, and coordination of final payment. All acquisition work was completed in accordance with FHWA regulations and was reviewed and approved by the Michigan Department of Transportation.
- ▶ **Prairie & Ivanrest, City of Grandville, Kent County.** This project was funded in part by a Safety Grant and included the acquisition of additional right-of-way and sidewalk easements necessary for the reconstruction and widening of this intersection through a commercial and residential area. Work included the coordination of last deeds of record and ownership letters, preparation of quit claim deeds, sidewalk easements and grading permits, meetings with property owners, final payment requests, and recording of documents.