

QUALIFICATIONS OF DONALD A. FISHER, MAI, ARA:

EMPLOYMENT HISTORY:

2016-Current: Executive Vice President – CNY Pomeroy Appraisers, Inc.
1994-2015: President - Pomeroy Appraisal Associates, Inc.
1986-1994: Executive Vice-President - Pomeroy Appraisal Associates, Inc.
1984-1986: Vice-President / Secretary - Pomeroy Appraisal Associates, Inc.
1974-1984: Staff Appraiser - Pomeroy Appraisal Associates, Inc.

EDUCATION:

Cornell University: Bachelor of Science – College of Agriculture & Life Sciences
Syracuse University: graduate studies
Appraisal Institute: appraisal valuation courses and seminars
American Society of Farm Managers & Rural Appraisers: appraisal valuation courses & seminars
International Right-of-Way Association: appraisal courses and seminars
NYS Assessors Association: appraisal courses and seminars

PROFESSIONAL DESIGNATIONS:

MAI #6935 Appraisal Institute
Member, Appraisal Institute (MAI) designation is awarded by the Appraisal Institute to those members who have years of experience, are technically trained, have passed a rigid examination and subscribe to a high code of ethics.

ARA #623 American Society of Farm Managers & Rural Appraisers [ASFMRA]
I hold the Accredited Rural Appraiser (ARA) designation which is awarded by the American Society of Farm Managers & Rural Appraisers to those members who have years of experience, are technically trained, have passed a rigid examination and subscribe to a high code of ethics.

PROFESSIONAL AFFILIATIONS:

Appraisal Institute (1979-present)

Chapter Committees: AIREA/SREA Unification (1991-92), Regional Standards Panel (1986-91), Chapter Admissions, Chairperson (1987-89), Admissions (1985-1989)
Chapter Offices: President (1/1/2011-12/31/2012 [2-yr. term]), President-Elect (2010), Treasurer (2009), Secretary (2008), Treasurer (1992), Secretary (1991), Director (1990)

American Society of Farm Managers & Rural Appraisers (1975-present)

National Committees: Editorial Co-Chair (1998-2002) and Chair (2002-2017); National Appraisal Review Committee Chair (1988-94); Executive Council (1995-98); Ethics & Standards Task Force (2009-2010); Publications Commission Chair, Valuation 2000 (1998-2000); By-Laws (1980-81); Young Professionals (1981-84); Appraisal Manual (1984-85); Regional Membership (1985-1988); Rural Appraisal Book (1993-1995); Long Range Planning (1995); Annual Meeting (1997 & 1999); The Appraisal Foundation Advisory Council (2002-04); Strategic Planning Task Force (2003-04); Recognized for 40-Year Membership (2018)
National Office: District I Vice President (1995-1998)
Chapter (Northeast) Offices: Secretary-Treasurer (1979-89); Vice-President (1989-91); President (1991-93); Director (1993-96)

International Right-of-Way Association - Chapter #18 (1982-present)

International Association of Assessing Officers (1999-present)

New York State Assessors Association, Inc.
Past Regional Advisor - State Board of Real Estate Appraisal

LICENSES AND CERTIFICATIONS:

Certified by Appraisal Institute through December 31, 2023

Certified by ASFMRA through December 31, 2019

NYS Certified General Appraiser #46-000000060 (1991 to present)

Certified by NY Department of State through October 7, 2019

Certificate of Completion – Valuation of Conservation Easements course – AI/ASFMRA/ASA (2008)

Certificate of Completion – Yellow Book – Uniform Appraisal Standards for Federal Land

Acquisitions

–ASFMRA (2006 and 2018)

NYS Consultant Appraiser - New York State (1978 to present)

NYS Qualified Appraisal Course Instructor – all appraisal course levels (1991 to present)

Certificate of Appreciation - Appraisal Review Committee Chairman (6 years)

Certificate of Appreciation – Editorial Committee Chairman (19 years)

NYS Notary Public

AWARDS:

G. Richard Kelley Memorial Award (formerly President’s Award)- 2014, presented by Upstate
New York Chapter, Appraisal Institute

Appraisal Professional of the Year by ASFMRA - 2012

Gold Quill Award for Journalism from ASFMRA – 1985 and 2011

Volunteer of the Year Award – ASFMRA - 2017

Silver Plow Award - 10+ years as Chapter Secretary/Treasurer from ASFMRA (1989)

Silver Cow Award for Contribution to Agribusiness from Onondaga County Dairy Promotion
Committee (1999)

PUBLICATIONS:

“An Environmental Trade Case Study: Agricultural Conservation Easement Pays Off Environmental
Penalty” –Journal of the ASFMRA, June 2011 (ASFMRA 2011 Gold Quill Award)

“Is Your Forest Land Fairly Assessed?” – Empire Envoy, Empire State Forest Products Association,
Vol. 97, No. 5, August 2004

“Conservation Easements: a Review of Alternative Valuation Methods” – Journal of Property
Economics, co-published by American Society of Appraisers, American Society of Farm
Managers and Rural Appraisers, International Association of Assessing Officers and National
Association of Independent Fee Appraisers, Volume 1, Issue 1, 2004

The Appraisal of Rural Property, 2nd Edition, 2000, co-published by ASFMRA and Appraisal
Institute – Dairy Farm Chapter

“Timberland Assessments” – Farming, January 2001

“Gas Pipelines: Are They a Detriment or an Enhancement for Crops?” Journal of ASFMRA, 2000;
republished in International Right-of-Way Magazine, Dec. 2000

“Timberland Valuation” – CFA News, Catskill Forest Association, Inc., Fall 1999

"Understanding Development Rights from Both the Appraiser and Consultant Perspective" Seminar for
ASFMRA, May 1997

“Farm Assessment Problems” (5-part series) - New York Farmer, 1996-1997

"Conservation Easements & Valuation Issues" - Appraisal Views, Valuation International, Ltd., 2nd
Quarter, 1996

Rural Appraisal Manual, ASFMRA, 6th Edition, 1986 - Revision Committee

"Using the Income Approach for Specialized Agricultural Properties"-Journal of the ASFMRA, April
1985 (ASFMRA 1985 Gold Quill Award)

"Do You Need a Professional Appraiser?" - American Agriculturist, January 1983

TEACHING AND LECTURING EXPERIENCE:

Upstate NY Chapter (Appraisal Institute): Valuations in Indian Land Claims, Eminent Domain Analysis, Catastrophic Event, Natural (Tourist) Attraction, Current Use v. Highest and Best Use, Land Under Elevated Highway, Avigation Easements, Wind Development Rights, Utility Easements, Determination of Economic Units, Market Value Impact from Solar Systems on Residential Properties, Effects of Stigma

ASFMRA & Northeast Chapter: Agricultural Valuation, Conservation Easements, Avigation Easements, Wind Development Rights, Dairy Farms, Utility Easements

ASFMRA Ohio Chapter: Conservation Easements

International Right-of-Way Association Chapter 18: Conservation Easement Valuation, Avigation Easements, Wind Development Rights, Effects of Stigma

NYS Assessors Association: Farm Valuation, Income Capitalization Approach, Conservation Easement Valuation, Waterfront Valuation, Mini-Marts and Convenience Stores, Partial Interests Valuation, Appraisal Report Review, Mixed-Use Property Valuation

NYS Association of County Directors: Conservation Easements: Alternative Valuation Methods

Cornell Cooperative Extension: Farm Assessment Problems, Agricultural Conservation Easements

Cornell University: Appraisal Issues, Eminent Domain, Conservation Easements, Indian Land Claims

Federal Land Bank: Highest & Best Use Analysis

US Army / Tug Hill Tomorrow Land Trust / Ducks Unlimited: Fort Drum Army Compatible Use Buffer Program (2012): Conservation Easements

New York Farm Show / Woodsmen's Field Days (2010, 2011, 2012): Conservation Easements

Ohio State University: Conservation Easement Valuation

Onondaga Community College: Real Estate Principles

Onondaga County Assessors Assoc.: Farm Valuation, Conservation Easements, Convenience Stores, Property Classifications and Current Use v. Highest and Best Use Issues

COURT EXPERIENCE:

Testified before US Federal District Court*; NY State Court of Claims; NY State Supreme Court^; Massachusetts Court; Commissions and Hearings throughout NY State;

^2010 NY Court of Appeals favorable decision on current use valuation certiorari project (Gordon v. Town of Esopus);

2 Appellate Division favorable decisions on current use and economic unit valuation for certiorari (Adirondack Mountain Reserve v. Towns of Keene and North Hudson; Corvetti v. Town of Lake Pleasant)

*1981 Oneida Nation Land Claim was reviewed and upheld by the US Supreme Court (March 1984)

PROFESSIONAL EXPERIENCE:

Career responsibilities bridge a wide scope of public, institutional and private assignments dealing with eminent domain, mortgage financing, tax matters, zoning, easements, estate planning, and general valuation questions. Projects include Indian land claims, rights-of-way acquisition, railroad valuation, urban redevelopment, waste disposal, water use and hydro-power valuation matters, watersheds, airports, pipeline and powerline corridors, agricultural crop analysis, and environmental analysis. Assignments have dealt with office buildings, shopping centers, most types of commercial and industrial properties, apartment complexes, hotels and motels, churches, schools, all types of agricultural properties, timberland, freshwater and tidal wetlands, all types of recreational and residential properties, conservation easements, and utility line easements.

COMMUNITY ACTIVITIES:

- Onondaga County Waste-to-Energy Facility: Citizens Advisory Committee (1991-2000), Chairman (1993-1994); Property Value Stabilization, Sub-Committee Chairman (1991-2000)
- Town of Onondaga: Environmental Advisory Council (1976-81); Fire Training Center Bylaws (Chairman 1986); Length Of Service Awards Program (Town Committee Chairman 1989-91, 2000-02, 2004-05, 2017-18)
- Onondaga Central Schools Committees: Facilities Advisory (1989-90); Citizens Advisory (1994-96); Building Planning (1994-96); Facilities Development (1997); Academic/Building Advisory (2000-2003); Capital Project Advisory (2005-12); Citizens' Budget Advisory (2015-16)
- St. Camillus Health & Rehabilitation Center: Trustee (1987-1992); Development Comm. (1990-1992)
- Cornell University: Alumni Admissions Ambassador Network (1989-2006); Alumni Career Link (1989-present)
- South Onondaga Fire Department: Member (1970-present); President (1978-85, 1989-94, 2000-2014); Immediate Past President (2014-18); Director (1985-87; 1988-89; 1994-2000); supervised new fire station construction (1990-91); Life Member (since 2004); Length of Service Awards Program Trustee (1989-present)
- Onondaga County Volunteer Firemen's Association Red Jacket Distinction Award - 2012
- New York State Emergency Medical Technician for over 30 years
- Corpus Christi Catholic Church: Building Committee (1991-92); Lector (2006-2016)
- South Onondaga Water District – proposed and approved (2000-01)

UNIQUE ID NUMBER 46000000060	State of New York Department of State DIVISION OF LICENSING SERVICES	FOR OFFICE USE ONLY Control No. 101064
PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.		EFFECTIVE DATE MO. DAY YR. 10 08 17
FISHER DONALD A C/O POMEROY APPRAISAL ASSOCIAT LIBERTY SQUARE 100 EAST SENECA ST MANLIUS, NY 13104		EXPIRATION DATE MO. DAY YR. 10 07 19
HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A R. E. GENERAL APPRAISER		
In Witness Whereof, The Department of State has caused its official seal to be hereunto affixed ROSSANA ROSADO SECRETARY OF STATE		
DOS-1098 (Rev. 3/01)		