



60TH ANNUAL IRWA REGION 2 EDUCATION SEMINAR & FALL FORUM

EDUCATION CONNECTS RIGHT OF WAY TO INFRASTRUCTURE

JULY 26-28, 2023

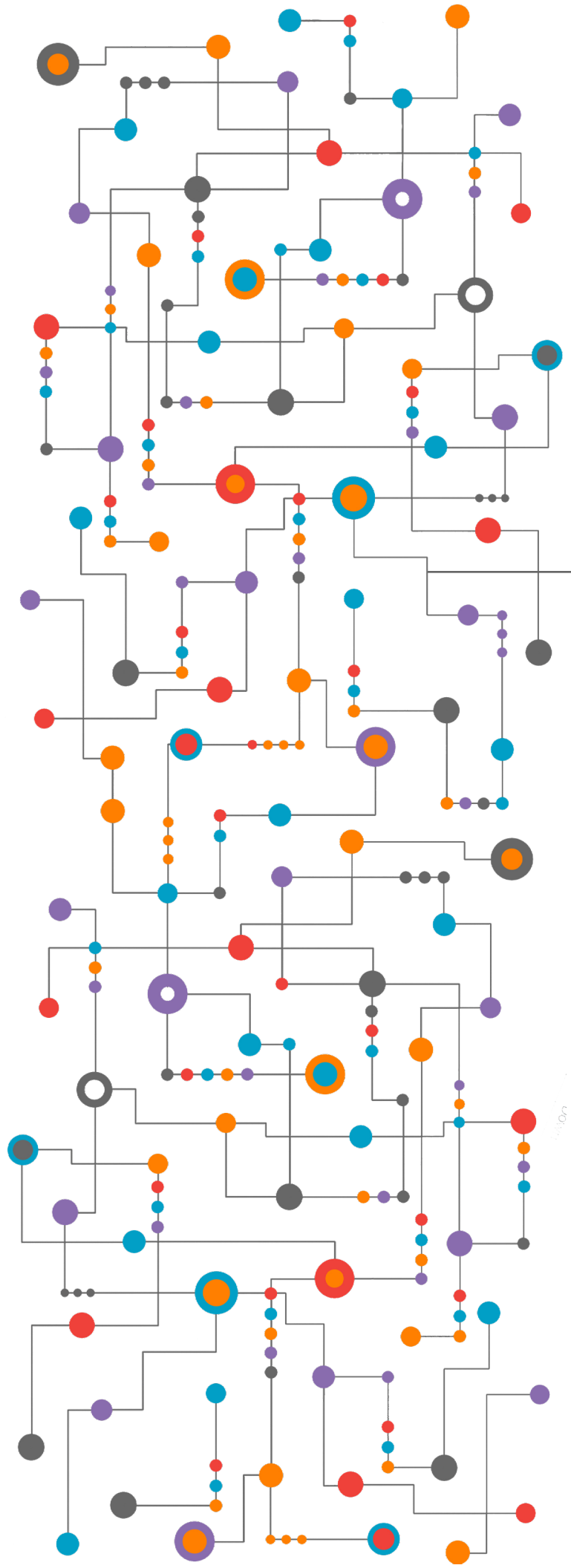
Texas A&M University | *Memorial Student Center*
Cavalry Court // The George Hotel



PROGRAM DESIGN



LJA ENGINEERING



WELCOME TO THE 60TH ANNUAL IRWA REGION 2 EDUCATION REFRESHER SEMINAR AND FALL FORUM!



MAGGIE SCHEDLER, SR/WA, R/W-URAC, R/W-RAC
IRWA Region 2 Chair

Welcome to Region 2's 60th Annual Education Refresher!

Hard to believe we have been doing this seminar for 60 years. We changed the format last year to a one-day seminar and it has been a hit. Thank you all for supporting our seminar and making it a huge success!!

This year's agenda will not disappoint. Our speakers are engaging with expertise in our field. The program for the Refresher Seminar is a labor of love. Our program is blessed with very experienced professionals bringing their expertise and experience to bear on current issues and problems facing us today. Our heartfelt thanks to our presenters, we know your time is valuable and we know that your expertise and input for this Seminar is greatly appreciated by the membership.

Our Sponsors make a huge difference in the program we present each year in College Station. Our sponsors have answered the call once again to support the Refresher Seminar and the Association and we want to thank them for their continuing support, it absolutely makes a difference in what we can do to make the meeting better and better each year.

A heartfelt thank you goes out to the Real Estate Center at Texas A&M University. Each year, the Real Estate Center graciously sponsors our event and plays a huge role in our educational program. They bring to us not only their steady support of the Right of Way and Real Estate Professionals but an update to our attendees on the research that has been evaluated through the year. This is our 60th year of their support, thank you.

Hope you enjoy our Fall Forum and Education Refresher Seminar!! See you at the Backyard for the Young Professionals Networking Event.

ABOUT IRWA

The International Right of Way Association (IRWA) provides invaluable connections through its network of over 7,000 members across 15 countries. The Association actively promotes career growth through education and credentialing opportunities. Recognized as a leading education provider in the industry, IRWA elevates right of way professionals to make a powerful difference in their communities.

Our members work in the Electric & Utility, Transportation, Oil & Gas and Public Agencies sectors. Right of way professionals are individuals who work to develop and construct infrastructure projects such as acquisition agents, project managers, attorneys, engineers, surveyors, appraisers and relocation agents.

IRWA supports career advancement through exemplary educational programs and serves as an effective resource for right of way professionals to gain a professional edge, network, and become an industry leader.

REGION 2

IRWA is a global, member-led organization of dedicated professionals within the right of way industry. Established in 1934 as a not-for-profit association, IRWA's purpose has always been to improve people's quality of life through infrastructure development. Our members work in the Transportation, Electric and Utility, Oil and Gas and Public Agency sectors. IRWA Region 2 is dedicated to promoting our chapters to provide exemplary educational programs and networking opportunities, elevating our members to make a powerful difference in their communities.

Region 2 includes 1,535 members and 491 associate members from US and Mexico. Our eight chapters include Chapter 74 (Austin, TX), Chapter 43 (Louisiana), Chapter 36 (Dallas/Fort Worth, TX), Chapter 8 (Houston, TX), Chapter 51 (Little Rock, AR), Chapter 33 (Oklahoma City, OK), Chapter 39 (South Texas) and Chapter 85 (Mexico). Region 2 is proud to be a leader in our Association, supporting career advancement through educational programs and promoting the Association's mission to improve people's quality of life through infrastructure development.



South Africa
Chapter 83



Nigeria
Chapter 84



Australia
Chapter 86



Saudi Arabia
Chapter 87



2023-2024 CHAPTER PRESIDENTS



CHAPTER 8

Erik Breitinger,
RWA



CHAPTER 33

Nikki Patterson,
RWA, R/W-NAC,
R/W-URAC



CHAPTER 36

Will Snider, MAI,
SR/WA, R/W-AC



CHAPTER 39

Clint Bendele,
MAI, ARA



CHAPTER 43

James Howell



CHAPTER 51

Sarah Stephens,
R/W-AC, MAI, AI-
GRS, CRE



CHAPTER 74

David Baylor,
SR/WA



2022—2023 IRWA REGION 2

GENERALIST DESIGNATIONS

SR/WA

Abel Garcia, SR/WA-TN
Alejandro Lopez, SR/WA-GN
Alexandria Clark, SR/WA-GN
Alfred Tristan, SR/WA-EU
Amy Parish, SR/WA
Clara Castaneda, SR/WA-TN
Colan Dishman, SR/WA-TN
Courtney Hart, SR/WA-OG
Darlene Snow, SR/WA-TN
Gina Phalen, SR/WA-GN
Hailey Benson, SR/WA-GN
Jeremy Duskin, SR/WA-GN
Johnathan Rivera, SR/WA-TN
Lisa Roberts, SR/WA-TN
Marissa Montoya, SR/WA-TN
Mary Guess, SR/WA
Megan Gilliland, SR/WA-TN
Michael Gates, SR/WA-GN

Nikki Patterson, SR/WA-TN
Patrick Ryan, SR/WA
Paul Williamson, SR/WA-EU
Rhonda Young, SR/WA-TN
Will Snider, SR/WA
Silverio Garza, Jr., SR/WA-GN
Tanner Taylor, SR/WA-GN
Thomas Walden, Jr., SR/WA-GN
Vickie Gill, SR/WA

RWP

Amanda Christie, RWP-EU
Chad Bethel, RWP-EU
Elizabeth Davin, RWP-TN
Franklin Taylor, RWP-GN
Jason Fanelli, RWP-GN
Karen Pollock, RWP-TN
Maria Meghani RWP-TN
Monica Henning, RWP-EU

Nancy Whitlock, RWP-GN
Reece Cole, RWP-GN
Veronica Escalera-Ibarra,
RWP-GN

RWA

Christina Fewins, RWA-TN
Christopher Provence, RWA
Christopher Singleton, RWA-GN
Hannah Hamilton, RWA-GN
Hunter Barker, RWA
Kim Wehba, RWA-GN
Kristen Shollar, RWA-GN
Logan Heidaker, RWA
Mark Laird, RWA-GN
Mary Hammel, RWA-GN
Matthew Connolly, R/W-AC
Matthew Yager, RWA-GN
Robert Olsen, RWA-GN

SPECIALTY DESIGNATIONS

R/W-AC

Carlo Forni, R/W-AC
Darrin Ruot, RWA, R/W-AC
Garrett Mickal, R/W-AC
Jeff Johnson, R/W-AC
Matthew Si, R/W-AC
Matthew Connolly, R/W-AC
Tommy Rials, Jr., R/W-AC

R/W-NAC

Alex Turbeville, R/W-NAC
Ana Salazar, R/W-NAC
Bill Hansen, R/W-NAC
Carolyn Murray, R/W-NAC

Cathy Al-Barati, R/W-NAC
Donna Arnett, R/W-NAC
Gentry Hubbard, R/W-NAC
Jay Norris, R/W-NAC
KateEvansR/W-NAC
Kellen Hope, R/W-NAC
Laura Nelson, R/W-NAC
Leo Sumner, R/W-NAC
Logan Heidaker, R/W-NAC
Shelley Bishop, R/W-NAC
Shenelle Graves, R/W-NAC
Thomas Faulkner, R/W-NAC
Wendy Schwienteck, R/W-NAC

R/W-RAC

Audrey Meshek-Fincannon,
R/W-RAC
Christina Squires, R/W-RAC
Joanna Alvarez, R/W-RAC
Kamle Pennington, R/W-RAC
Leon A. Davis, R/W-RAC
Marett Hanes, R/W-RAC
Stacia Booth, R/W-RAC
Trenton Dewitt, R/W-RAC
Yoana Quintero, R/W-RAC

R/W-URAC

Danyelle Donnelly, R/W-URAC
Nikki Patterson, R/W-URAC

Congratulations to all who received their new designation!!!

Many members have more than one designation, so due to space, other designations have been left off.

Thank you, sponsors!

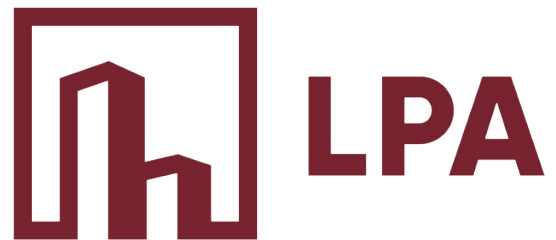
CHAIR'S RECEPTION



HOTEL KEY CARDS



LANYARDS



THURSDAY BREAKFAST



THURSDAY AWARDS LUNCH



Thank you, sponsors!

PLATINUM

HDR



Stateside
Right of Way Services

W HITNEY AND ASSOCIATES

Thank you, sponsors!

GOLD



SILVER



BRONZE



Thank you, sponsors!

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TOURNAMENT SPONSOR**



BREAKFAST AND BEVERAGE CART SPONSOR



GOLF HOLE SPONSORS



Thank you, sponsors!

YOUNG PROFESSIONALS NETWORKING EVENT



CHAMPION



LPA



ADVOCATE



BELIEVER



Integra Realty Resources
Fort Worth



MILESTONE
VALUATION



SUPPORTER



GULF INTERSTATE
ENGINEERING
The Pipeline People®



HORNSBY
APPRAISERS AND CONSULTANTS



WHITE VALUATION SERVICES, INC
Appraisal & Consulting



AGENDA

WEDNESDAY, JULY 26, 2023

Time	Agenda Item	Location
4:00 PM - 7:30 PM	REGISTRATION	THE GEORGE LOBBY
7:00 AM - 5:00 PM	32nd Annual LE Clarke Aggie Invitational Golf Tournament	Texas A&M University Campus Course
8:00 AM - 5:00 PM	IRWA 403 Easement Valuation Class	Cavalry Court, The Stables Room
5:00 PM - 7:00 PM	Chair's Reception	The George, The Statesman Room

THURSDAY, JULY 27, 2023

Time	Agenda Item	Location
7:00 AM - 5:00 PM	REGISTRATION	OUTSIDE MSC 2300
7:00 AM - 8:00 AM	BREAKFAST	MSC 2300
8:00 AM - 8:15 AM	Introductions and Announcements	MSC 2300
8:15 AM - 9:15 AM	Texas Economic and Real Estate Outlook	MSC 2300
9:15 AM - 9:55 AM	The Effects of the Mega Rule on Pipeline Design	MSC 2300
9:55 AM - 10:35 AM	Current Events Impacting ROW Work in Region 2	MSC 2300
10:35 AM - 10:55 AM	BREAK	MSC 2300
10:55 AM - 11:35 AM	Cowboy Acres: The Trailer Park Round-Up, State Loop 9 Relocation Challenges	MSC 2300
11:35 AM - 12:15 PM	Young Professionals Workshop: Making a Difference	MSC 2300
12:15 PM - 1:30 PM	LUNCH	MSC 2300
1:30 PM - 2:10 PM	TxDOT ROW Update	MSC 2300
2:10 PM - 2:50 PM	ChatGPT for Valuation: Scary Right, Scary Wrong, and Kinda Useful	MSC 2300
2:50 PM - 3:10 PM	BREAK	MSC 2300
3:10 PM - 3:50 PM	City of Seguin, TX: Positioned for Growth	MSC 2300
3:50 PM - 4:30 PM	Environmental Considerations for Siting Linear Projects: Wetlands, Carbon, and More	MSC 2300
8:00 PM - 10:00 PM	Young Professionals Networking Event	The Backyard

FRIDAY, JULY 28, 2023

Time	Agenda Item	Locations
8:00 AM - 9:30 AM	Region 2 Education Meeting	Cavalry Court, The Stables Room
9:30 AM - 12:00 PM	Region 2 Forum	
12:00 PM - 2:30 PM	Seminar Meeting Debrief	

TEXAS ECONOMIC AND REAL ESTATE OUTLOOK

8:15 AM - 9:15 AM

Research examining economic development, transportation, affordable housing, energy efficiency, oil & gas activity and a broad array of other special topics that affect Texas real estate markets.



DR. HAROLD HUNT

Texas Research Center, Research Economist

Dr. Harold Hunt is a native of Thibodaux, Louisiana, a small town located about 45 miles southwest of New Orleans. He earned his B.S., Master's and Ph.D. degrees from Texas A&M University. Before obtaining his Ph.D., Dr. Hunt worked as a commercial real estate appraiser for McCracken and Associates in Dallas, Texas. He currently holds an appointment as a Research Economist with the Real Estate Center located in the Mays Business School at Texas A&M.

THE EFFECTS OF THE MEGA RULE ON PIPELINE DESIGN

9:15 AM - 9:55 AM

In October of 2019, the Pipeline and Hazardous Materials Safety Administration ("PHMSA") issued the first of the rules that will be more commonly known as the Mega Rule. The rule was in response to several publicized pipeline failures and had a goal of improving pipeline integrity. What was to follow was an overhaul of several operator programs and led to a focus on pipeline safety through Repair Criteria, Integrity Management Improvements, Cathodic Protection, Management of Change, and Other Related Amendments. The planned discussion will provide further detail of the rule and its effects on pipeline design and operation.



DANON DOWLING, PE

Volkert, Louisiana Gas Manager

Mr. Dowling is the Louisiana Gas Manager for Volkert out of the Monroe office. He has spent his career in the oil and gas industry providing engineering services for some of the largest operators in the business. His experience includes engineering and design of meter stations, compressor stations, and various pipeline/other facilities for natural gas and CO2.

CURRENT EVENTS IMPACTING ROW WORK IN REGION 2

9:55 AM - 10:35 AM

Focusing on current events impacting new oil & gas infrastructure expansion in the Permian, the impacts of state and local politics on renewable resource infrastructure, and the impact opening licensing of offshore crude oil terminals for export have on such matters.



DAVID MARTIN

Tallgrass ROW Services, President

David has been in the energy industry for forty years as a practicing attorney with a large law firm, general counsel for BASF's Mid Louisiana Gas Pipeline in the 1990's, a merger and acquisition and FERC attorney for Koch Industries who owned Gateway Pipeline, now Boardwalk, and then for Enbridge Pipelines beginning in 2000, before assuming the management and expansion of the Enbridge natural gas ROW group in 2007. It all went downhill from there, *just kidding*. He's worked in numerous segments of our ROW industry with oil and gas pipelines, electric transmission lines, URA relocation projects, intermodal railway facilities, and high speed rail. He currently owns a small firm, Tallgrass ROW Services, in Houston doing private client work.

COWBOY ACRES: THE TRAILER PARK ROUND-UP, STATE LOOP 9 RELOCATION CHALLENGES

10:55 AM - 11:35 AM

HDR's right of way team will discuss the relocation of 101 residential displacements of both owner-occupied recreational vehicles (RV's) and underlying space lot tenants. HDR will address the best practices, lessons, challenges, and processes/project set-up implemented that resulted in timely project delivery in accordance with the Uniform Act, Texas Property Code, and TxDOT processes. This session will provide guidance and advice on complicated and unusual circumstances including but not limited to agent safety, site hazards and displacee demographic challenges.



ANGELA LONGORIA | HDR, Real Estate Services

Angela has 26 years of experience, with 3 in ROW. She has experience in acquisition/negotiation, title curative matters, closing services, project administration, condemnation support, and relocation assistance for commercial and residential displacements. She provides oversight on local and federally funded sourced projects. Angela a licensed Real Estate Sales Agent and Notary Public with the State of Texas. She is an active member of IRWA Chapter 39 and a Certified Course Coordinator.



DARLA DUNAWAY | HDR, Real Estate Services

Darla has been in the ROW industry for 12 years with a variety of agent skills in land acquisition and negotiation, pipeline easement acquisition and negotiation and relocation assistance for commercial and residential displacements. She provides title and appraisal review on local and federally funded sourced projects. Darla is a licensed Real Estate Sales Agent and Notary Public with the State of Texas.



CLARA CASTANEDA SR/WA, R/W-RAC | HDR, Real Estate Services

Clara has 17 years of experience as a multifaceted agent with experience in project management, land acquisition and negotiation, and relocation assistance for commercial and residential displacements. She provides title and appraisal review on local and federally funded sourced projects. Clara is bilingual in English and Spanish, is a licensed Real Estate Sales Agent, and Notary Public in the state of Texas. Currently Clara serves as IRWA Chapter 36 as PDC - 3 Year.



JULISSA HERNANDEZ | HDR, Real Estate Services

Julissa has been a Bilingual Technician for the Real Estate Team at HDR for about a year. She is currently working towards getting her Real Estate License and gaining experience in ROW. Julissa is Co-Registration chair at the IRWA Chapter 36.

MAKING A DIFFERENCE

11:35 AM - 12:15 PM

Mr. McClure's extensive background in leadership spans from being elected to the Student Body President at Texas A&M University, to serving two US Presidential offices, to currently serving as the Associate Vice President for Leadership and Engagement at Texas A&M. Fred will share on his experiences on breaking barriers and learning to make a difference along the way.



FREDERICK MCCLURE

Texas A&M University, Associate Vice President for Leadership and Engagement

Frederick McClure is Associate Vice President for Leadership and Engagement at Texas A&M University. Frederick was previously the Chief Executive Officer of the George Bush Presidential Library Foundation. Prior to joining the Foundation, Frederick was the Washington, DC, managing partner for the international law firm, SNR Denton. He was Assistant for Legislative Affairs to President George HW Bush and as Special Assistant for Legislative Affairs to President Ronald Reagan. His previous US government service also includes Legislative Director to US Senator John Tower, Associate Deputy U.S. Attorney General, Chairman of the Board of Visitors of the United States Naval Academy, and as a member of the National Civil Aviation Review Commission and the Secretary of Energy's Advisory Board. In 1995, Governor George W. Bush appointed Frederick to the Board of Regents of The Texas A&M University System where he served as vice chairman.

Frederick graduated from Texas A&M University with a degree in agricultural economics where he earned summa cum laude honors, was chosen Phi Kappa Phi, elected student body president and received the Brown-Rudder Outstanding Student Award. He received a Juris Doctor degree from Baylor University in 1981.

In 1991, Frederick was named the 115th Distinguished Alumnus of Texas A&M University and an Outstanding Young Alumnus of Baylor University. He has served as Vice President of the Texas A&M University Association of Former Students and as a member of the Board of Directors of the 12th Man Foundation. In 1994, Time magazine named Frederick as one of America's 50 most promising leaders age 40 and under. In 1999 he was named an Honorary Graduate of Prairie View A&M University. In 2023, Frederick inducted into the Cotton Bowl Classic Hall of Fame. He is a member of the Alpha Gamma Rho Fraternity.

TXDOT ROW UPDATE

1:30 PM - 2:10 PM

Covering the latest updates related to ROW acquisition on behalf of the State of Texas by the Texas Department of Transportation. The discussion will include current project schedule demands and how they are being met while maintaining compliance with the Uniform Act, the Texas Property Code, and the other laws and departmental policies related to ROW acquisition and eminent domain authority.



KYLE MADSEN

TxDOT, Right of Way Divisions Director

Kyle Madsen is TxDOT's Right of Way Divisions Director. In his role, Kyle is responsible for overseeing all functions of the statewide ROW program. This includes the delivery of ROW projects to meet construction schedules, funding agreements, management of professional services contracts, the eminent domain process, the relocation assistance program, coordination of utility adjustments, the outdoor advertising regulatory program and the disposition of real property no longer needed for a state highway purpose. He is a licensed attorney and a proud Aggie.

CHATGPT FOR VALUATION: SCARY RIGHT, SCARY WRONG, AND KINDA USEFUL

2:10 PM - 2:50 PM

The recent explosion of AI chat bots, virtual assistants, and AI generated art is evidence that industry-disrupting tech is upon us. And it's certainly amazing and useful technology, if you know how to use it. AI promises to bring information to our fingertips faster, make us better authors, schedule our day for us, improve HR and Tech Support conversations, and harness big data. This presentation is a layman's introduction to Large Language Models, using ChatGPT as the example. GPT (Generative Pre-trained Transformers) have expanded dramatically in just a few years, but many valuation professionals don't know what they do, much less how they can be useful. Appropriate use of AI will be illustrated by poking fun at some horribly wrong responses that can be generated by ChatGPT. The topic is concluded with some use cases for AI in narrative appraisal practice.



DALTON VANN, MAI, SR/WA, R/W-AC

CBRE, Director of Right of Way

Dalton Vann, MAI, SR/WA, R/W-AC is Director of Right of Way at CBRE Valuation and Advisory Services where he provides litigation support services, trains appraisers, and provides internal operations support. Dalton has performed valuation and consulting services across the State of Texas and other parts of the US. His experience in appraisal for right of way acquisition purposes includes projects for DOT, local municipalities, pipelines, electrical transmission lines, light rail, water and sewer providers, and other agencies. Dalton is an IRWA-certified instructor for the International Right of Way Association where he teaches classes pertaining to the valuation of partial acquisitions. He was the Young Professional of the Year and Professional of the Year for Chapter 36, is a past Chapter President, and has served on Appraisal Institute Committees and served as Vice Chair of the Curriculum Subcommittee of the IPEC.

CITY OF SEGUIN, TX | POSITIONED FOR GROWTH

3:10 PM - 3:50 PM

A summary of the City of Seguin Economic Development Overview over the past few years and the impact of what this growth is having on the community.



CONNIE REAL

City of Seguin, Real Estate Manager

Connie Real is the Real Estate Manager for the City of Seguin. She has been in the right of way business for 30 years and has held past positions with the City of Austin, Lower Colorado River Authority, City of New Braunfels, consultant for HDR Engineering, and the San Antonio River Authority. She has been a member of IRWA since 1993 and has a Texas Real Estate Broker's license, a PMP designation, with a degree from Southwest Texas State University with a major in finance and a Master's Degree in Public Administration. As far as ROW is concerned, she has done it and seen it all!



JOSH SCHNEUKER

City of Seguin, Executive Director, Economic Development

Josh Schneuker has served as the Executive Director of the City of Seguin Economic Development Corporation since October 2016. In his role, Josh leads the City of Seguin's economic development efforts which are aimed at generating new investments and creating and retaining primary jobs. Prior to coming to Seguin, Josh worked for the City of Schertz Economic Development Corporation and the City of Cibolo Economic Development Corporation.

Josh received his Bachelor of Arts in Geography from the University of Texas at San Antonio and is a graduate of the University of Oklahoma's Economic Development Institute. In 2021, Josh was selected by DCI and Jorgensen Consulting for their 40 Under 40 Award in Economic Development. This is a biennial award recognizes rising stars in the economic development industry across the United States.

ENVIRONMENTAL CONSIDERATION – SITING LINEAR PROJECTS | WETLANDS, CARBON, AND MORE

3:50 PM – 4:30 PM

This session will cover environmental considerations for siting linear projects including wetlands, carbon, and more.



BRADY TRAHAN

T. Baker Smith, Lead Professional of Environmental
Brady Trahan is a Lead Professional of Environmental at T. Baker Smith. He has 20 years' experience in the industry. Brady is primarily involved in regulatory and ecological compliance for pipeline and utility corridor transmission activities, oil and gas exploration and production activities, land resource and wetland mitigation management, and commercial and large-scale residential developments. He is a Professional Wetland Scientist with experience in wetland delineations and mitigation, Section 10/404 permitting, Coastal Zone Management permitting, oyster assessments, and environmental site assessments. He also has experience in endangered species surveys, wildlife management plans, large-scale wetland and vegetation mapping projects, wading bird rookery surveys and general environmental permitting for oil and gas activities and commercial real estate development. Brady has been and continues to be involved in several LNG projects along the Louisiana and Texas coast.

10TH ANNUAL YOUNG PROFESSIONALS NETWORKING EVENT

8:00 PM - 10:00 PM

WHEN

Thursday
July 27th
at 8:00 PM

WHERE

The Backyard
on Northgate
2nd Floor

WHAT

YP Networking
Event Open to All
Seminar Attendees

\$10 CASH
ADMISSION

OPEN BAR*

GIVEAWAYS**

GIVEAWAY DRAWING TIMES - MUST BE PRESENT TO WIN

8:15 PM

8:45 PM

9:45 PM



**Open bar until maximum tab set by the YPs is met.*

***Bring your business card to be eligible for the giveaways! Giveaways include Gift Cards, a Cooler, and Free Class Reimbursement to Present YPs!*

See you next year!



2024 SPRING ED SEMINAR
AND SPRING FORUM
DALLAS//FORT WORTH

Hosted By:

