



CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council

DATE: February 27, 2014

FROM: John McDonough, City Manager

AGENDA ITEM: Reappoint Member to the Board of Appeals (Ken Moller)

MEETING DATE: For Submission onto the March 4, 2014, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Resolution
Resume

APPROVAL BY CITY MANAGER:  APPROVED

PLACED ON AGENDA FOR: 3/4/2014

CITY ATTORNEY APPROVAL REQUIRED: () YES () NO

CITY ATTORNEY APPROVAL: 

REMARKS:

**STATE OF GEORGIA
COUNTY OF FULTON**

A RESOLUTION TO REAPPOINT A MEMBER TO THE SANDY SPRINGS BOARD OF APPEALS

BE IT RESOLVED by the City Council of the City of Sandy Springs, Georgia, while in regular session on March 4, 2014, as follows:

SECTION 1. That Ken Moller be re-appointed to serve a term on the City of Sandy Springs Board of Appeals in accordance with the by laws; and

SECTION 2. That the appointee shall be eligible for re-appointment upon nomination by the Mayor and confirmation by the City Council; and

SECTION 3. That this resolution shall become effective upon its adoption.

RESOLVED this the 4th day of March, 2014.

Approved:

Russell K. Paul, Mayor

Attest:

Michael D. Casey, City Clerk

(Seal)

KENNETH J. MOLLER

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Atlanta, GA 30328
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(770) 842-4181 (Cell)
(404) 250-0013 (Fax)

APPRAISAL EXPERIENCE

General: Provide appraisals of residential and small commercial property throughout metropolitan Atlanta. Assignments range from individual residential properties to portfolios of shopping centers, commercial buildings, apartments and vacant land. Assignments include appraisals for lending purposes as well as internal client decision making, the valuation of trusts, the settlement of estates and financial planning.

Mortgage Lending: Provide appraisals for first mortgages and home equity loans in conformance with Fannie Mae guidelines and in compliance with the Home Valuation Code of Conduct (HVCC). Properties include single and multi-family residences and condominiums valued to over \$5 million and include both primary and secondary residences. Clients include both local and out-of-town lenders.

Reviews: Review of appraisals for the quality of the report, the appropriateness of the comparable sales and adjustments and the reliability of the final value estimate. Provide forensic and retrospective reviews and appraisals.

Foreclosures: Appraisal of all types of foreclosure related properties including single and multi-family houses, condominiums, subdivisions, developed lots and vacant land. Assignments include pre-foreclosure appraisals based on full inspections or limited inspections and based on historical information and data with appropriate assumptions relative to physical condition and features. In addition, appraisals for post foreclosure marketing normally based on full access to the properties. Experienced in providing an Estimated Cost of Repairs and "As Is" and "As Repaired" values in both normal marketing times as well as "Quick Sale" time frames. Provide expert witness testimony at Confirmation Hearings.

Expert Witness: Provide expert witness testimony in issues relative to fraudulent appraisals as well as in Confirmation Hearings. Representation of both borrowers and lenders throughout metropolitan Atlanta.

EDUCATIONAL DETAIL

GENERAL EDUCATION

Master of Business Administration, Marketing, 1971
Northwestern University; Evanston, Illinois

Bachelor of Science in Civil Engineering, Urban Planning, 1965
Illinois Institute of Technology; Chicago, Illinois

APPRAISAL COURSES

RE 460, Income Property Valuation	Georgia State University
RE 415, Real Estate Financing	Georgia State University
RE 410, Residential Appraisal	Georgia State University
Capitalization Theory, Part A	Appraisal Institute
Capitalization Theory, Part B	Appraisal Institute
Residential Valuation	Appraisal Institute
Standards of Professional Practice	Appraisal Institute
Basic Valuation Procedures	Appraisal Institute
Real Estate Appraisal Principles	Appraisal Institute

APPRAISAL SEMINARS

Forecasting Revenue	Appraisal Institute
Eminent Domain Appraisals	Appraisal Institute
Analyzing Distressed Real Estate	Appraisal Institute
Business Practices and Ethics	Appraisal Institute
Appraising From Plans and Specs	Appraisal Institute
Standards of Professional Practice	Appraisal Institute
Developing an Accurate Cost Approach	Appraisal Institute
Appraising FHA Property	Appraisal Institute
Fannie Mae Requirements	Appraisal Institute
Appraising 1 - 4 Family Properties	Lee & Grant
Appraisal Regulations of Federal Banking	Appraisal Institute
Appraising Apartments	Appraisal Institute
Market Analysis	Appraisal Institute

TYPES OF PROPERTIES APPRAISED

Apartments
Automobile Dealerships
Boat Dealerships
Condominiums
Developed Lots
Easements
Ground Leases
Industrial Buildings
Medical Facilities
Multi-Family Residences

Office Buildings
Poultry Operations
Retail Stores
Shopping Centers - Mall/Enclosed
Shopping Centers - Strip
Single Family Residences
Subdivisions
Vacant Land - Commercial
Vacant Land - Residential
Warehouses

CLIENTS

Altman & Altman, Attorneys
Arnall Golden Gregory LLP
Balch & Bingham LLP
Bank of America
Bank of New York/Mellon
City of Marietta
City of Roswell Parks Department
Chase Bank (JPMorgan Chase)
Eastern Savings Bank
Fannie Mae
FDIC
Fidelity Bank
First American REO Servicing

Freddie Mac
Kennesaw State University
Lefkoff, Duncan, Grimes, Miller & McSwain, PC
Nelson Mullins Riley & Scarborough, LLP
Stearns Bank
Southeast Home Mortgage
SunTrust Bank
Synovus Bank
Troutman Sanders LLP
Trustmark National Bank
U.S. Acquisitions, LLC
Wachovia Bank
Weinstock & Scavo, PC

MISCELLANEOUS

- Qualified as an Expert Witness throughout Metropolitan Atlanta
- Provide pre and post foreclosure appraisals - testify at Confirmation Hearings
- Appraise fractional interests

GENERAL EXPERIENCE

Independent Fee Appraiser (1991 - Present) - Appraisal of property including single family residences, condominiums, investment property, small and medium sized commercial property and vacant land. Assignments include first and second mortgage financing, foreclosures, portfolio valuation and market pricing for institutions and individuals both locally and nationally. Serve as expert witness on behalf of clients.

Associate Appraiser, IAR Group (1989 - 1991) - Appraisal of single family residences, condominiums, small income properties and vacant land for mortgage financing and foreclosure marketing.

Engineering and Manufacturing Management (1987 - 1989, 1965 - 1985) - Responsible for the upgrading, expansion, construction and management of industrial manufacturing facilities. Successfully represented corporations in hearings and negotiations with both the executive and judicial branches of government.

Consulting Engineering (1985 - 1987) - Engineering services to the US Army Corps of Engineers involving building inspections, asbestos surveys and recommendations for abatement at Fort Jackson, SC; and to private industry for rezoning and street acquisition from the City of Birmingham.

AFFILIATIONS AND MEMBERSHIPS

Certified General Real Estate Appraiser, State of Georgia, No. 204

Licensed Professional Engineer, State of Illinois, 062-031507

Appraisal Institute, Associate Member

Atlanta Board of Realtors, Realtor Member

Qualified as Expert Witness

Sandy Springs Board of Appeals, Member