

## SUNDAY JULY 23

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



3:30-6:30 p.m. **Registration** [Marriott, outside the Ballroom]

5:00 p.m. **Newcomer Orientation** [Marriott, Atrium]

5:45 p.m. **State Representative Meet & Greet** [Marriott, Atrium]

6:30 p.m. **Welcome Reception** [Marriott, Ballroom] *co-sponsored by Taxography*

## MONDAY JULY 24

7:00 a.m. **Breakfast** - sponsored by Regulated Capital Consultants (RCC)

8:00 a.m. **Welcome** - Dr. Gerald Graham | CMD | Wichita State University, Wichita, KS

8:30 a.m. **Keynote** - "The Economy, Policy and Elections—A Look Ahead for the U.S."  
Chris Campbell | Kroll Institute, New York, NY



The Honorable **Christopher E. Campbell** is the Chief Policy Strategist at Kroll, based in the New York office. As a Fellow of the Kroll Institute, he is a frequent guest commentator on national news programs on matters involving the economy.

10:00 a.m. **Coffee Break** - sponsored by Willamette Management

10:15 a.m. "Cost of Capital in the Current Higher Interest Rate Environment"  
Carla Nunes | Kroll, LLC | Philadelphia, PA

11:45 a.m. **Lunch**

1:15 p.m. "Differences between Unitary and Non Unitary Income Approach"  
Speaker TBD

2:45 p.m. **Hospitality Break** - sponsored by DMA

3:00 p.m. "Identification and Valuation of Intangible Personal Property"  
Robert Reilly | Willamette Mgmt Associates | Chicago, IL  
Kevin Zanni | Willamette Mgmt Associates | Chicago, IL

4:45 p.m. Shuttle bus departs for Marriott Hotel

6:00 p.m. Reception [Marriott] - sponsored by Kroll

## TUESDAY JULY 25

7:30 a.m. **Breakfast** - sponsored by Appraisal Economics and Amazon

8:30 a.m. **Keynote** - "Labor Statistics Insights"  
James Howard | Bureau of Labor | Dallas, TX

**James Howard** -

James Howard has been working as a Branch Chief, Office of Special Initiatives and Demonstration at U.S. Department Of Labor for 15 years. U.S. Department Of Labor is part of the Federal industry, and located in District of Columbia, United States of America.



10:00 a.m. **Coffee Break** - sponsored by Datagain Services

10:15 a.m. "Unitary Appraisal Differences - Regulated vs Non-Regulated"  
Joe Molina | Ryan, LLC | Austin, TX

11:45 a.m. **Lunch**

1:15 p.m. "Appraisal Replacement Cost - New Less Depreciation"  
Carl Hoemke | Avalara | Dallas, TX

2:45 p.m. **Hospitality Break**

3:00 p.m. "Legal Update"  
David Crapo | Crapo Deeds | Bountiful, UT  
Breann Robowski | Pillsbury Winthrop Shaw Pittman | Palo Alto, CA

4:45 p.m. Shuttle bus departs for Marriott

6:00 p.m. Reception [Marriott] - sponsored by Ernst & Young

## WEDNESDAY JULY 26

7:30 a.m. **Breakfast**

8:30 a.m. **Keynote** - "Mission: Possible - It's in You."  
Chris Cassidy | CEO and President of the National Medal of Honor Museum | Arlington, TX



**Christopher Cassidy** -

Recognized for his leadership and achievements as a United States Navy SEAL and a NASA astronaut, CAPT Cassidy's various military deployments and spaceflight missions provided the catalysts for an action-packed career where he made the most of every opportunity presented to him, even in challenging and high-stakes environments.

10:00 a.m. **Coffee Break**

**[Concurrent Sessions] -**

10:15 a.m. "The State of Broadband Deployment in the US"  
Jim Stegeman | CostQuest Associates | Cincinnati, OH

10:15 a.m. "Electric Renewables: The Ripple Effect"  
Jay Belifante | Ryan, LLC | Atlanta, GA  
Joseph Kettell | Appraisal Economics Inc. | Paramus, NJ  
Joe Skutt | AVANGRID/NYSEG | Kirkwood, NY  
Fawad Jamal | AVANGRID/RG&E | Rochester, NY

11:45 a.m. **Lunch**

**[Concurrent Sessions] -**

1:15 p.m. "3 Things to know about 5G"  
Mike Dano | Light Reading | Denver, CO

1:15 p.m. "Railroad Topics: An Industry Update and Discussion of Rail Car Issues"  
Dan Keen | Associate of American Railroads | Washington D.C.  
Bill Gannon | GATX Corp. | Chicago, IL

2:45 p.m. **Hospitality Break**

**[Concurrent Sessions]**

3:00 p.m. "Aircraft Market & Values - An Appraisers Perspective"  
Rikard de Jounge | AVITAS, Inc. | Chantilly, VA

3:00 p.m. "Technology Solutions in Property Tax Compliance & Assessments"  
Mary Anne Maples | CSC | San Diego, CA  
Carl Hoemke | Avalara | Dallas, TX  
Melissa Schad | PowerPlan | San Diego, CA  
Joe Bolian | Taxography | St. Louis, MO

4:45 p.m. Shuttle bus departs for Marriott Hotel

6:00 p.m. Reception [Marriott]

## THURSDAY JULY 27 INDUSTRY ROUNDTABLES

7:30 a.m. Breakfast [Marriott]

8-10 a.m. **Communication** [Marriott, Atrium]  
Mike Connolly | NC Dept. of Revenue | Raleigh, NC  
Gary Hunter | AT&T | Dallas, TX

**Electrics** [Marriott, Salons F-H]  
Shawn Pittman | Ernst & Young | Charlotte, NC  
Aryn Hansen | Avangrid Management Co. | Portland, OR  
Dustin Barnes | KS Dept of Revenue | Topeka, KS

**Pipelines** [Marriott, Salon E]  
Josh Cupit | Colonial Pipeline Company | Alpharetta, GA  
Patrick Titsworth | Northern Natural Gas | Omaha, NE  
Jenny Freier | State of Wyoming | Cheyenne, WY

**Transportation** [Marriott, Salon D]

Greg Bencaz | Louisiana Tax Commission | Baton Rouge, LA  
Zach Garretson | CSX Transportation | Jacksonville, FL

## PRINCIPLES COURSE

The Wichita Principles Course is designed to introduce the methodologies generally utilized to value, for property tax purposes, the properties of energy, communication, and transportation companies. The Principles Course is a great way for those new to the process to learn how property tax values are determined and administered. Individuals registered in the Principles Course will receive the training materials for the sessions the first morning of the conference.

If you are attending the conference general sessions and wish to refresh your skills on one of the Principles Course topics, you are welcome to sit in on that presentation, however, no materials will be provided.

## MONDAY JULY 24

10:15 a.m. - 10:45 a.m. **Course Introduction & Objectives/Moderators**

Annette Crawford, Comcast Corp.  
Jen Freier, State of Wyoming  
Robert Reilly, Willamette Mgmt Association  
Paul Simon, Cost Containment Advisors

10:45 a.m. - 11:45 a.m. **Cost of Capital Analysis**

Dr. Hal Heaton, Education Committee

1:15 p.m. - 1:45 p.m. **Cost of Capital Anyalysis (continued)**

Dr. Hal Heaton, Education Committee

1:45 p.m. - 2:45 p.m. **Income Approach**

Robert Reilly, Willamette Mgmt Association  
Paul Simon, Cost Containment Advisors

3:00 p.m. - 4:00 p.m. **Income Approach (continued)**

Robert Reilly, Willamette Mgmt Association  
Paul Simon, Cost Containment Advisors

## TUESDAY JULY 25

10:15 a.m. - 11:45 a.m. **Cost Approach**

Jim Stegman, CostQuest Associates

1:15 p.m. - 2:45 p.m. **Market Approach - Sales Comparison, Stock Debt**

Ryan Ivey, Kroll

3:00 p.m. - 3:30 p.m. **Value Reconciliation**

Dustin Barnes, KS Dept of Revenue  
Jen Frier, State of Wyoming  
Colton Gruber, Oregon Dept. of Revenue

3:30 p.m. - 4:00 p.m. **Unit Principle Valuation Report Writing**

Chris Olmstead, Federal Appraisal

4:00 p.m. - 4:30 p.m. **Review and Discussion**

Annette Crawford, Comcast Corp  
Jen Freier, State of Wyoming  
Robert Reilly, Willamette Mgmt Association  
Paul Simon, Cost Containment Advisors

## WEDNESDAY JULY 26

10:15 a.m. - 11:00 a.m. **Review Exam and Discussion**

Annette Crawford, Comcast Corp.  
Jen Freier, State of Wyoming  
Robert Reilly, Willamette Mgmt Association  
Paul Simon, Cost Containment Advisors

11:00 a.m. - 11:45 a.m. **Unit Principle Valuation Demonstration Report**

Chris Olmstead, Federal Appraisal

1:15 p.m. - 2:45 p.m. **Legal Issues in Property Tax**

David Crapo, Crapo Deeds

3:00 p.m. - 4:00 p.m. **Administrative Issues in Property Tax**

Paul Simon, Xcel Energy

4:00 p.m. - 4:30 p.m. **Course Summary, Conclusion, Current Issues, Q&A**

Annette Crawford, Comcast Corp.  
Jen Freier, State of Wyoming  
Robert Reilly, Willamette Mgmt Association  
Paul Simon, Cost Containment Advisors

# WICHITA PROPERTY TAX CONFERENCE

# JULY 23-27 2023



WICHITA STATE  
UNIVERSITY

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Barton School of Business, Wichita State University  
1845 Fairmount St | Wichita, Kansas 67260-0086

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.

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

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

# JULY 23-27 2023

Celebrating **51 years** of collaboration across industries at the Wichita Conference.

The Wichita Property Tax 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.



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](http://www.Appraisal.Wichita.edu)

**EMAIL:** [CMD@wichita.edu](mailto:CMD@wichita.edu)  
**PHONE:** 316-978-3118  
**MAIL:** 1845 Fairmount St, Wichita, KS 67260-0086

#### CONFERENCE FEES:

Conference Registration.....\$695  
State Registration.....\$450  
July 24 Golf Tournament.....\$90

**PAYMENT:** Payment due before conference begins. Please register and pay online at [www.Appraisal.Wichita.edu](http://www.Appraisal.Wichita.edu). For other payment options, contact CMD at 316-978-3118 or [CMD@wichita.edu](mailto:CMD@wichita.edu)

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

**CANCELLATION POLICY:** Cancellations received after July 7, 2023 will be assessed a \$100 cancellation fee. Substitutions can be made at any time. No refunds will be given on or after July 20, 2023.

**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](http://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).....\$119

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 [melissa.donham@wichita.edu](mailto:melissa.donham@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.

