

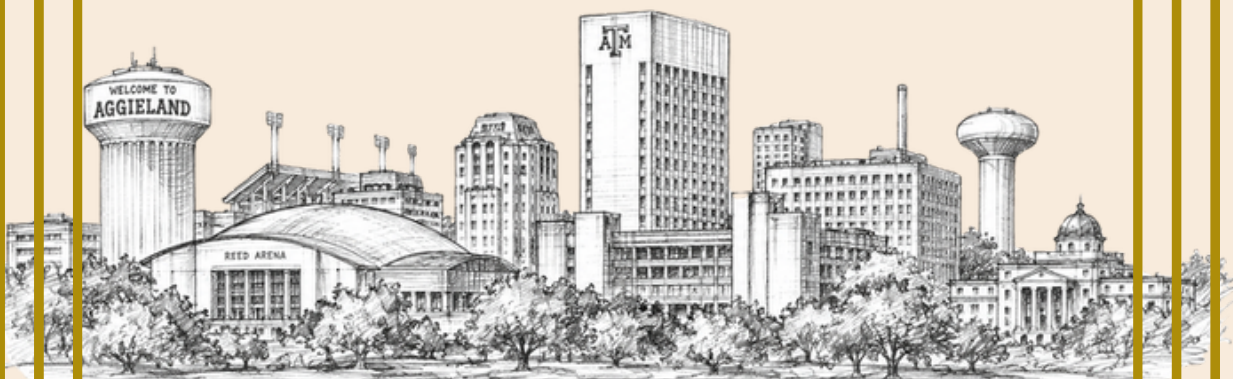


63rd Annual Education Seminar

THE GREAT EXPANSION

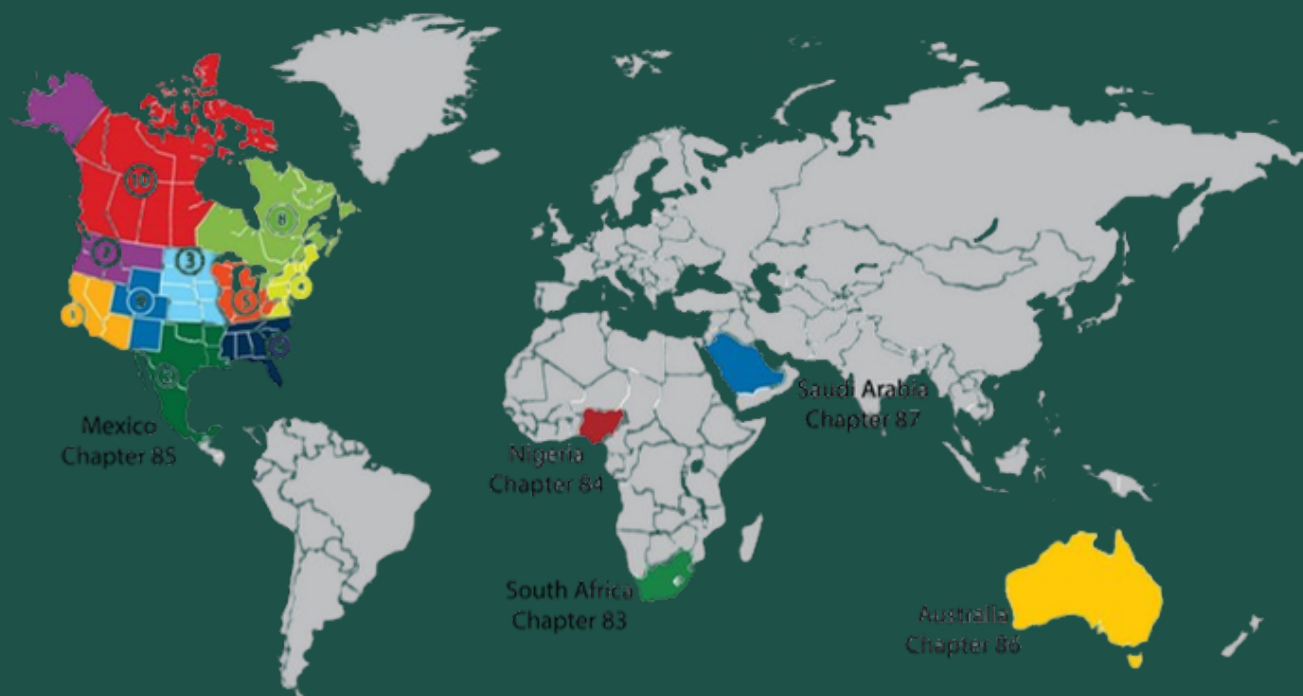
*Where Infrastructure
and Education Meet*

July 30th, 2026
COLLEGE STATION, TX



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.

LEARN MORE



WELCOME

Welcome to Region 2's 63rd Annual Education Refresher! "The Great Expansion: Where Infrastructure and Education Meet"



Marcus Boyd
SR/WA, URAC, NAC, RAC
Region 2 Chair

Welcome to our 63rd Annual Education Refresher! What began over six decades ago has grown into an outstanding one-day event, bringing together industry professionals for education, networking, and collaboration.

This year's program features exceptional speakers, valuable industry insights, and opportunities to connect with colleagues from across Region 2. We're especially proud to recognize **19 members who earned their SR/WA Designation** and **33 members who achieved a Specialty Certification** this past year. Congratulations on these outstanding accomplishments!

Thank you to our presenters for sharing their expertise, our sponsors for their continued support, and the **Real Estate Center at Texas A&M University** for 63 years of partnership and dedication to the right of way profession.

We hope you enjoy the Fall Forum and Education Refresher, make new connections, and join us at the Young Professionals Networking Event at The Backyard. Thank you for being part of Region 2. Have a great seminar!



Lacie Jones
SR/WA, R/W-NAC, R/W-RAC, R/W-URAC
Region 2 Vice Chair



Christie Saenz
SR/WA, R/W-RAC
Region 2 Secretary/Treasurer

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2026-2027 Chapter Presidents



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Chapter 8



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 Jonathan Carballa, RWA
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 Brian Nolen Kirkpatrick, RWA, R/W-AC
 Baylee Hart, RWA
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 Christopher Provence, RWP, R/W-NAC
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 Kevin Muhammad, SR/WA
 Dane Gross, SR/WA, R/W-NAC
 Jose Estefes, SR/WA, R/W-RAC
 Alby Martinear, SR/WA
 Daniel Shaw, SR/WA, R/W-NAC, R/W-RAC
 Megan Gayle Simmons, SR/WA, R/W-NAC, R/W-RAC
 Kevin Hicks, SR/WA, R/W-NAC
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 Oscar Rodriquez, SR/WA, R/W-NAC
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 Mr Matthew E. Yager, SR/WA-GN
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 Ms Joanna E. Cooley, SR/WA-GN, R/W-RAC, R/W-URAC
 Adriel Garcia, SR/WA-TN, R/W-RAC
 Matthew Allen Sims, SR/WA-TN, R/W-AC



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THE GREAT EXPANSION

Where Infrastructure and Education Meet

 JULY 30TH, 2026 8:00 AM TO 5:00 PM 

Time	Speaker	Topic
8:00 - 8:15 am	Marcus Boyd, SR/WA Region 2 Chair	Welcome!
8:15 - 9:15 am	Daniel Oney, PhD, Director of Research - Texas Real Estate Research Center	The State of the Dream: Economic Forces Shaping Texas Real Estate
9:15 - 9:55 am	Steve Lindsey, PE Director of Transportation & Brittney Davis, AICP, ENV SP Director of Transportation Planning - WSB	NEPA/Environmental considerations for ROW professionals
9:55 - 10:35 am	Jordan Everhart, AICP, PMP Project Manager - HDR	Designing Streets for Everyone: Developing Effective Multimodal Corridors
10:35 - 10:55 am	BREAK	
10:55 - 11:35 am	Michael W. Welch, SR/WA, R/W-AC, MRICS Managing Director - IRR	When Everyone Has a Story: The Role of the Expert Witness
11:35 - 12:15 pm	Michael E. Ma, Founding Member and Partner at Baker Morand Doggett Ma & Dobbs, LLP	Issues Facing the Electric Industry

12:15 - 1:30 pm	LUNCH	
1:30 - 2:10 pm	Paul Parker Vice President, Energy Group - Universal Field Services	Architecture of Integrity
2:10 - 2:50 pm	Clint Schumacher Partner - Dawson & Sodd, LLC	The Cost of the Dream: Understanding Property Through the Owner's Eyes
2:50 - 3:10 pm	BREAK	
3:10 - 3:50 pm	James "Jim" L. Bradford, III Principal - LaPAC	A Nightmare on Main Street: Local Public Agencies & the Dilemma of Louisiana's Compensation to the Full Extent of the Owner's Loss
3:50 - 5:00 pm	Kristen Short, SR/WA, R/W-RAC President and Founder - Blackbird Right of Way LLC	What Came First? The Chicken or the Relocation Agent?



JULY 31ST, 2026 8:00 AM TO 12:30 PM



Time	Topic	Location
8:00 am	Region 2 Education Meeting	Cavalry Court, The Stables Room
9:00 am	Region 2 Forum	Cavalry Court, The Stables Room
12:00 - 12:30 pm	Seminar Meeting Debrief	Cavalry Court, The Stables Room

GUEST SPEAKERS

8:15 - 9:15 am

The State of the Dream:

Economic Forces Shaping Texas Real Estate

Daniel joined the Texas Real Estate Research Center in 2022. He specializes in building forecasting and decision models to help public and private leaders make better economic and fiscal choices. Before joining the Center, Daniel was managing director in Newmark's Global Corporate Services division where he supported clients with site selection, labor analysis, and development strategy. Daniel was economic research manager for the City of Dallas and senior economist for the Virginia General Assembly. He holds MPA and Ph.D. degrees from the University of Texas at Dallas.



Daniel Oney, PhD

9:15 - 9:55 am

NEPA/Environmental considerations for ROW professionals

Steve Lindsey, PE has nearly 27 years of experience in the transportation industry that includes a wide variety of project types such as municipal streets, county roads, state highways, toll roads, and interstates. As project manager, Steve has successfully delivered schematic and environmental projects for TxDOT as well as cities and counties across TX. His detailed understanding of the steps required for agency approval and environmental clearance has led to a proven track record of meeting project schedules while ensuring his clients have met all required environmental obligations.



Steve Lindsey, PE



Brittney Davis, AICP, ENV SP

9:15 – 9:55 am

NEPA/Environmental considerations for ROW professionals

As a certified planner with 15+ years of experience, I have a passion for delivering high-quality environmental planning and permitting services for transportation, infrastructure, and development projects. My expertise includes the National Environmental Policy Act (NEPA), the Clean Water Act (CWA), the Endangered Species Act, and other federal, state, and local regulations and policies. I have led cross-functional teams of natural and cultural resources subject matter experts, manage multiple projects, and develop strong relationships with clients and stakeholders and prepared and reviewed numerous environmental documents, permit applications, technical reports, and public involvement materials, ensuring compliance, accuracy, and quality. I have also contributed to the growth and success of the environmental planning and permitting practice by pursuing new opportunities, developing proposals, and mentoring staff. I am committed to enhancing the environmental, social, and economic sustainability of the communities I serve.



Jordan Everhart, AICP, PMP

9:55 – 10:35 am

Designing Streets for Everyone: Developing Effective Multimodal Corridors

Jordan is the Central Texas Transportation Planning Lead for HDR, bringing over 23 years of experience partnering with municipalities and public agencies on transportation planning and engineering initiatives. His work spans transportation planning, roadway design and feasibility studies, multimodal corridor planning, bicycle and pedestrian facilities, safety analysis, project delivery, public engagement, and infrastructure assessments. Jordan is known for a collaborative, multidisciplinary approach that integrates planning, engineering, and community priorities. He brings a holistic understanding of how transportation planning processes align to guide technical teams, advance project goals, and deliver practical, context-sensitive solutions.





**Michael W. Welch,
SR/WA, R/W-AC, MRICS**

10:55 - 11:35 am

When Everyone Has a Story: The Role of the Expert Witness

Mr. Welch has been involved in the Real Estate appraisal and consulting field for more than 30 years and is known nationally for his expertise involving large-scale infrastructure projects. He has conducted initial route studies, cost analysis, impact studies and valuations for more than 2,500 miles of linear projects including pipelines, electrical transmission lines, rail corridors, drainage facilities and major transportation roadways. Additionally, Mr. Welch has been involved in appraisal matters, consulting and project management in all 50 states and in more than 150 Texas counties. He has provided litigation services and expert witness testimony for properties involved in various county courts of law, district, state and federal courts.



Michael E. Ma

11:35 - 12:15 pm

Issues Facing the Electric Industry

Michael represents clients in a variety of property related matters and focuses on eminent domain litigation including all aspects of land acquisitions from negotiations through condemnation. Michael has extensive experience managing and handling power line project acquisitions, condemnations, and experience with the regulatory process for project approval. Additionally, Michael has handled condemnations involving pipelines, sewer lines, and other infrastructure projects. With the increased development and growth in North Texas, commercial and individual clients have also turned to Michael to represent them when facing condemnations. Recently, Michael has also shared his knowledge and expertise by taking a position as an adjunct Professor of Law at Texas Tech's School of Law. He teaches an eminent domain upper-level writing seminar which is part of Texas Tech Law School's Energy Law concentration. Michael is also fluent in Mandarin Chinese, has an international business background with executive managerial experience, and his personal interests include scuba diving, hunting, and target shooting.





Paul Parker

1:30 - 2:10 pm **Architecture of Integrity**

Paul Parker is the Vice President of the Energy Group for Universal Field Services, bringing over 15 years of leadership experience spanning project management and corporate operations. Paul's diverse career began on the front lines as a Right of Way Agent, giving him a foundational, ground-up understanding of the industry. He then advanced to Manager of Projects for Access Land Services, and later oversaw Permitting and SUE (Subsurface Utility Engineering) work for Black & Veatch. Paul went on to serve as the Director of Operations and Business Development at Audubon Field Solutions, where he helped successfully lead the Survey, Right of Way, and Environmental groups. Ultimately, he arrived in his current role at Universal Field Services. Throughout his career, Paul has been dedicated to driving operational excellence, building high-performing teams, and maintaining a steadfast commitment to professional integrity.



Clint Schumacher

2:10 - 2:50 pm **The Cost of the Dream: Understanding Property Through the Owner's Eyes**

Clint Schumacher focuses his litigation practice on eminent domain and government taking litigation and counseling as well as other high-stakes litigation matters. He has been granted the prestigious and exclusive designation of Counselor of Real Estate due to his skill in leading clients through difficult real estate problems. Clint has represented property owners of all sizes that are being impacted by public projects. Over the last twenty-seven years, Clint has developed a particular expertise in condemnation for highway projects. He is able both to work with the condemning authority to try to minimize impacts and, when that fails, to seek full compensation for the owner. He will often recognize what others miss. His varied client list includes Fortune 500 companies, Wall Street investment firms, national restaurant brands, international hotel chains, individual investors, developers, and families. Before joining Dawson & Sodd, Clint represented regional toll authorities and mass-transit authorities in some of the largest projects in north Texas. Clint continually seeks to build on his extensive litigation experience by studying and practicing the art of effective advocacy. Clint is married to his college sweetheart, Jennifer, and they have three boys. In his spare time, Clint enjoys coaching football and will be coaching his 19th season in the fall of 2026.



James "Jim" L. Bradford, III

3:10 - 3:50 pm

A Nightmare on Main Street: Local Public Agencies & the Dilemma of Louisiana's Compensation to the Full Extent of the Owner's Loss

Mr. Bradford is a founder and principal of Louisiana Property Acquisition Company, LLC ("LaPAC"), a turnkey right-of-way service company founded in 2005, and serves as a project manager for LaPAC on turnkey acquisition projects throughout Louisiana. In addition to managing right-of-way projects, Mr. Bradford routinely serves as a lead negotiator and relocation agent on the most complex negotiations. Mr. Bradford is also an AV-rated Louisiana-licensed attorney with over 30 years of experience and since 2012 has served as the managing partner of Daigle Fisse & Kessenich, APLC, a full-service Louisiana law firm, where his legal practice focuses on eminent domain litigation. Among his many client relationships, Mr. Bradford serves as lead litigation counsel for the Louisiana Department of Transportation and Development and Coastal Protection & Restoration Authority in eminent domain litigation across Louisiana. Beyond his litigation responsibilities, Mr. Bradford also manages the law firm's commercial and real estate transactions practice. Mr. Bradford is a graduate of the University of Notre Dame (1989) and LSU Law School (1995). Mr. Bradford joined the IRWA (Chapter 43) in 2006.



**Kristen Short,
SR/WA, R/W-RAC**

3:50 - 5:00 pm

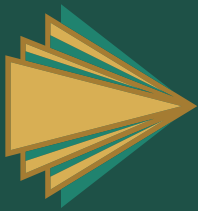
What Came First? The Chicken or the Relocation Agent?

She has built her career solving complicated relocation problems. With 19 years of industry experience and well over two thousand relocations completed, Kristen has established herself as an expert in relocation assistance services. She provides expert guidance and oversight for relocation projects around the country. Kristen was named the 2021 Frank C. Balfour Professional of the Year. Kristen is regularly invited to speak on complex relocation issues around the country for various organizations. She is also an IRWA Instructor of relocation assistance courses and was the recipient of that organization's 2020 W. Howard Armstrong Instructor of the Year Award. Kristen served as Chair of the International Professional Education Committee (IPEC) from 2020 - 2022 and is a past President of Chapter 36. Kristen is the co-founder and co-host of the popular Infrastructure Junkies! podcast, which explores right of way, eminent domain, and infrastructure development.



13TH ANNUAL REGION 2 YP SOCIAL EVENT

Thursday, July 30th - 8:00 PM



The Backyard on Northgate
303 University Drive
College Station, TX

\$10 CASH ADMISSION - OPEN BAR*
GIVEAWAYS (Gift Cards, Cooler, Classes)

- 8:15 PM
- 8:45 PM
- 9:45PM



Must Be Present to WIN!

2026 EMINENT DOMAIN SEMINAR

HOT TOPICS IN REAL ESTATE AND EMINENT DOMAIN

SAVE THE DATE

November 6, 2026

“Hot Topics in Real Estate and Eminent Domain Seminar“

Designed for Attorneys, Legal Staff, Right of Way Agents, Appraisers, Engineers, Consultants, City and Land Planners, Real Property Analysts, Government Agents and Real Estate Agents

ABOUT THE SEMINAR

The 30th Annual Eminent Domain Seminar is an education event presented by Chapters 39 and 74, with the support of Region 2 of the International Right of Way Association.

REGISTRATION COMING SOON - Live Stream and In Person Event!

In Person Location:

New Braunfels Civic Convention Center

375 S Castell Ave

New Braunfels, TX 78130



Join us at the Spring Forum!
Wednesday, April 14th - Friday, April 16th, 2027



Hosted By Chapter 33

TBD Symposium

Choctaw Casino & Resort-Durant
4216 US-69
Durant, OK 74701

