



CHRISTOPHER A. MINER, MAI

PROFESSIONAL QUALIFICATIONS

Christopher Miner is the Managing Director of Real Estate Advisory Services for Greenfield Advisors, and has over 30 years experience in real estate sales, real estate management, market feasibility and neighborhood impact analysis, as well as real estate appraisal, consulting, and teaching.

- Miner Agency, (1975-1981) a full-service real estate firm
- Miner & Silverstein Appraisal Company (1981-2008) a real estate advisory services firm
- Greenfield Advisors LLC (2008-Present)

His background includes the appraisal of houses, residential and office condominium units, medical office condominiums, industrial, commercial, and residential lots, industrial, commercial, residential, and multifamily acreage, apartments buildings, approved condominium projects, approved subdivisions, industrial and warehouse buildings, office buildings, shopping centers, condominium projects under construction, commercial condominium projects, RV and mobile home parks and campgrounds, gasoline stations, petroleum bulk storage facilities, leasehold interests in airport hangers, and mixed use properties.

He is a recognized expert in the appraisal of waterfront property having appraised about 75 boatyards and marinas (including the largest marina in Connecticut with over 900 slips), ferry/cruise ship line terminal, and commercial waterfront property. After a nationwide search, Mr. Miner was selected to assist the County Auditor in Erie County OH as a marina valuation expert to train the revaluation staff, appraise two marinas in Sandusky, to calm relations with marina owners, and to develop a marina valuation expert system.

He has been involved as an expert witness in cases before planning and zoning agencies, Boards of Tax Appeal, Connecticut Superior Court and Federal Bankruptcy Court.

Christopher Miner has brokered the lease and/or sale of houses, stores, offices, apartments, industrial building, vacant lands suitable for a variety of uses and a skilled nursing facility.

He has led market feasibility studies throughout the eastern and central USA for residential, retail, health club, healthcare (market planning and site evaluation for rehabilitation and primary care practices and evaluation of ambulatory network for a healthcare system), and LIHTC multi-family development. He has also conducted specialized demographic analysis for facilities planning for healthcare system and a school district. He has developed a semi-automated sales forecast modeling using retail gravity modeling and geographic information systems for large geography site selection and market planning modeling for retail and healthcare land uses.

He has produced neighborhood impact studies regarding the effects of a hazardous waste detoxification facility and effects of conversion of a nursing home to a psychiatric hospital on nearby property values. He has studied the effects of intervening public usage on waterfront home values.

EDUCATION

Southern Connecticut State University (Class of 1973) Bachelor of Science in Secondary Education; Physics Major, Math Minor; Vice President of Senior Class

Post graduate studies in topic areas relevant to his practice from numerous professional and technical organizations and a course in Artificial Intelligence from Central Connecticut State University

SPEAKING ENGAGEMENTS

1997 ESRI User Conference, "Business Applications for GIS:

1999 CID of Connecticut Annual Conference, "GIS and Target Marketing"

1999 CCIM Connecticut Chapter meeting, "GIS"

2000 University of Connecticut, Connecticut Housing Conference, "Appraisal Technology"

2002 Connecticut Association of Assessing Officers, "Using GIS in Real Estate Appraisal"

2006 Northern California Chapter of the Appraisal Institute's Fall Conference in San Francisco, "Examples of Using GIS in Real Estate Appraisal and Consulting"

TEACHING

For the Appraisal Institute and in cooperation with the Appraisers Research Foundation, Mr. Miner developed the online GIS in real estate appraisal and consulting curriculum, which consists of an introductory class, a novice case study class and four advanced case studies classes. He still teaches the case study classes for the Appraisal Institute.

Mr. Miner has also taught and developed class room courses and seminars about real estate appraisal and investment for the University of Connecticut and the Appraisal Institute, including its successor organizations.

PROFESSIONAL ASSOCIATIONS

Prior to his relocation to Seattle, Mr. Miner had been an active member of various professional organizations, including Connecticut Association of Realtors, International Marina Institute, Connecticut Marine Trades Council, International Council of Shopping Centers and the American Society of Appraisers. He is presently a member of the Appraisal Institute and affiliated with the Seattle chapter. He received his MAI designation from the Appraisal Institute in 1987.

He is a former Director of the New London Main Street Program and chaired its Economic Restructuring Committee. In addition to chairing the program and education committees, he was President of the Connecticut Chapter of the Appraisal Institute in 1996.