

**Ernest Demba, FASA,ARM,IFAS**  
**Election Biography**

DEMBA VALUATION SERVICES, LLC

Analysts ☐ Appraisers ☐ Consultants ☐ Educators ☐ Reviewers

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**Election Biography of Ernest A. Demba**

Ernest A. Demba, Ernie, is currently designated with senior appraisal designations: FASA, FASA-RP, IFAS, and FASA-ARM. He is certified by Missouri and Illinois as a Certified General Real Estate Appraiser and was licensed as a Registered Professional Engineer in Missouri. (PE) until December 31, 2021, when he chose to take an inactive status. Ernie's college education includes a BSEE degree, an MS degree in engineering and an MBA degree. In January 2009, he was voted a Life Membership in the American Society of Appraisers (ASA) and in September 2022, he was a Recipient of a Lifetime Achievement Award by the ASA. Ernie is also a Certified USPAP Instructor by the Appraiser Qualifications Board of The Appraisal Foundation.

Ernie has taught for Washington University in St. Louis in the University College Division for the Economics Department and has taught for Lindenwood Colleges (now Lindenwood University) in their Valuation Sciences Degree Program leading to both an undergraduate degree and a master's degree in Valuation Science. Ernie has also taught internationally to students of the former communist bloc countries in Eastern Europe. He currently also teaches various classes in appraisal theory and short seminars related to real estate appraising, economics, statistics, and valuation.

Positions Ernie has held, and committees on which he has served for the ASA include: Representative on the Board of Governors from the Real Property membership, membership in the College of Fellows to which he has been elected as its Chancellor, the International Real Property Discipline Committee and to which he has served as its Chairman, the International Appraisal Review and Management Discipline

Committee, the International Ethics Committee to which he has served as its Chairman, the International Board of Examiners to which he has served as the Vice-Chair for Real Property, the Professional Development Committee, the International Development Committee, the International Admissions and Membership Committee, Member – Healthcare Special Interest Group, and was President of the St. Louis Chapter of the ASA. Ernie is an approved instructor on the International and National Educational Staff for the ASA and has taught the four levels of the ASA's Principles of Valuation (POV) series and the AQB Approved 7 hour and 15-hour Uniform Standards of Professional Appraisal Practice (USPAP) classes among others.

Ernie was also an approved instructor and had taught for the prior NAIFA. He has been approved by the Real Estate Appraisal Commission of the State of Missouri as an education provider for classes he has developed for the continuing education of real estate appraisers. Also, he had been approved as an instructor by the Real Estate Commission of Missouri for continuing education classes for real estate license renewals. For many years, he has received multi-state approvals for the continuing education classes he has written and presented at the ASA International Appraiser's Conferences.

Ernie was selected by the AQB to be a member of the initial task force charged with developing the Course Approval Program and writing the Policies, Procedures and Criteria for this program to be approved and implemented by the AQB. This program offers a voluntary national system for approval of courses of instruction that satisfy the educational criteria established by the AQB for the licensure and certification of real estate appraisers pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA).

Ernie has completed appraisal assignments from the simple to the very complex throughout the United States and has testified as an expert witness in various courts throughout the United States. Ernie is available for appraisal and consulting assignments as an independent fee appraiser.

DEMBA VALUATION SERVICES, LLC provides services in the areas of: Independent Consultations, Loan Valuations, Partial Interest Valuations, Financial Analysis, Litigation Support and Analysis, Investment Analysis, Feasibility Studies, Discounted Cash Flow Analysis, Loan Valuation Problems, Economic Studies, Highest & Best Use Analysis, Land Use Planning, Property Analysis Investment Value Appraisals, Market Value Appraisals, Appraisal Reviews, Real Estate Tax Appeals, and Other Analysis.

Ernie is the Managing Member of Demba Valuation Services, LLC  
For further information, please refer to the ASA web site. Ernie's "Qualifications as an Appraiser" details his listings of the 31 classes and seminars developed and/or taught over the last 40 years for continuing education (CE credit) and the 7 Department of Economic Classes Ernie taught at Washington University in St. Louis, Missouri (now WashU) over the last 35 years before retiring at age 75. Those Qualifications pages also list additional committees on which Ernie served for the ASA and other appraisal organizations.

**Why do you feel you are qualified for this position? Include information on past volunteer positions with ASA and other organizations.**

To answer this question of why I feel I am qualified for this position as your Regional Governor, I must also ask that you read the answer to the second question along with this one. However, the short answer to this question is that I am the best candidate for this position as your Regional Governor. I will bring my education, experience, knowledge, and my personal "ASA Society Relationships" over the last

46 years or so to the Regional Governorship position. Elsewhere within my candidacy package is a list of my past volunteer positions within the Society ranging from a St. Louis Chapter President in the 1980s, to an ASA Deputy State Director, to the Chancellor of the College of Fellows, and to a discipline representative on the Board of Governors (BOG). It is this combination of both local and national interactions and exposure that I bring to this position that makes me the best candidate to fill this position for the next two years. Throughout this application for this Regional Governorship as I recite my ASA accomplishments, the question also asked about other positions in other organizations. Therefore, the following short list of my involvement in other activities. I have been a board member and treasure of my local St. Louis chapter of the Diabetic Children's Welfare Association. I have served as President and board member of my subdivision association and have served in Scout leadership positions may, may years ago. Currently, I am Vice President of my State Appraiser's Association, Missouri Appraisers Advisory Council (MAAC).

### **What contributions have you provided ASA as a member or to a comparable organization(s)?**

To answer the question of what contributions I have provided the ASA as a member I must go back over a period of over 4 decades. Over time I taught all four of the Principle of Valuation classes and the USPAP 7 hour and 15 hour classes which both brought in revenue to the ASA and increased our membership and presence in the marketplace. I also developed one of the older POV classes, RP 204, and developed seminars and short classes which were taught over time for both the ASA and the NAIFA beginning in the 1980's. As one of the first Education Chairs of the Real Property Discipline and later Chair of the Real Property Discipline, I developed, with help from others, a complete educational curriculum for designation as an ASA and AM within our Society. As a contribution to another organization, I later applied this background and knowledge as one of two ASA representatives from our Society to The Appraisal Foundation. I was a member on its initial Task Force on Course Approval & Review Committee of the Appraisal Qualifications Board. This program eventually became known as the CAPS program of the AQB of TAF. As a member and chair of the Ethics Committee, I hopefully educated our "bad members" and re-assured our "good members", and as a member of the Nominations and Awards Committee I hopefully advanced the most deserving, eligible, and beneficial candidates of the Society. As we are still thriving in a possibly struggling profession, many things must have gone correctly in the past. But not everything worked, and some changes could and should be made.

### **What do you wish for ASA's members?**

What do I wish for ASA members? First, I want every ASA member and candidate to enjoy a good and happy professional life in the valuation profession as I have had. Every day has been interesting, a challenge of some type, and a solution ready to be uncovered. Yes, frustration is just around the corner, clients may need to be fired at times, and supervisors may need to be replaced, which is not always an option. But all in all, the Profession offers one with a personal growth potential, an independent lifestyle if desired, and a broad range of work experiences. And an association with a group of Society friends that will last a lifetime. Next, I wish that all ASA members and candidates could, and would, find a welcoming Society of friendly, like-minded professionals with common valuation and educational interests with whom to associate. This includes those within the same discipline and those in other disciplines. The benefit we have in the ASA is our multi-discipline Society. Different disciplines but common educational fundamentals, applications, and concerns. We can all learn from each other. I wish this for all ASA members – to learn from each other. -We can all be teachers and students. In the end, as a long-term goal, I wish for every ASA member to be successful in the Valuation Profession with the aid of their ASA membership and the cooperation of fellow ASA members and staff. In reaching that long-

term goal members expect it to be implemented through mentorship, education, one-on-one individualized help, chapter and international meetings, and work-related publications when available. The ASA should be a partner in providing a Professional working environment for the Professional Valuation Individual to accomplish the lifestyle he/she desires. I would like to be a representative of the ASA membership to help provide that partnership to the membership. It is an expectation of our membership, and I will continue to work toward that goal and continue to make it a reality for our membership.

### **What do you wish for ASA in the profession?**

What do I wish for ASA in the profession? My goal for the ASA in the profession is to keep the ASA in its leadership position as the premier multi-discipline appraisal organization in our profession. This will require steps to re-build the weak areas and unify the differences among our divergent paths and disciplines. As a Regional Governor, I would represent the interests of the entire membership of every discipline and always consider the organization, as a whole, with its goals and functions. I have been associated with the ASA for a long time (since 1979) and have an extensive history of knowledge and experience to bring to this position as a Regional Governor, and I would also be available to consult with, guide, and help others. I would like to achieve more cooperation among the disciplines in the areas of education and conferences. As appraisers, we have a single body of economic knowledge and can build on it better as a multi-discipline organization. We also have common client and business problems, and we can relate to each other, independent of discipline. We, as Society members, also all have a common enemy: Competition, both individually as appraisers and as a Society. And we all can relate this experience to each other. As a Society, let us all talk to each other with common goals and interests, and not with divergent end games. I wish the Society to Grow. To have a larger membership number than we currently have. This can be accomplished by attracting individual members one by one or merging with other established organizations with similar goals and aspirations. Both methods of expanding our goals and influence should be given consideration if we expect the Society to be a living entity in the future. This would both be a benefit to our membership and to the valuation profession. Our Society cannot be a static Society and survive.

### **Why should members vote for you?**

In conclusion, why should you vote for me? The answer is as I have stated above, and I have outlined in my Election Biography. I have the Education, the Experience, the Dedication, the Long-Term Loyalty to the ASA, and the Commitment to the ASA to help lead the Society during the next two-year cycle as your Regional Board of Governor Representative to make our Society a better organization for our members and our profession. With your help, being a vote for me, Ernie Demba, FASA, together we can build a better and growing multi-discipline Society under our new leadership and organization structure. Note that I could have written more and taken more of your valuable time to read more of what I have done as a member of both the ASA and the prior NAIFA during the last almost half century. My full "Qualifications as an Appraiser" is available on the ASA web site if you, as a voter, are interested in reading further. I have listed many of my past ASA activities and prior committee memberships and leadership positions. These all form a background and foundation for my candidacy for this Regional Governor position. As you would also see, I have both written and taught many classes, seminars, and webinars as given in my Qualifications. I strongly believe in a strong education as a background for appraisers. The Society provides such for its members but must do better and I look forward to doing so with your vote for me. Thank you for your participation in the Society's voting process. Ernest A. Demba, FASA, FASA-RP, FASA-ARM, IFAS