

WICHITA PROPERTY TAX CONFERENCE

JULY
24-28
2022

CMD

Center for
**MANAGEMENT
DEVELOPMENT**
Barton School of Business, Wichita State University
1845 Fairmount • Wichita, Kansas 67260-0086



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The Wichita Conference began in 1970 when Fran Jabara, Dean of the Business School at Wichita State University, and Ken Boyer, a representative of a natural gas pipeline company, envisioned a neutral setting where state and company officials could get together and focus on their differences in estimating the market values for property tax purposes. Wichita State University served as that meeting place with 133 attendees in the beginning — growing to a record attendance of almost 600 people.

This conference set the bar for many legal discussions and court proceedings across the nation. “If it was discussed in Wichita, then those findings were held as the gold standard.” Fifty years later, The Wichita Conference still serves that purpose, as these taxing topics still exist today.



*Celebrating 50 years
of collaboration across
industries at the
Wichita Conference.*



This is an annual conference hosted on the campus of Wichita State University and provides valuation and assessment topics for complex industries including utility, energy, communication, pipeline, rail, airline, logistics, and manufacturing.



WICHITA PROPERTY TAX CONFERENCE

VALUATION & ASSESSMENT TOPICS FOR COMPLEX INDUSTRIES

50TH ANNIVERSARY

*Celebrating 50 years of
collaboration across
industries at the
Wichita Conference.*

is the world's longest lasting and most well-attended conference for both newcomers and advanced professionals involved with complex property tax valuation and assessments.

Conference attendees are people involved in property tax matters and are from organizations including government, consultants, attorneys, accounting software, and educators.

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The Wichita Property Tax Conference



WICHITA STATE
UNIVERSITY

A program co-sponsored by the Wichita Property Tax Conference and Center for Management Development, Barton School of Business, Wichita State University, Wichita, Kansas

REGISTER ONLINE:
www.Appraisal.Wichita.edu

Email: CMD@wichita.edu
Phone: 316-978-3118
Mail: 1845 Fairmount, Wichita, KS 67260-0086

CONFERENCE FEES:

Conference Registration..... \$495
State Registration \$395
Sunday Golf Tournament..... \$90

PAYMENT: Payment due before conference begins. Please register and pay online at www.Appraisal.Wichita.edu. For other payment options contact CMD at 316-978-3118 or CMD@wichita.edu

SCHOLARSHIPS: Partial scholarships are available. Go to www.Appraisal.Wichita.edu for more information. *Contributions are encouraged for the scholarship fund and are tax deductible.*

50TH ANNIVERSARY SPONSORSHIPS: Become a sponsor and help celebrate this special anniversary year. Sponsorships are available for any reception, lunch, breakfast, Newcomer session or for a flat dollar donation. Go online for more information.

CANCELLATION POLICY: Cancellations received after July 8, 2022 will be assessed a \$100 cancellation fee. Substitutions can be made at any time. No refunds will be given on or after July 23, 2020.

DRESS: Casual, warm-weather clothing and comfortable walking shoes. Check the weather before packing.

TRANSPORTATION: Shuttle service will be provided to and from the Marriott and the WSU campus. Shuttle schedule at www.appraisal.wichita.edu. Contact the CMD Office if you have mobility issues.

MEALS: Registration includes four continental breakfasts, three lunches, break refreshments, and four social functions. Please contact the CMD office if you have dietary needs.

LODGING: You are responsible for making your own reservations. The hotels are responsible for confirmation and billing for your lodging.

Conference Headquarters:

Marriott (316-651-0333)\$117

Please mention the Wichita Property Tax Conference to receive these special rates.

Other hotels near the Marriott:

Fairfield Inn East | 316-685-3777
Hampton Inn | 316-686-3576
Homewood Suites | 316-260-8844

CONTINUING EDUCATION UNITS: This conference is approved for 20 CEUs from IPT (Institute for Professionals in Taxation). To determine if this conference qualifies for CEUs in your profession in your state, contact the appropriate office to obtain forms and then email pat.mcleod@wichita.edu.

CONFERENCE MATERIALS: Conference materials received by CMD will be downloadable from the web and from the Whova mobile app after the presentation is complete.

INSTANT INFORMATION: All registered participants can download the Whova app to your phone or tablet and have instant access to the schedule, attendee list, speaker bios and presentations. Join the Twitter feed before and during the conference @AppraisalICT to keep up on all the happenings or use #advalorem in your Twitter post.

CONFERENCE APP: 72 hours after you register, you will be able to download the Whova app. Just “TAP the APP” and have the most current conference information at your finger tips.



SUNDAY JULY 24

7:30 a.m. **Golf Tournament** [Sand Creek Station, Newton, KS]



Sand Creek Station

3:30-6:30 p.m. **Registration** [Marriott, outside the Ballroom]
5:00 p.m. **Newcomer Orientation** [Marriott, Atrium]
5:45 p.m. **State Representatives Meet & Greet** [Marriott, Atrium]
6:30 p.m. **Welcome Reception** [Marriott, Ballroom]
-co-sponsored by Taxography

ADVANCED COURSE
MONDAY JULY 25

7:00 a.m. **Breakfast** *-sponsored by Regulated Consultants (RCC)*
8:00 a.m. **Welcome** - Dr. Gerald Graham | Center for Management Development | Barton School of Business | Wichita State University, Wichita, KS
8:30 a.m. **Keynote** - “Economic Outlook - Planet Earth”
Dr. Marci Rossell | Leading Authorities, Fredericksburg, VA



Dr. Marci Rossell is a world-renowned economist and financial expert. Dr. Rossell worked as Chief Economist and former co-host of “Squawk Box” for CNBC.

10:00 a.m. **Coffee Break** *- sponsored by Paradigm Tax Group*
10:15 a.m. Unit Valuation, Is it Still Relevant?
Linda Blacklock | Oregon Dept of Revenue, Salem, OR
Mike Connolly | North Carolina Dept of Revenue, Raleigh, NC
Bob Morgan | Union Pacific Railroad, Omaha, NE
Jim Mulroy | Ernst & Young, Boston, MA
11:15 a.m. **Hospitality Break** *- sponsored by Invoke Tax Partners*
11:30 a.m. How We Deal with Disruptions and Disequilibrium in the Unit Principle Valuation
Robert Reilly | Willamette Management, Chicago, IL
12:30 p.m. **Lunch** *- sponsored by Willamette Management*
1:45 p.m. Best Practices for the Measurement of Functional and Economic Obsolescence Unit
Mark Andrews | KE Andrews, Rowlett, TX
3:15 p.m. **Hospitality Break** *- sponsored by DuCharme, McMillen & Associates (DMA)*
3:30 p.m. Cost of Capital & Inflation
Roger Grabowski | Kroll, Chicago, IL
5:15 p.m. Shuttle bus departs for Marriott Hotel
6:00 p.m. **Reception** [Marriott] *- sponsored by Kroll*

TUESDAY JULY 26

7:30 a.m. **Breakfast** *-sponsored by Appraisal Economics*
8:30 a.m. **Keynote** - “Policy and Reform - What Needs to Change”
Dr. Douglas Holtz-Eakin | American Action Forum, Washington DC



Dr. Douglas Holtz-Eakin is the current President at American Action Forum in Washington, D.C. Dr. Holtz-Eakin is a Professor in Economics at Syracuse University and has served as Director of the Congressional Budget Office.

10:00 a.m. **Coffee Break** *- sponsored by Paradigm Tax Group*
Hospitality Break *- sponsored by Datagain Services*
10:15 a.m. Cyber Risk and Information Assurance: Current Trends and Future Concerns
Joseph Jabara J.D. | Wichita State University Cyberhub, Wichita, KS
11:45 a.m. **Lunch** *- sponsored by WSATR*
1:15 p.m. Broadband...Past, Present & Future
Jim Stegeman | Cost Quest Associates, Cincinnati, OH
Lawrence Vanston | Technology Futures, Austin, TX
1:15 p.m. Energy Infrastructure Technology
Charles DeGeorge & Samrat Datta | Entergy
Tom Flowers & David Wechsler | NextEra
2:45 p.m. **Hospitality Break** *- sponsored by MR Valuation & Pillsbury Winthrop*
3:00 p.m. The Relentless Onslaught of Wireless 5G Continues: Where Are We Now?
Iain Gillott | IGR, Austin, TX
3:00 p.m. Valuation Consideration for Renewable Energy
Jorge Medina | Pillsbury Winthrop Shaw Pittman, Los Angeles, CA
David Perkins | Versatax Consulting, Los Angeles, CA
Rob Panasci | Young/Sommer LLC, Albany, NY
4:30 p.m. Shuttle bus departs for Marriott
6:00 p.m. **Reception** [Marriott] *- sponsored by PowerPlan*

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WEDNESDAY JULY 27

7:30 a.m. **Breakfast** *- sponsored by Ryan*
8:30 a.m. **Keynote** - “Disrupt Yourself: Driving Change, Growth and New Opportunities on Purpose!”
Morris Morrison | Morrison Global Brands, Daniel Island, SC



Acclaimed “disruption” speaker, business leader and author **Morris Morrison** has a rare mix of creative talent and business acumen that fuels his desire to help people grow and to engage teams. He attained his bachelor’s degree in psychology and master’s degree in HR/labor relations before navigating the ranks of several Fortune 500 organizations

10:00 a.m. **Hospitality Break** *- sponsored by Ryan*
10:15 a.m. Legal Update
David Crapo | Crapo Deeds, Bountiful, UT
Mark Loyd | Dentons Bingham Greenebaum, Louisville, KY
11:45 a.m. **Lunch** *- sponsored by Ryan*
1:00 p.m. **Property Tax Jeopardy**
Colton Gruber | Oregon Dept of Revenue, Salem, OR
Carl Hoemke | Avalara, Carrollton, TX
2:30 p.m. **Hospitality Break** *- sponsored by Ryan*
2:45 p.m. Advancement in Compliance Technology
Carl Hoemke | Avalara, Carrollton, TX
Annette Crawford | Comcast Corp., Philadelphia, PA
2:45 p.m. Appraisal Implications or ASC 842: New Operating Lease Standards
Andrew Lindback | Ernst & Young, San Diego, CA
Trevor Mason | Ernst & Young, San Francisco, CA
4:30 p.m. Shuttle bus departs for Marriott Hotel
6:00 p.m. **Reception** [Marriott] *-sponsored by Ernst & Young*
8:30 p.m. **50th Evening Event** *sponsored by Avalara*

PRINCIPLES COURSE
MONDAY JULY 25

7:00 a.m. **Breakfast** *- sponsored by Regulated Consultants (RCC)*
8:40 a.m. **Opening Remarks**
Toby Reese | Kroll, Dallas, TX
8:45 a.m. The Income Approach -
Robert Reilly | Willimette Management, Chicago IL
9:45 a.m. **Hospitality Break** *- sponsored by Paradigm Tax Group*
10:00 a.m. The Income Approach (cont.)
Paul Simon | Cost Containment Advisors, New Braunfels, TX
11:00 a.m. Capitalization Rates and Cost of Capital -
Dr. Hal Heaton | Brigham Young University, Provo, UT
11:45 a.m. **Lunch** *- sponsored by Willamette Management*
1:00 p.m. Capitalization Rates and Cost of Capital (cont.)
Dr. Hal Heaton | Brigham Young University, Provo, UT
2:30 p.m. **Hospitality Break** *- sponsored by Ducharme, McMillen & Associates (DMA)*
2:45 p.m. Sales Comparison Approach -
Toby Reese | Kroll, Dallas, TX
5:15 p.m. Shuttle bus departs for Marriott Hotel
6:00 p.m. **Reception** [Marriott] *- sponsored by Kroll*

TUESDAY JULY 26

7:30 a.m. **Breakfast** *- sponsored by Appraisal Economics*
8:30 a.m. The Cost Approach -
Ryan Ivey | Kroll, Dallas, TX
10:00 a.m. **Coffee Break** *- sponsored by Paradigm Tax Group*
Hospitality Break *- sponsored by Datagain Services*
10:15 a.m. Legal Proceedings
David Crapo | Crapo, Deeds, Bountiful, UT
11:45 a.m. **Lunch** *- sponsored by WSATR*
1:00 p.m. Reconciliation, Allocation and Distribution
Dustin Barnes | Kansas Dept of Revenue, Topeka, KS
1:45 p.m. Review Quiz -
Toby Reese | Kroll, Dallas, TX
2:30 p.m. **Hospitality Break** *- sponsored by MR Valuation & Pillsbury Winthrop*
2:45 p.m. Demonstration Appraisal -
Bruce Nielsen | Nielsen Management Services, Liberty, UT
4:30 p.m. Shuttle bus departs for Marriott Hotel
6:00 p.m. **Reception** [Marriott] *- sponsored by PowerPlan*

INDUSTRY ROUNDTABLES
THURSDAY JULY 28

7:30 a.m. **Breakfast** [Marriott]
8-10 a.m. **Telecommunications** [Marriott, Atrium]
Electrics [Marriott, Salons F-H]
Pipelines [Marriott, Salon E]
Transportation [Marriott, Salon D]