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**President's Message**

Chapter 1 keeps rolling to greater success! Our website IRWA1.org is an International finalist for Website of the Year! Congratulations to Webmaster Ann Kulikoff and her team of Nick Estrada-Szamet and John Lay as we look forward to the winner's announcement at Edmonton on June 25. Chapter 1 also held a very successful Valuation Seminar in February and its annual joint luncheon with the Appraisal Institute in March (see related articles). Congratulations to Scott Thompson, MAI for earning his SR/WA! The board is pleased to announce that OPC's Craig Justesen is a candidate for next year's Chapter Secretary. Elec-



Ray Mehler, Ch. 1 President  
SR/WA, R/W-RAC, PMP

tions for all officers and international directors will be held Tuesday May 16 at Luminarias in Monterey Park. We will also present awards for Large and Small Employers of the Year, Professional of the Year, and several other special awards. Lastly, I hope to see many Chap-

ter 1 members at the International Education Conference in Edmonton, AB, Canada, scheduled for June 24 to 27. Remember, Edmonton is just a 3-hour drive from the nearest part of the Canadian Rockies and a 4 ½ hour drive from the alpine-blue Lake Louise and Banff and Kootenay National Parks.



Ray Mehler, SR/WA, R/W-RAC, PMP

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## Newsletter Chair's Message



David Williams,  
Newsletter Chair

Welcome to the spring edition of the Chapter 1 newsletter. This issue is full of our doings and achievements, starting with the January luncheon, where we got to learn about homelessness and the issues facing public agencies on how to manage safety and liability with compassion. Then, we have new members, a new designee, upcoming events, legal corner, culminating with the

March luncheon in which Nossaman's David Graeler presented scenarios in which appraisers may not be required to follow the Uniform Standards of Professional Appraisal Practice.

And there's more! The 2018/2019 Scholarship application period has commenced. Word from the Professional Development Committee is submit as the odds

are in your favor. And finally, Chapter 1's website has been nominated for Website of the Year by IRWA. There is so much hard work that goes on behind the scenes here at the Chapter, so it's great to see Ann Kulikoff and her team receive well-deserved recognition.

But, enough from me. Grab your coffee and enjoy the read.

**Do you have an article to submit?  
We welcome pieces on IRWA matters.**

**Please contact David, Williams, Newsletter Chair,  
at [newsletter@IRWA1.org](mailto:newsletter@IRWA1.org)**



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## We Want to Stay in Touch



Chapter 1 knows that sometimes members do not receive our mass email communications. We want to stay in touch and have learned that some agency and corporate spam filters adapt very efficiently to evolving security needs. We have learned that we can "correct" access to

these email servers from our mass emails, only to have a subsequent security profile filter us out again!

Chapter 1 fully understands agencies' and companies' needs to protect the security of their email communications.

Do you use a personal email (such as gmail, yahoo, aol...)? If yes, please consider providing it to IRWA or Chapter 1 as an alternate or additional email address.

Contact Natasa Lenic at [nlenic@lcalconsulting.com](mailto:nlenic@lcalconsulting.com) or 323-951-9887.

### Valuation Seminar February 13



**Seminar Chair:  
Bill Larsen**

Chapter 1 hosted its 26<sup>th</sup> Annual Valuation Seminar on Tuesday, February 13 at the Quiet Cannon in Montebello. Seminar Chair Bill Larsen (Integra Realty Resources) assembled an outstanding slate of speakers covering key appraisal issues in litigation and project delivery. Keith McCullough of Alvarado Smith discussed published cases affecting Pre-Taking Project Planning. Mike Waldron and David Zoraster discussed their litigation experiences testifying about Highest and Best Use. Gina Danner, Fran Mason and Jennifer McClure covered Valuation Issues concerning Access. Metro's Velma Marshall and

Brian Bergman addressed Environmental Cleanup Issues of Property Acquired in Eminent Domain. RWG's Alan Sozio and SCE's Lisa DeLorme presented Utilities Takings by Public Agencies. Nossaman's Bernadette Duran-Brown and Thomas Pike covered issues involved in Acquiring Railroad Right-of-Way.

Long made the luncheon keynote address. One hundred eight appraisers, attorneys, project managers and right-of-way agents attended this extremely successful event. Bill was assisted by a seminar committee of Maria Garcia (Metro), Diane Dominguez (Metro), Tom Hanley (retired), Natasa Lenic (LACAL Consulting), Doug Harman (LACSD) and Ray Mehler (Right-of-Way Management Consulting).

Curtis-Rosenthal was the Diamond sponsor and Bender Rosenthal and Paragon Partners were the Platinum sponsors. David Zoraster received the Chapter 1 Career Achievement Award in recognition of his many successful years testifying valuation matters.

The Honorable Thomas D.



**Keynote Speaker:  
Judge Thomas D. Long**



**Randall Blaes, ASA, MRICS & Joe Villegas, MAI of Curtis-Rosenthal, Inc. receive the Diamond Sponsor award**



**Ray Mehler, SR/WA, R/W-RAC, PMP presents Platinum Sponsor award to Cheryl DeMucci, R/W-RAC of Paragon Partners, Ltd.**



**Steve Parent, MAI, SRA, AI-GRS, SR/WA. PMP & Kathy Contreras of Bender Rosenthal Incorporated receive the Platinum Sponsor award**



**David A. Zoraster, MAI, CBRE**

## Luncheon on Homelessness

As of the end of 2017, the homeless population in Los Angeles has grown to 58,000, up from 46,000 in 2016. This represents a year-over-year increase of 26%. Despite the passage of bonds for low-income housing and increased services, this rapid population growth has led to public agencies scrambling for resources and solutions.

This past January 16<sup>th</sup>, Chapter 1 hosted a luncheon around this issue. The three speakers were Michael Castillo, Staff Analyst at LA

County, Jennifer Loew, Manager Transit Security Special Projects of the Metropolitan Transportation Authority and Erika Clement, Land Services Agent for Southern California Edison. All three organizations have been facing ever-greater challenges posed by homeless encampments on their property.

The first is safety. The speakers noted that the fire beside the Interstate 405 last year (the Bel Air fire), was inadvertently started by one or more of the homeless on county property while using fires to cook and keep warm.

Another is liability. Each organization has rules and procedures regarding when to clear out encampments, the level of responsibility for the infirm or hurt, and what to do with personal property left behind – some store it for 90

days, while others dispose of it immediately.

Each organization is choosing its battles carefully. According to Michael Castillo, the County Sheriff's Department will not arrest for petty crimes such as drunkenness as it inadvertently causes more problems and expense. Jennifer Loew stated that the MTA is sensitive to the rider experience and has caseworkers riding the subways to offer services to the homeless. And Erika Clement indicated that the primary motivation for removing encampments was safety, maintaining access for SCE crews and equipment to maintain electrical infrastructure.

Clearly, homelessness is not an issue that will simply disappear. The luncheon showcased it in greater relief, indicating the need for a more coordinated and consistent response by public agencies and utilities.



Michael Castillo - LA County, Erika Clement - SCE & Jennifer Loew - Metro

## March 20 Luncheon

Chapter 1 hosted its annual joint luncheon with the Southern California Chapter of the Appraisal Institute at Luminarias where we heard a presentation from Nossaman's David Graeler. David described the situations under federal and state law when it may be appropriate to

appraise without following USPAP. SCCAI's President Charles Baker made an initial address to the combined group and Chapter 1's Professional Development Chair Marilyn Stuart (LACSD-ret.) presented the SR/WA plaque to Scott Thompson, a member of both Chapter 1

and SCCAI. Scott is a Certified General Appraiser and MAI from Mason & Mason.



David Graeler - Nossaman



Ray Mehler - Chapter 1 & Charles Baker - SCCAI

## Legal Corner

By Michael Yoshiba, Richards Watson Gershon Law

### That Offer to Settle Sounds Really Good Now

As all litigators know, jury verdicts are unpredictable no matter how clear and convincing the facts in the case appear. A recent eminent domain case tried in USDC Central District of California, presented two very different factual scenarios.

The condemnor and condemnee presented experts for the property being acquired, 1,003.58 acres of land in the Mojave Desert in San Bernardino County to expand the Marine Corps Air Ground Combat Center at Twenty-nine Palms. The property included a permitted, but not yet operating, iron ore mine. Iron ore is an additive in the manufacturing of cement. There were two

active iron ore mines in California and the permits on both mines expired within four years. The permitted mine on the property taken contained over 17.8 million tons of iron ore and was expected to supply iron ore to the cement industry for the next 45 years.

The U.S Government contended the property contained 8.3 million tons of iron and that the value of the property taken was \$5,679,020. Landowners contended that the permitted property contained over 17.8 million tons of iron ore and that the value of the property taken was \$38,620,000.

In pretrial settlement discussions, the government's final settlement offer was \$11.7 million, and the landowners offered a final settlement offer of \$15.3 million.

The jury deliberated only three hours and returned with a unanimous verdict of just compensation for defendants in the amount of \$30,283,750 plus interest. Post script: Jury decisions are never predictable.

*As reported by Daily Journal – Verdicts and Settlements (March 29, 2018)*



Michael Yoshiba



CaliforniaEminent  
DomainReport.com

## Your Partner in Precondemnation Planning and Right-of-Way Acquisition

Nossaman prides itself on its in-depth expertise and reputation for meticulous precondemnation efforts critical to successful public works projects. Our knowledge of right-of-way, eminent domain, valuation, environmental law, endangered species, land use, and infrastructure ensure that we are at the forefront of advancing transportation projects nationwide.

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**Upcoming Events**

- May 16, 2018 Luncheon and Board Elections at Luminarias restaurant in Monterey Park
- June 24-27, 2018 International Conference, Edmonton, Alberta, Canada
- July 17, 2018 Past Presidents Luncheon at Luminarias

**Education**

Course No.	Course Name	Days	Begin	End	Location	Instructor	Status
421	The Valuation of Partial Acquisitions	4	5/7/18	5/10/18	Public Works - Alhambra	Larry Castellanos	Confirmed
105	The Uniform Act Executive Summary	1	5/21/18	5/21/18	Public Works - Alhambra	Faith Roland	Confirmed

**2018 Scholarship Program**

Chapter 1's 2018/19 Scholarships are here! The Professional Development Committee (PDC) is issuing a call for members interested in attaining their professional designations to submit applications. The application process is easy: simply fill out a one-page questionnaire and mail it to arrive by Monday, May 25, 2018.

Those applicants chosen will receive credit for 5 one-day courses sponsored by Chapter 1, a \$1,500 value, to be used over a two-year period. The PDC will announce the winners this coming July.

Newsletter Note: most qualified members do not apply for these scholarships, which could be good

news for you as your odds of winning are greatly increased.

Please participate in this excellent program and make progress on your designation! For more information, [click here](#).



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## Important News From the Professional Development Committee

### New IRWA Credentialing Program

#### Get Credentialed in INDUSTRY

[http://www.irwaonline.org/eweb/dynamicpage.aspx?webcode=irwa\\_industry](http://www.irwaonline.org/eweb/dynamicpage.aspx?webcode=irwa_industry)

IRWA's new credentialing program consists of FOUR PATHWAYS that you can choose from to obtain your SR/WA designation depending on what industry experience you have or want to pursue:

- OIL & GAS
- TRANSPORTATION
- ELECTRIC & UTILITIES
- GENERALIST

#### Get Credentialed in SPECIALTY

<http://www.irwaonline.org/eweb/dynamicpage.aspx?webcode=specialist>

You may also access information on how to obtain one of the specialty certifications:

- R/W-AC Appraisal Certification
- R/W-AMC Asset/Property Management Certification
- R/W-NAC Negotiation and Acquisition Certification
- R/W-RAC Relocation Assistance Certification
- R/W-URAC Uniform Act Certification
- Appraisal Cross Certification

Select an industry and go through the three simple steps:  
LEARN, QUALIFY & CERTIFY



## Get Credentialed!



Do you have questions about IRWA certifications or which courses you should take to reach your goals?

Feel free to contact one of the Professional Development Committee Chairs listed below for more information about the IRWA Professional Career Path programs or for questions about the scholarship program, requirements needed to attain your specific goals for professional development or are interested in having a mentor to guide you through your professional educational path. We're here to assist you!

Marilyn Stuart, PDC Chair [marilyn.stuart.lb@gmail.com](mailto:marilyn.stuart.lb@gmail.com) - (702) 250-2865

Gus Parcerero, PDC Co-Chair [augusto.parcero@lacity.org](mailto:augusto.parcero@lacity.org) - (213) 485-5775

Michael Popwell, PDC Co-Chair [michael@mpopwell.com](mailto:michael@mpopwell.com) - (323) 874-2384

Joyce Riggs, PDC Co-Chair [jriggs@sbcglobal.net](mailto:jriggs@sbcglobal.net) - (805) 578-2400

Andrew Thompson, PDC Co-Chair [athompson@semprautilities.com](mailto:athompson@semprautilities.com) - (213) 244-5032

Gary Valentine, PDC Co-Chair [gsv@valentineappraisal.com](mailto:gsv@valentineappraisal.com) - (661) 288-0198

## Important News From the Professional Development Committee (Continued)

Chapter 1 would like to congratulate the following members and acknowledge their recent accomplishments:

### New Designations Awarded

Scott J. Thompson, MAI, SR/WA

Scott J. Thompson was born, raised and currently lives in Arcadia. He received his Bachelor of Science Degree from Arizona State University in 1994 and entered the appraisal field after several years of working in the robotics industry.

Scott has been associated with Mason & Mason since 2006 and works alongside his brother, Bradford Thompson, MAI, AI-

GRS, SR/WA, a partner at the company. He has prepared appraisal reports for commercial, industrial, agricultural, residential and vacant land. He has also performed mass appraisals of utility corridors and rights-of-way. Valuations have included both partial and total acquisitions.

Scott received his professional designation (MAI) from the Appraisal Institute in July 2013 and recently received the Senior Right-of-Way designation (SR/WA) from the International Right-of-Way Association.



### SR/WA Recertification:

- Sherman Hom, SR/WA, Metropolitan Water District
- Dan Kazden, SR/WA, Southern California Edison
- Billy Cooper, SR/WA, R/W-NAC, R/W-NAC, Caltrans

Free 1-day Chapter 1 sponsored classroom course through June 30, 2018

- First, send a copy of the voucher to the PDC Chair for authorization



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 This Voucher NOT Valid for Online Courses, is NOT Transferrable and has NO Cash Value  
 Course Registration Must be Arranged in Advance Through Course Coordinator

MEMBER NAME \_\_\_\_\_

COURSE COORDINATOR SIGNATURE \_\_\_\_\_

PDC CHAIR SIGNATURE \_\_\_\_\_

**Must be presented to course coordinator at registration - Expires JUNE 30, 2018**

## New Chapter 1 Members

### Kieran Callanan

*Metropolitan Water District of Southern California*



Kieran began his new role as the Property Management Unit Manager at Metropolitan on November 20, 2017. He brings to the position nearly 30 years of experience as both an engineer and manager. Kieran has been with Metropolitan over 24 years providing expertise in the design, construction, maintenance and protection of the District's water conveyance facilities and the management and protection of its rights-of-way. Kieran has solid relationships with internal and external stakeholders, which include Engineering, WSO, External Affairs and Legal, as well as member agencies, public agencies and private developers. His experience in representing Metropolitan as an expert witness

in the area of pipeline and right-of-way protection, depth of property management knowledge, and day-to-day responsibilities will serve to actively engage with peers and partners; apply strategic approaches to the acquisition, management and protection of real property assets; and effectively optimize revenues and control expenses to offset rate increases.

Kieran has a Bachelor's degree in Civil Engineering from Queens University Belfast, Northern Ireland and a Master's degree in Business Administration from Loyola Marymount University, Los Angeles and is a registered engineer in the state of California.

### Alex Berberian

*Southern California Edison*



Alex has been with Southern California Edison for over 2 years and is now a Land Services Assistant/Agent 2 within the Land Management department. He graduated from Cal Poly Pomona, Summa Cum Laude with a B.S. in Business Administration/ Management & Human Resources, possesses a real estate license, CAPM credential and is working toward his appraiser trainee certificate.

Alex previously worked as a legal assistant, served as Director of Finance of Cal Poly's Multi-Cultural Council and interned within SCE's Grid Interconnection and Distribution Contract management groups. He plans to pursue the RWA credential from the IRWA.

### Aaron Demirci

*Los Angeles County Metropolitan Transportation Authority*



Aaron has been employed with Los Angeles County Metropolitan Transportation Authority for approximately 16 months when he was hired as a college Intern and recently promoted to Real Estate Assistant in Real Estate-Asset Management. Aaron's previous work experience has been in various areas which include working in a family owned company that supplied aircraft parts and services to foreign

militaries, Account Executive for Ansett Australian Airlines and Finance Manager for Hyundai. Aaron is fairly new to railroad right-of-way and is very interested in pursuing IRWA credentials. Aaron has a 2 year old girl and spends most of his free time with his wife and daughter unless he can escape to the canyons to ride his dirt bike.

**New Chapter 1 Members (continued)**

**Paul Tucker**

*Metropolitan Water District of Southern California*



Paul has been employed by Metropolitan Water District for 27 years as a Land Surveyor with the both the Field Survey Team and the Geodetics and Mapping Team. Paul has been a Licensed Professional Land Surveyor in California for 15 years with focus on right-of-way applications for the last 5 years.

Previous work experience includes Boundary and Topographic Mapping where right-of-way determination and analysis were of paramount importance in the mapping process.

**Ray Mehta**

*Metropolitan Water District of Southern California*



Ray Mehta was recently hired by the Metropolitan Water District of Southern California as a Real Estate Representative in the Planning and Acquisition unit.

His work experience includes Right-of-Way work for Cal Trans, Orange County Transportation Authority, and the California High Speed Rail Authority. Ray has also appraised various vacant commercial and residential land, improved property, and agricultural orchards with various crop types.

Ray earned his Bachelor of Science degree in Business Administration with a Finance concentration from California State University, Northridge and is currently working on obtaining his California Certified General Appraiser's License and SR/WA designation.

**Website of the Year**

Chapter 1's website has been announced as a finalist for IRWA's Website of the Year award. Congratulations to Website Chair Ann Kulikoff and her committee including Nick Estrada-Szamet and outside contractor John Lay, all of whom have put in long hours to get the website looking good and easy to navigate.

Additional credit should also go to previous chair Konstantin Akhrem, who laid a portion of the architectural groundwork for the website improvements released over a year ago.

The winner will be announced at the Education Conference in Edmonton in late June.



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## Job Postings

- Acquisition Sciences, Ltd., Right-of-Way Agent (Phoenix, AZ)  
<http://www.asltdaz.com/>
- Interwest Consulting Group, Real Estate Director  
[http://www.interwestgrp.com/printables/2017/RealEstateDirectorAd\\_Final9.2017.pdf](http://www.interwestgrp.com/printables/2017/RealEstateDirectorAd_Final9.2017.pdf)
- Look for more postings in future newsletters

## 23<sup>rd</sup> Annual APWA/MSA Golf Tournament



The American Public Works Association (APWA) is holding its annual golf tournament on Friday, May 11, 2018 at Coyote Hills Golf Course.

The cost is \$175, and includes greens fees, admission into multiple contests, driving range and balls, along with food and drink.

All are cordially invited to attend.

All proceeds to benefit the APWA Scholarship Fund which, by the way, is also giving out scholarships for this event.

Time to tee up, indeed! For more info, [click here](#).



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