Over the past 25 years, together we have created, built and sustained the 1031 industry and the Federation of Exchange Accommodators. FEA has held annual conferences for the past 20 of those 25 years. We hope you’ll join us for the celebration in Nashville, TN. There has never been a more exciting time to be involved in the 1031 industry. Here are just a few of the highlights:

In celebration of FEA’s 25th Anniversary and 20th Annual Conference, we are pleased and honored to welcome back Dave Franasiak from Williams & Jensen and look forward to hearing from some new speakers, including Dr. Christopher Kuehl who will provide an economic update, and Tim Egan, one of our founders and part of our original management company.

Also on the agenda:
Drop & Swap - Advanced Partnership Issues; Oil and Gas Leasehold Interest Exchanges; Non-safe Harbor Reverse Exchanges and, of course, our Annual Tax Update from Mary Foster.
On Wednesday evening, join the FEA Board of Directors for the Kickoff Reception, a great chance to meet new friends and renew old acquaintances. The celebration really takes off Thursday evening with the FEA 25th Anniversary Reception that includes appetizers, refreshments and live entertainment at Sambuca, a well-known local restaurant venue.

We’ve planned optional activities to highlight the Music City including a Wednesday afternoon tour of the Country Music Hall of Fame, as well as a Friday evening backstage tour and show at the Grand Ole Opry. Want to create your own adventure? Check out the Top 10 Things to Do in Nashville at http://www.visitmusiccity.com/Visitors! FEA’s discounted hotel room rate will be honored three days pre- and post-conference. Bring the family!

The Boot Camp is back! The 1031 Boot Camp is a three hour immersion into the nuances of tax-deferred exchanges from Regulatory requirements to identification issues, and everything in between. In addition to the expert instruction of Debbie Bannister from Exchange Resources, this session will offer an open forum for questions and discussion. Bring your questions and be prepared for an intense session. This program is designed for members new to the exchange profession or those just getting back into the field who want to brush up on the critical rules. The session is open to all interested attendees. Preregistration and an additional fee of $150 are required.
About Nashville

From its very beginnings, Nashville grew from a foundation built on music. Music has been the common thread connecting the life and soul of the city and its people. Visitors have ventured there to experience the music that weaves such a fundamental pattern in its cultural, business and social fabric. Nashville has also long been known as the “Songwriting Capital of the World.” Songwriters from all over the world come to Music City to learn the art and share their passion of songwriting.

“Foodies” flock to Nashville! There’s enough going on food-wise to warrant a trip solely for eating. Nashville’s creative spirit has infiltrated its kitchens, turning them into chefs’ studios. From Southern fare to haute cuisine to quite literally everything in between, Nashville’s palate offers it all.

Historical Nashville: Any city that was founded as a fort in 1779 is certain to be packed with history, and Nashville doesn’t disappoint in that regard. The Nashville area offers a vivid portrait of a bygone era, featuring graceful architecture, opulent mansions, a rich riverfront merchant district and much more.

Nashville Climate

Daytime temperatures in Nashville in September range from highs in the 80’s to lows in the 60’s.

Conference Attire

Business casual attire (slacks, sweaters, jackets) is appropriate for conference sessions and receptions.

Meeting Location

All conference education sessions will be held at The Union Station Hotel in Nashville, TN.

The Union Station Hotel
1001 Broadway
Nashville, TN 37203
(615) 726-1001
http://unionstationhotelnashville.com/

CES® Credit Hours

CES® approved for 12 general and 1 ethics CES® credit hours for conference attendees. Boot camp is CES®approved for 3.5 general CES® credit hours. CLE credit hours will be applied for and information available at the conference.

Attendee List

A preview attendee list will be posted on the FEA website and will be available to attendees in Nashville.

REVISED Hotel Reservations - BOOK BEFORE AUGUST 8

The Union Station Hotel is SOLD OUT. FEA has booked an overflow property at the Holiday Inn Express. This hotel is located virtually across the street from The Union Station Hotel. Please contact them immediately to make your reservations. If you were planning to stay the weekend, please know that it is CRITICAL to make your reservation NOW. Vanderbilt University’s Parent’s Weekend is that weekend, and hotel room demand is high. We will sell our of that block quickly and will have a difficult time adding rooms to our block over the weekend.

FEA Overflow Property: Holiday Inn Express, Nashville, TN920 Broadway, Nashville, TN 37203
FEA’s room rate is $199/night – Reserve before August 8th

Online Link to Holiday Inn Express Reservations: Federation of Exchange Accommodators

Reservations By Phone: Call 877.HIE.STAY (443.7829) and request the “Federation of Exchange Accommodators’ block.

Transportation from the Nashville International Airport (BNA) to The Union Station Hotel

The most efficient transportation from the airport to The Union Station Hotel is by taxi. It takes approximately 20-minutes with a fare of $25.00 for the first person and $1.00 per person after that. The city bus is the most economical option at just under $2.00 per person, and it takes approximately 45 minutes.

Registration & Hotel Reservation Deadlines

Friday, August 8, 2014 - Early Bird Registration Discount.
Friday, August 8, 2014 - Hotel Reservation Deadline.

Cancellation/Refund/Substitution Policy

The deadline for canceling or substituting registrations is August 22. All cancellations are subject to a $150 administrative fee. All requests for cancellations or substitutions must be submitted in writing to meetings@1031.org. No refunds will be issued for cancellations made after Friday, August 22.

Networking

Networking opportunities are often rated as the most valuable aspect of the FEA meetings and, as always, there are plenty of occasions scheduled to maximize interacting with your industry associates. Make use of breaks, meals and receptions to network with your fellow attendees and to visit with our sponsors/exhibitors.

Register online at: http://1031.org/FEA2014AnnualConference/Home.aspx, by fax to (515) 334-1174, or by mail to FEA, 1255 SW Prairie Trail Pkwy., Ankeny, IA 50023.
Questions call: (515) 334-1074 or email: kkipping@aml.org.
2014 ANNUAL CONFERENCE
REGISTRATION FORM
September 10 – 12, 2014
The Union Station Hotel, Nashville, TN

Early Bird discount rate will not be extended past August 8, 2014.

Early Registration Discounts will be given to registrants whose payment is received by Friday, August 8, 2014.

Primary Contact ________________________________________________

Address ____________________________

Phone ____________________________

Company ____________________________

City / State / ZIP ____________________________

Email ____________________________

*Please indicate any special dietary needs or accessibility requirements by person:

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*There will be no extensions of the early bird registration deadline of August 8th.

Multi-Delegate Rate (attendees from the same FEA member company)

Additional Delegates from the same FEA Member company listed above; price applies to each add’l delegate after the 1st registrant. Enter name of delegate/attendee #2 in the Name column.

|                               | $700           | $750         |
|                               |                |              |

| Additional Multi-Delegate #3 | $700           | $750         |
| Enter name & email of the delegate/attendee #3 in the appropriate column. |

| Additional Multi-Delegate #4 | $700           | $750         |
| Enter name & email of the delegate/attendee #4 in the appropriate column. |

| CES® Designees/Non-FEA Member | $850           | $850         |

| 1031 Boot Camp | $150           | $150         |

| Spouse/Partner ticket for Wednesday and Thursday Evening Receptions | $100           | $100         |

| Optional Activity: Country Music Hall of Fame and Museum® (Wednesday afternoon) | Adults: $45 | Adults: $45 |
| Kid: $35 | Kid: $35 |
| (12 & Under) | (12 & Under) |

| Optional Activity: Grand Ole Opry Show & Backstage Tour (Friday evening) | $85           | $85         |

| Total | | |

Payment Information
Please make check payable to FEA and mail to 1255 SW Prairie Trail Parkway, Ankeny, IA 50023

☑ Check payable to FEA ☐ Mastercard ☐ Visa ☐ Amex

Account # ____________________________ Expiration Date ____________________________

Name on Card ____________________________ Signature ____________________________

Cancellation/ Refund / Substitution Policy The deadline for canceling or substituting registrations is August 22, 2014. All cancellations are subject to a $150 administrative fee. All requests for cancellations or substitutions must be submitted in writing to kkipping@aml.org. No refunds will be issued for cancellations made after Friday, August 22.

Registration is also available:


By fax: (515) 334-1174

Mail: FEA, 1255 SW Prairie Trail Pkwy, Ankeny, IA 50023

Questions - Call: (515) 334-1074
SCHEDULE OF EVENTS

WEDNESDAY, September 10, 2014

7:30 AM  CES® Exam Registration
8:00 – 10:30 AM  CES® Exam
12:00 – 4:00 PM  FEA Board of Directors Meeting
12:00 – 4:00 PM  CES® Certification Council Meeting
1:00 – 4:00 PM  1031 Boot Camp
   Debbie Bannister, CES®, Exchange Resources, Inc. Boot Camp makes its return this year and is a great educational opportunity for those new to the industry or looking for a refresher. Additional fee applies.
2:00 – 4:00 PM  Optional Activity: Country Music Hall of Fame and Museum® (Transportation is included in the price of activity. Meet in the Hotel lobby at 1:30 p.m.)
5:00 – 6:30 PM  FEA Board of Directors Welcome Reception
   The Union Station Hotel, 1001 Broadway, Nashville, TN Plan to join the FEA Board of Directors for an informal welcome reception. Relax, enjoy appetizers and refreshments, meet new friends and reconnect with peers in the industry.

THURSDAY, September 11, 2014

7:00 – 8:30 AM  Registration and Networking Breakfast
8:30 – 9:00 AM  Welcome and Opening Remarks
   FEA President’s Update
9:00 – 9:50 AM  Economic Update: 2014 - What Do Businesses Do Now That the Game Has Changed?
   Dr. Christopher Kuehl, Managing Director, Armada Executive Intelligence, Kansas City, KS Signs are pointing to a real recovery in 2014 and that changes the dynamics for businesses in a dramatic way. For the last few years, the name of the game has been deleveraging and caution. Now, the pressure is on for companies to compete and grow. Some companies are showing a willingness to expand their sales and marketing efforts as they react to competition and recognize opportunities for increased market share. How do businesses contend with this change in focus?
9:50 – 10:00 AM  Networking Break
10:00 – 10:50 AM  Oil, Gas and Mineral Interest in Exchanges
   Todd Keator, Esq., Thompson & Knight, Teresa Person, CES®, 1031 Exchange Corporation, Dirk Todd, President, Madison Capital Investments Our panel of experts will review the technicalities and practicalities of oil and gas leasehold interest exchanges including the critical differences between: mineral interests and working interests, production payments and royalty payments, and finding appropriate replacement property solutions.
10:50 – 11:00 AM  Networking Break
11:00 – 11:50 AM  Non-safe Harbor Reverse Exchanges
   Adam Handler, Principal, National Tax Services, PricewaterhouseCoopers LLP Is it advisable for QIs to offer non-safe harbor reverse exchange services prior to the issuance of the Bartell opinion? What percentage of equity is appropriate for an Accommodation Party to contribute to these transactions? We’ll explore these and other structural questions on non-safe harbor reverse exchanges.

LUNCH

2:05 – 2:55 PM  FEA Guide to Internal Controls & Procedures
   Suzanne Goldstein Baker, CES®, Esq., Investment Property Exchange Services, Dave Brown, CES®, Esq., Iowa Property Exchange, Steve Chacon, CES®, Accruit, LLC, Jennifer Poindexter Texas Capital Bank Our esteemed panelists are members of the FEA task force that authored the newly released FEA Guide to Internal Controls & Procedures. This lively discussion will focus on steps QIs can take to safeguard exchange funds and assets and protect consumers.

3:00 – 4:00 PM  Personal Property Exchanges
   Steve Chacon, CES®, Accruit, LLC This session will provide a practical look at personal property exchanges including documentation, identification issues and the effects of bonus depreciation.

4:00 – 4:10 PM  Networking Break

4:10 – 5:00 PM  Less Than Fee Interests – Development Rights, Air Rights, Leasehold Interests and Easement Exchanges
   Robert Schachat, Head of Real Estate Group, National Tax Department, Ernst & Young LLP We’ll explore ownership of property that is “less than fee” including leasehold interests; development rights and air rights; conservation easements; and other forms of property interests that are like-kind to a fee interest.

6:30 – 9:00 PM  FEA 25th ANNIVERSARY CELEBRATION RECEPTION
   The Sky Loft at Sambuca, 601 12th Ave. S., Nashville, TN (Sambuca is within walking distance from The Union Station Hotel.) Let’s celebrate together the past 25 years of FEA and the great future that is yet to come. Enjoy food, drink, amazing skyline views, and private live musical entertainment at Sambuca’s Sky Loft room. Located in the heart of the Gulch warehouse district!
Networking Breakfast
7:30 – 8:30 AM

View from the Hill
8:30 – 9:20 AM
David Franasiak, Esq., Williams & Jensen
We welcome back our partner and advocate Dave Franasiak. Don’t miss this critical update on legislative initiatives affecting our industry.

Networking Break
9:20 – 9:35 AM

Disaster Planning & Business Succession
9:35 – 10:25 AM
Benjamin G. Carter, Texas Capital Bank
Do you have a disaster recovery plan that would allow you to continue to operate your business if you were suddenly faced with a power outage or a natural disaster that displaced you for days or weeks? We’ll discuss what you can do to plan for the future of your company – from succession planning to recovering from unexpected business interruptions.

Networking Break
10:25 – 10:40 AM

DSTs, TICs, NNNs and Other Replacement Property Options
10:40 – 11:30 AM
Michael Packman, PNI Capital Partners; Scott Sheehan, 1031 Investment Services, Tracy Treger, Syndicated Equities, Mary Jo Wenmouth, Inland Private Capital
Which option is right for your client? Our panel of experts discuss the differences between various ownership options for 1031 buyers; DSTs, TIC interests, and NNN single investments and which to choose based on what is more appropriate.

LUNCH
11:30 AM – 12:55 PM

Lessons from the Legends
1:00 – 1:50 PM
Ralph Bunje, CES®, Esq., CPA, Independent Exchange Services, Tim Egan, Former Executive Director, FEA, Max Hansen, CES®, Esq., American Equity Exchange, Inc, Margo McDonnell, CES®, 1031 CORP., Moderator
We convene a group of Legends in the QI industry to discuss and reflect on the challenges and triumphs of the last quarter century and expectations for the future.

Networking Break
1:50 – 2:05 PM

Drop & Swap – Advanced Partnership Exchange Issues
2:05 – 2:55 PM
David Shechtman, Esq., Drinker Biddle LLP
Partnership break-ups are the most common issue encountered by our members in their practice. Dave will share his thoughts on the best way to structure exchanges where the partners wish to separate.

Networking Break
2:55 – 3:05 PM

Annual Tax Update
3:05 – 3:55 PM
Mary Foster, CES®, Esq., 1031 Services, Inc.
Don’t miss our annual tax round-up provided by Mary Foster.

Closing Comments
3:55 – 4:00 PM

Optional Activity: Grand Ole Opry Show & Backstage Tour
6:00 – 10:00 PM
(Optional activity: Meet in the Hotel lobby at 5:45 p.m.)

Optional Activities

Country Music Hall of Fame and Museum® Tour
Wednesday, September 10th from 2:00 – 4:00 PM
Adults: $45.00 / Kids (12 and Under): $35.00
(Transportation is included in the price of this activity. Meet in the Hotel lobby at 1:30 p.m.)
Experience the Country Music Hall of Fame® and Museum, home of America’s music since 1967. The Museum presents the crown jewels of its vast collection to illustrate country music’s story as told through the turns of two centuries. A treasure trove of historic country video clips and recorded music, dynamic exhibits, a regular menu of live performances and public programs, the Museum Store, on-site dining, state-of-the-art design and fabulous public spaces all contribute to an unforgettable, must-see, purely Nashville experience.

Grand Ole Opry Show & Backstage Tour
Friday, September 12th from 6:00 – 10:00 PM
Price: $85.00/Person
(Transportation is included in the price of this activity. Meet in the Hotel lobby at 5:45 p.m.)
What began as a simple radio broadcast in 1925 is today a live entertainment phenomenon, honoring country music’s rich history and dynamic present. The Grand Ole Opry, an American icon and Nashville’s number-one attraction, is world-famous for creating one-of-a-kind entertainment experiences for audiences of all ages. The Opry showcases a mix of country legends and the contemporary chart-toppers who have followed in their footsteps. It’s been called the “home of American music” and “country’s most famous stage.” Every year, hundreds of thousands of people make pilgrimages across town or around the world to the Opry to see the show live.
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