

QUALIFICATIONS OF THOMAS J. DAY



Thomas J. Day, MAI, SRA



Designated, experience, education, memberships, professionalism and integrity. Thomas Day has 38 years of real estate appraisal and consulting experience. He is the president and partner of Day Group LLC. Prior to co-founding Day Group LLC, he was a co-founder, principal, shareholder and officer of The Valuation Group, Inc., and was a former owner and officer of the Lyle H. Nagell & Co., Inc.

Mr. Day has had extensive training and experience. After graduating from the University of Minnesota with a business degree having an emphasis in finance, he began his appraisal career in 1978. Numerous Appraisal Institute courses and educational offerings have been completed pertaining to real estate and valuation issues. He has a diverse appraisal practice, yet specializes in income producing properties and litigation matters. Challenging assignments include difficult highest and best use analyses, market studies, special use projects, and detailed analysis and support in eminent domain proceedings.

Tom maintains both his MAI and SRA designations with The Appraisal Institute, and has served the North Star Chapter of the Appraisal Institute in numerous leadership capacities, including as past president. Other memberships include the National Association of Realtors, and the Minneapolis Area Association of Realtors. He holds a Certified General Real Property appraisal license.

Mr. Day competently supports and communicates his professional findings and opinions, and has testified as an expert witness in District Court, Federal Court, and in condemnation proceedings before District Court-appointed county commissions.

EDUCATION

- Bachelor of Science Degree - Business Administration, 1978 honor graduate from the University of Minnesota, Minneapolis, Minnesota, with an emphasis in finance

APPRAISAL EDUCATION

The Appraisal Institute

- Capitalization Theory & Techniques, Part A
- Capitalization Theory & Techniques, Part B
- Case Studies in Commercial Highest And Best Use
- Income Property Valuation In The 1990s Seminar
- Evaluations & The Real Estate Appraisal Industry Seminar
- Case Studies In Real Estate Valuation
- Appraising Troubled Properties Seminar
- Eminent Domain and Condemnation Appraising
- Senior Demographics and its Impact on Senior Housing
- Attacking & Defending Appraisal in Litigation
- Fundamental of Separating Real Property, Personal Property, and Intangible Business Assets
- Uniform Appraisal Standards for Federal Land Acquisitions
- Appraisal Report Writing Seminar
- Discounted Cash Flow Seminar
- Standards Of Professional Practice
- Subdivision Analysis
- Toxic Contamination
- Appraisal of Local Retail Properties
- Wetlands and Property Evaluations
- Upscale Urban Townhouse Development
- Multi-Family Housing—the Future
- Regional Retail Malls Seminar
- Eminent Domain
- Construction Disturbance & Temporary Loss of Going Concern

QUALIFICATIONS OF THOMAS J. DAY (CONTINUED)

The Society Of Real Estate Appraisers

- Introduction To Appraising Real Property, Course 101
- Applied Residential Appraising, Course 102
- Evaluating Residential Construction
- Building Codes and Inspections Seminar

Other Organizations

- Appraising Conservation Easements—American Society of Farm Managers & Rural Appraisers
 - State of Minnesota vs. Woodridge Plaza L.P. Seminar—International Right of Way Association
 - Mock Trial Seminar—International Right of Way Association
 - FHA Single-Family New Construction Appraisal Training Seminar/HUD Training Seminar—HUD
 - Right of Way Professional Conferences—Minnesota Department of Transportation
 - Comprehensive Appraisal Workshop—Ted Whitmer
 - The Uniform Relocation and Real Property Acquisition Act—International Right of Way Association
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LICENSES AND AFFILIATIONS

- Minnesota General Real Property Appraiser No. 4000814
 - Member - MAI designated member of Appraisal Institute
 - Member - SRA designated member of Appraisal Institute
 - Past service of the North Star Chapter of the Appraisal Institute as President, Vice President, Secretary, Treasurer, Nominating Committee Chair, Education Committee Member, Finance Committee member, Residential Admissions Committee Chair, Bylaws Committee Chair, Program Committee Chair, Residential Associate Guidance Committee Chair, Pro-Bono Committee member, Peer Review Committee member, and Scholarship Committee member
 - Member - National Association of Realtors
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CLIENTS SERVED

Numerous individuals, attorneys, corporations, partnerships, non-profits, governmental agencies and lenders. Sample clients include the following:

- Anchor Bank
- Anoka Electric Cooperative
- Bank of America
- BMO Harris Bank / M & I Bank
- Briggs and Morgan
- Bremer Bank
- Burnsville School District
- The Business Bank
- Central Community Housing Trust / Aeon
- Citizens Bank
- City of Bloomington
- City of Circle Pines
- City of Edina
- City of Minneapolis
- City of Minnetonka
- City of Orono
- City of Plymouth
- City of St. Louis Park
- City of Wayzata
- Fredrikson & Byron, P.A.
- First American Bank
- First Federal
- GE Capital
- Gray, Plant, Mooty
- Habitat For Humanity
- Hennepin County
- Highland Banks
- Honeywell
- Hopkins School District
- Kennedy & Graven
- Lakeville School District
- Metropolitan Airports Commission
- Midland Financial
- Midway National Bank
- Minneapolis Community Planning & Economic Development
- Minneapolis Library
- Minneapolis Park and Recreation Board
- Minneapolis Public Works Department
- Minneapolis School District
- MN Office of Attorney General
- MN Department of Commerce
- MN Dept of Transportation
- New Market Bank
- New York Life Insurance Company
- Park National Bank
- Powderhorn Residents Group
- Premier Bank
- Project For Pride in Living, Inc.
- Ramsey County
- Richfield Bank and Trust
- Redesign, Inc.
- Sherburne State Bank
- Southside Neighborhood Housing Services
- State of Minnesota
- RBC Builder Finance
- TCF Bank
- Three Rivers Park District
- Union Bank and Trust
- U.S. Bancorp
- U.S. Fish and Wildlife Service
- Voyager Bank
- Wells Fargo Bank
- Xcel Energy