

## **CHAPTER MERGER PROPOSAL**

Merger between the Massachusetts and Rhode Island Chapter and the Maine Chapter of the AI.

### **Background**

The genesis of this proposal began with an informal meeting and discussion with regional Chapter Presidents and other participants in 2015 when the Vermont Chapter of the Appraisal Institute was considering merger options. The future of the Maine Chapter continued to be contemplated over the next four (4) years. Informal discussions were held both internally and externally with various members of Chapter leadership. During this time period each subsequent Chapter administration faced increasing difficulty in filling leadership roles due to reduced membership and participation levels. As such, the 2020 President of the Maine Chapter took the initiative and started public discussion about the future of the Chapter. It was determined that a survey should be sent out to the Chapter membership that outlined potential future options for the Chapter. The results of this survey clearly demonstrated that the vast majority of the membership were in favor of a Chapter merger (please see the attached survey). At the next Chapter meeting a Steering Committee was formed.

### **Maine Steering Committee Members**

- |                              |                        |
|------------------------------|------------------------|
| 1) Russ Barrows, SRA         | 4) Tina O'Connell, MAI |
| 2) Kevin King, SRA           | 5) Mark Plourde, MAI   |
| 3) Paul Linehan, MAI, AI-GRS |                        |

### **Massachusetts Steering Committee Members**

- |                                |                                      |
|--------------------------------|--------------------------------------|
| 1) Edward V. Bowler, MAI, SRA  | 4) George K. Demopoulos, SRA, AI-RRS |
| 2) Zach Bowyer, MAI            | 5) John Drew, MAI                    |
| 3) Joseph Comperchio, MAI, SRA |                                      |

### **Purpose of the Merger**

The merger will provide the ability for expanded education offerings, services and greater opportunities for members of both chapters. This merger will also enhance the reach and membership strength of the MA / RI Chapter with the addition of an active group of AI Professionals from the Maine Chapter. Recent developments in virtual meetings and communications for board and even chapter meetings will replace much of the need for travel across large geographic areas.

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### Geography and Current Membership Levels

The Massachusetts and Rhode Island Chapter serve Appraisal Institute membership for the entire States of Massachusetts and Rhode Island. Likewise, the Maine Chapter serves Appraisal Institute membership for the entire State of Maine.

#### Massachusetts and Rhode Island Chapter

Chapter Stats:	163 Designated members
	36 Candidates
	70 Practicing Affiliates
	8 Affiliates
	<u>56 Retired/Semi-Retired</u>
Total	333

#### Maine Chapter

Chapter Stats:	21 Designated members
	5 Candidates
	25 Practicing Affiliates
	2 Affiliates
	<u>3 Retired/Semi-Retired</u>
Total	56

#### Combined Chapter

Chapter Stats:	184 Designated members
	41 Candidates
	95 Practicing Affiliates
	10 Affiliates
	<u>59 Retired/Semi-Retired</u>
Total	389

### Proposed Merger Agreement Items

- 1) Name of the merged Chapter: – The name of the merged chapter shall be the Massachusetts/Rhode Island and Maine Chapter (MA/RI/ME) Chapter.
- 2) Chapter Meetings: The merged Chapter will hold at least one (1) “Event” per year within the boundaries of the State of Maine. Could be a CE program, Social or Spring Chapter Meeting. Agreed.

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3) Chapter Leadership of the Merged Chapter:

- a) **Board of Directors:** The first Nominating Committee after receiving approval from the national board of directors of the Appraisal Institute will fill one of the vacant Board of Director seats with a member that is a resident of the State of Maine for a term of three (3) years.
- b) **Nominating Committee:** For a transition period of three years, the merged Chapter will appoint at least one member that is a State of Maine resident. The person filling this role will be the State of Maine Standing Committee member who is in the last year of their three-year term (see Maine Standing Committee below for more details).
- c) **Education Committee:** The Education Committee of the merged Chapter will include at least one (1) member that is a resident of the State of Maine.
- d) **Government Relations Committee:** The Government Relations Committee of the merged Chapter will include at least one (1) member that is a resident of the State of Maine. Additionally, per National requirements, the Chapter will have a State of Maine Government Relations Subcommittee.
- e) **Candidate Guidance Committee:** The Candidate Guidance Committee of the merged Chapter will include at least one (1) member that is a resident of the State of Maine.
- f) **State of Maine Standing Committee:** The merged Chapter will form a standing committee called the “State of Maine Committee”. The committee would be comprised of three (3) members that are residents of the State of Maine. The committee members would serve dual roles also serving on the above referenced merged chapter’s education, government relations, and candidate guidance committees (as noted above in c, d, and e). These three (3) members will be appointed by the Chapter President for staggered 3-year terms with the committee member in the last year of their term also filling the role of nominating committee member from the State of Maine. Each year, this committee will vote one (1) of its members to be the committee chair. As a committee chair, that member would be invited to attend each Board meeting in a non-voting capacity. That person would provide the Board with a report of Maine issues / activities, etc. This would ensure that even if it came to a time where no one that resided in Maine was a Board member that the state would always have a voice at the board level. These committee members would also act as liaisons for the merged chapter to assist with the development of locally oriented CE programs and to assist with the logistics of other programs held in Maine.
  - a. In the first year of the merged chapter, the Chapter President will appoint the education committee member for a 3-year term, the government relations committee member for a 2-year term, and the candidate guidance committee member for a 1-year term in a dual role capacity, also serving as the nominating committee member.

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### Educational Offerings:

- a. The merged Chapter will seek to offer at least fourteen (14) hours of either qualifying or continuing education within the boundaries of the State of Maine each year.
- b. The merged Chapter will offer The Uniform Standards of Professional Appraisal Practice National Update course within the boundaries of the State of Maine every two (2) years.

### 4) Finances:

- a. All funds and obligations of the Maine Chapter will be transferred to the merged Chapter.
- b. The Maine Chapter has a scholarship fund and wishes to maintain the name and spirit of the fund.
  - i. The name of the annual scholarship(s) shall be Montello / Sawyer.
  - ii. We wish to keep these funds in a separate account if possible.
  - iii. Assuming a sufficient number of qualified applicants, the merged Chapter will award two (2) \$500 college scholarships to a child of a member that is a resident of the State of Maine and the child will be attending college, one (1) \$1,500 scholarship to a member that is a resident of the State of Maine and is seeking designation and one (1) \$1,500 scholarship to a resident of the State of Maine that is an AI professional and is seeking appraiser licensure. Should there not be a sufficient number of applicants within a specific scholarship category than additional scholarships may be awarded to applicants of another scholarship category at the discretion of the scholarship committee. These scholarships shall continue for a five (5) year period at the end of which the remaining funds will be transferred to the merged chapter's scholarship fund.
  - iv. Appoint a member that is a resident of the State of Maine and is familiar with this particular scholarship to assist in coordinating with the Montello / Sawyer family members during the annual award selection process.

### **Project Timeline**

- 1) Maine Chapter develops a preliminary merger proposal by November 1, 2020 and the proposal is submitted to the MA / RI Chapter's steering committee for discussion.
- 2) During the month of November, the steering committees of both the MA / RI Chapter and the Maine Chapter shall meet to discuss the proposal and formulate a final proposal.
- 3) The steering committees of both the MA / RI Chapter and the Maine Chapter shall finalize an agreed upon merger proposal by December 1, 2020.
- 4) The final merger proposal will be presented to the Board of Directors of both the MA / RI Chapter and the Maine Chapter for a vote to approve no later than January 15, 2021.
- 5) The final merger proposal will be communicated to the individual chapter members with a vote to approve no later than February 7, 2021.

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- 6) Assuming approval, a written merger plan will immediately be submitted to the national office for approval at their first quarter board meeting, set for February 25-26, 2021.
- 7) The effective date of the merger will be March 1, 2021.