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President's Message

Happy Summer Chapter One!

Let me begin this message by expressing how very proud I am of our chapter members and the work we do daily to advance the cause of improving people's lives through infrastructure. Los Angeles is busy, crowded, constantly on the move, and in the same spirit, there are countless teams working diligently on projects providing infrastructure improvements for a better tomorrow: LAX is under construction to enhance the accessibility and the People Mover Project will alleviate congestion tenfold once operational, LACMTA is making superb advancements with the Purple Line connecting downtown with the beach, and we all were afforded a glimpse to the Virgin Hyperloop's futuristic, super-fast transportation model at our May breakfast - makes me wonder, what else is happening right here in our communities that we may not have even heard of yet?



Natasa Lenic, Ch. 1 President

We just returned from Portland, Oregon where the 65th IRWA Annual Education Conference was held. Marilyn Stuart, SR/WA, R/W-NAC, our PDC chair, described the host city and conference in her arti-

cle fabulously; I encourage you to flip to page 4 and enjoy the experience, especially if you did not attend this year. Our chapter was very well represented, and we had a whirlwind of a week: opening ceremonies, education sessions, leadership forums, recognition luncheons, Monday Night, Canadian hospitality and a lot of good time catching up with friends and colleagues. Some

photographs from Portland can be found on pages 5 and 6 of this newsletter.

I am excited to introduce the following new committees this year: Young Professionals Committee chaired by Maya Hamouie, Associate Attorney with Nossaman LLP; Project Management Committee, chaired by Ray Mehler, SR/WA, PMP of Right of Way Management Consulting; Acquisition/Negotiation Committee and Fall Seminar chaired by Brian Everett, Principal with Overland, Pacific & Cutler LLC; and Annual Education Conference Bid Committee chaired by David Graeler, Partner with Nossaman LLP. I cannot wait to learn what they have planned for us - join us for our board meeting on July 18, 2019 and be involved. *(continued on next page)*

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President's Message (*continued*)



Natasa Lenic, Ch. 1 President

In addition to these new committees, we are also reigniting our Environmental Committee, Transportation Committee, Utilities Committee, Oil and Gas Industry Committee, and Relocation Committee, under new leadership and I am looking forward to learning what the latest trends are. The Relocation Committee chaired by David Richman, R/W-RAC, Principal with Autotemp, has been hard at work for the past several months and will present The State of Relocation Seminar immediately following our board meeting on July 18, 2019 at the Quiet Cannon in Montebello.

This newsletter is one of our tools to communicate with chapter members, current and future, what the board is working on, when we meet, what education opportunities are available and updates from various committees. The newsletter will be issued bi-monthly and I encourage you to contact Doug Harman, SR/WA, our Newsletter Chair, with any communication requests.

Chapter 1 has an active year planned: Fall Seminar on October 29, 2019, holiday luncheon on November 14, 2019, and Valuation Seminar on February 25, 2020, to mention a few events already in the works (but what else do we have coming, hmmm?); Alexandra Nguyen-Rivera, our Education Chair, has a full slate of courses planned (see page 7 for a complete list); Julia Miranda, our Luncheon Chair, is working tirelessly in securing venues, inviting guests and ensuring all details are taken care of; Diane Dominguez, SR/WA, our Membership Chair, introduced 10 new members to our chapter just this week; and all other committee leaders serving this year are graciously volunteering countless hours to keep us informed, connected and relevant.

I thank you all!

Natasa



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Newsletter Chair's Message



**Doug Harman,
Newsletter Chair**

Summer is now in full swing with millions of people relying on Southern California infrastructure to enjoy their vacations in this place (SoCal), we are fortunate to call home. I hope everyone is enjoying these summer months, and is able to take time off to make lasting memories while also enjoying a relaxing break to recharge and refresh for the second half of the year.

July marks the start of the new fiscal year, which brings many new and exciting changes at Chapter 1. David Williams has done an incredible job as the Newsletter Chair over the past two years. It has been my pleasure to assist him with the newsletter during his time as Chair. We all owe David our gratitude for not only reviving the newsletter, but for making it a high quality publication that is an enjoyable and worthwhile read. As David has now handed the baton to me, it is my goal to continue in his footsteps of producing an entertaining, informative and visually appealing newsletter that is worthy of your limited time to read.

Another change beginning this fiscal year is that the newsletter will now be published bimonthly instead of quarterly

(July, September, November, January, March and May). Adding two additional issues, and publishing more frequently will assist in keeping Chapter 1 members up-to-date on upcoming events and education courses.

To conclude my introductory message, I think we can all agree that the most important aspect of any newsletter is the quality of its contents. Therefore, a massive thank you is due to all those who have contributed articles and pictures, assisted with proofreading, supported the newsletter through advertising, or assisted in any other way. With that being said, in order to continue producing quality newsletters, we need to continue receiving quality content from Chapter 1 members. Please contact me if you are interested in contributing to the newsletter in anyway.

Doug Harman, SR/WA, is a Real Property Agent at the Los Angeles County Sanitation Districts. He can be reached at DougHarman@LACSD.org.

Wanted: writers and editors! They said it couldn't be done, but the newsletter is growing. Whether you have just minutes or your entire lifetime to contribute, we would very much like to hear from you. Elevate your professional presence and branding - join the newsletter team! (newsletterchair@irwa1.org)

Highlights from IRWA's 2019 International Conference in Portland, Oregon

Portland is a beautiful and exciting city surrounded by spectacular natural beauty, filled with great restaurants and enjoyable places to visit. It was a perfect location for our fantastic conference. From the opening ceremony to the closing gala, the days were full of education, superb speakers, presentations and networking opportunities.

The Region 1 Caucus was very interesting and involved region and chapter leadership as well as chapter members. There were discussions about changes in IRWA leadership, governance, budgets, membership goals and incentives for chapters as well as task forces and educational issues. There was also information about the upcoming Region 1 Fall Forum which will be held in Santa Barbara on October 11 and 12. You can find the flyer with information about the Fall Forum in this edition.

Three of our Chapter 1 members were honored at the SR/WA Recognition and Awards Luncheon - Micole Alfaro, SR/WA, Cheryl DeMucci, SR/WA and April Harvey, SR/WA (see their pictures in the PDC section on page 9).

Every year, all IRWA members who have attained their SR/WA designation during the calendar year are invited to attend the program to be honored at the conference. It's a very exciting opportunity to be acknowledged at the conference where there are right-of-way professionals in attendance from all over the world.



Ray Mehler, Region 1 Secretary/Treasurer, presenting the award for Website of the Year

The IRWA Chapter Leadership Training was held for new or returning chapter officers and committee chairs. The IRWA Field Operations team and headquarters staff discussed ways to make the most of our volunteer experiences and keep our chapters operating efficiently. Information was provided about accounting procedures for chapter treasurers, member resources such as mentoring, various changes in procedures and discussions about ways to increase and retain chapter members. It was a very interesting and informative session.

The Board of Directors meeting and elections were very enlightening and exhibited the democratic processes for nominating and electing officers and leaders of international and regional councils and committees. Voting directors from each chapter participated in the election process. At the meeting Chapter 1 President, Natasa Lenic, presented donation checks on behalf of the chapter to the RWIEF and CRWIEF.



Chapter 1 President, Natasa Lenic, presenting checks for the chapter's donations to the RWIEF & CRWIEF

Throughout the conference there were receptions, lunches and meetings that were excellent opportunities to gather with colleagues and network with right-of-way professionals from across the United States, Canada and other countries. If you and your staff haven't attended one of the conferences in the past, it is highly recommended that you consider attending next year in Minneapolis. Not only are the conferences a very enjoyable, informative and rewarding experience but an effective use of business time. The educational programs and sessions are excellent and the networking opportunities are very valuable.



Janella Cordova receiving a recognition award for the last two years of service as the International Electric & Utility Committee Chair

Portland, OR – International Conference Photos (1 of 2)



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Portland, OR – International Conference Photos (2 of 2)



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Upcoming Chapter 1 Education

Month to be Scheduled	Course No.	Course Name	Course Days	Gen	O&G	E&U	Trans	Location
Sept.	203	Alternative Dispute Resolution	2	X	X		X	TBD
Sept.	225	Social Ecology: Listening to Community	1		X	X	X	Metro Water District
Oct.	201	Communication in Real Estate Acquisition	3	X	X	X	X	TBD
Nov.	215	ROW Acquisition for Pipeline Projects	2	X	X			TBD
Dec.	604	Spot On! (Phase I class)	1	X	X	X	X	Metro Water District
Dec.	802	Legal Aspects of Easements	2	X	X	X		TBD
Jan.	421	The Valuation of Partial Acquisitions	4	X		X	X	TBD
Feb.	230	Oil/Gas Land Basics & Related Surface Rights Issues	1		X			TBD
Feb.	801	United States Land Titles	2		X	X	X	TBD
Mar.	213	Conflict Management	1	X		X	X	TBD
Mar.	900	Principles of Real Estate Engineering	2	X	X	X	X	TBD
Apr.	205	Bargaining Negotiations	2	X				Metro Water District
Apr.	501	Residential Relocation Assistance	2	X			X	TBD
May	400	Principles of Real Estate Appraisal	2	X	X	X	X	TBD
Jun.	218	ROW Acquisition for Electrical Transmission Projects	2	X		X		TBD

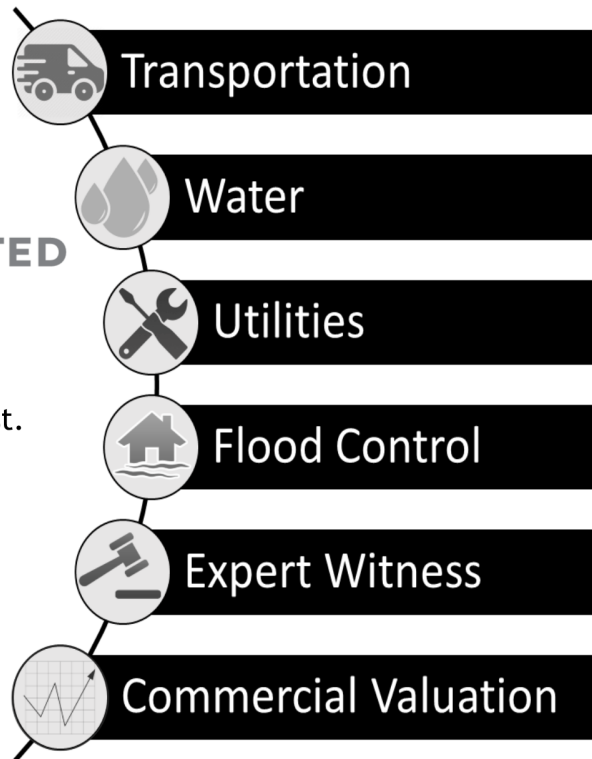
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Upcoming Events—Save the Date

Date	Time	Event	Location	Link
Thursday, July 18	11:30am - 5:00pm	Past Presidents' Luncheon & Half Day Relocation Seminar	Quiet Cannon, Montebello	Click Here
Friday, September 27	11:00am - 1:00pm	Board Meeting & Luncheon	TBD	Click Here
Tuesday, October 29	8:00am - 5:00pm	Fall Seminar	Quiet Cannon, Montebello	Click Here
Thursday, November 14	11:00am - 1:00pm	Holiday Luncheon	TBD	Click Here
Thursday, January 23	10:00am - 1:30pm	January Luncheon & Board Meeting	TBD	Click Here
Tuesday, February 25	8:00am - 5:00pm	Valuation Seminar	Quiet Cannon, Montebello	Click Here
Tuesday, March 24	10:00am - 1:30pm	Joint Luncheon with the Appraisal Institute	TBD	Click Here
Thursday, May 21	11:00am - 5:15pm	Luncheon and Half Day Pipeline Seminar	TBD	Click Here

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Highlights from Chapter 1 Professional Development Committee

Congratulations to the following Chapter 1 members who were honored at the SR/WA Recognition & Awards Ceremony at the IRWA Annual International Education Conference in Portland, Oregon



Micole Alfaro, SR/WA



Cheryl DeMucci, SR/WA



April Harvey, SR/WA



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Highlights from Chapter 1 Professional Development Committee

Chapter 1 is among the top percentage of IRWA's national and international chapters when it comes to member credentialing! We have 55 members who hold the SR/WA designation and 28 members who hold specialty certifications! We also have many members who are diligently pursuing their designation and certifications and are close to reaching their goals. We are here to help you pursue your path to success as well!

What are the benefits of obtaining the SR/WA Designation?

The Senior Right of Way Professional (SR/WA), is the most prestigious professional designation granted to those right-of-way professionals who have achieved professional status through experience, education, and examination. While the SR/WA professional may be a specialist in one area, they must also be familiar with all disciplines associated with the right-of-way profession. The SR/WA designation is the only designation reflecting evidence of professional accomplishment in the right-of-way profession.

Stay Ahead of the Curve Today's marketplace is crowded and complex. To develop a solid, competitive advantage—and to remain ahead of that curve—you can rely on an IRWA designation to prepare you and your company for whatever lies ahead.

The Only Name That Counts IRWA stands for the highest standard of excellence. As such, an IRWA designation is a rigorous process that will work to differentiate you from other professionals. Our high standards have enabled us to create a distinction that is universally respected by customers, businesses and colleagues across most disciplines.

The Right Stuff Companies with employees who are IRWA certified report impressive results. Designation can often win business in competitive situations. Certified professionals often make better employees. They tend to exhibit higher productivity, reduced learning curves, increased technical competencies, lower error rate, and a higher level of job satisfaction.

Individual Benefits Earning the SR/WA Designation will help boost opportunities and salary potential. The SR/WA Designation expands employment opportunities, increases salary potential, boosts chances for career advancement and demonstrates professional commitment. Research shows that professionals who have earned the SR/WA Designation earn more throughout their career than those without it.

Benefits to Employer Employers benefit from the SR/WA Designation too. They will be rewarded with higher employee retention, increased productivity and a boost in employee morale and confidence. The Designation enhances employee skills through multidiscipline training and examination. Retaining experienced staff is an enormous competitive advantage for any employer.

Highlights from Chapter 1 Professional Development Committee

Please join us in congratulating the following Chapter 1 Members on their professional accomplishments:

RWA Certification:



David Lee, RWA

David Lee is a Right-of-Way-Agent with the City and County of Honolulu, on the Island of Oahu in Hawaii. He attained a Bachelor's Degree from the University of Hawaii. David been working as an acquisition agent for 11 years and has been a member of the IRWA for just over one year.

This year the Chapter 1 Board of Directors awarded educational scholarships to two motivated Chapter 1 members, Seyou Oh and Laura Flores. The scholarship provides the recipients the opportunity to take five days of IRWA courses that are sponsored by Chapter 1. This is a great benefit to help our members work towards their IRWA certifications and SR/WA designation.



Seyou Oh, RWA

Seyou is a Land Planning Team Manager of the Real Property Group of The Metropolitan Water District of Southern California. She currently manages a team responsible for right-of-way planning and land use in support of Metropolitan's capital improvement projects at a programmatic level. Seyou has over 12 years of experience in the private sector including six years in management. She joined Metropolitan in 2017 and has demonstrated strong leadership skills, and the ability to create a collaborative team environment. She has represented the Real Property Group in projects such as Right-of-Way Infrastructure & Protection Program and Second Lower Feeder Pre-Stressed Concrete Cylinder Pipeline Rehabilitation Program.

Seyou is a graduate of UC Berkeley with a degree in Economics and a minor in Business Administration. She holds a Right-of-Way Agent Certification from the IRWA.



Laura Flores

Laura is employed with Los Angeles County Metropolitan Transportation Authority as a Real Estate Assistant in the department of Real Estate Services. Laura began as an Intern / temporary as-needed employee in 2010 through 2018. In mid-year 2018, Laura was hired as a permanent full-time employee. During her internship she had limited exposure to various aspects of right-of-way, however, now as a permanent employee she has received more right-of-way experience and increased responsibilities. Laura is interested in pursuing IRWA credentials and is currently working on the R/W NAC designation. Craig Justesen and other Metro colleagues referred her to join the Chapter and becoming involved as a Young Professional. In her spare time, Laura loves to travel and has been to Amsterdam, Argentina, Brazil, England, Mexico, Peru and Russia. She also loves to read, shop, attend concerts, go to amusements parks and look for new ramen spots in LA.

Highlights from Chapter 1 Professional Development Committee

Welcome New Chapter 1 Members



Alfredo Jacquez

Alfredo Jacquez is employed with Los Angeles County Metropolitan Transportation Authority (MTA) as a Principal Real Estate Officer in the Real Estate Services Department. He has over fifteen years of right of way experience. Prior to joining MTA approximately six months ago, Alfredo worked at Overland, Pacific and Cutler in Long Beach where he served as Project Manager. His experience in right of way work includes project management, residential and business relocation, right of way acquisition, cost estimating, feasibility studies and report preparation for environmental clearance of transportation projects. Alfredo recently completed all required courses for his RAC credentials and is now working on completing courses for his URAC credentials. Craig Justesen and other Metro employees referred him to join Chapter 1.



Luis Alberto Zometa

Luis Alberto Zometa is a Real Estate Agent with many years of experience. He has been doing residential real estate since 2006 and in April 2018 he got hired by the Los Angeles County Public Works-Survey/Mapping and Properties Management Division- on which he does Acquisition and Revenue real property work for Public Works.

As a residential real estate agent, Luis assisted potential buyers by explaining the buying process, prequalified them, (FICO score) and show properties based on the buyer's budget and goals. Luis explained to seller the listing process, generated sales analysis and keep seller inform of any updates.

As a Real Property Agent working for the Los Angeles County Public Works/Property Management in their Acquisition and Revenue Unit; Luis has been negotiating the sale, lease and use of real Properties. Reviews deed, title reports and other interests. Analyses appraisal reports; generates sale analysis; and assists in managing existing real properties contracts.

Luis's goal is to prioritize and address clients' needs in a professional manner, provides follow-up and developed cooperative relationships with clients. You can always expect 100% transparency with Luis.

List Alberto Zometa assisted to California State Los Angeles University on which he studied, graduated and earned a Business Administration with a Minor in Real Estate Degree; he is a California Real Estate Broker licensee since 2010. As a California Real Estate Broker, Luis is required to take 45 hours of continue education classes every 4 years; moreover, he loves listening to National Public Radio (NPR) and watches Nightly News to keep himself updated with the latest Real Estate's current events, trends and/or lending rates.

Luis now is transition into the realm of real property acquisition and he is eager to keep learning about this new chapter on his career.

Luis is a dog-lover and he loves swimming, biking, fishing, baking, cooking and gardening. His preferred food to cook is Italian (pastas) and loves baking almond biscotti; moreover, some of own-grown fruits, vegetables and herbs are used on his cooking or baking recipes.

Also, on his days off, Luis volunteer himself to the Nicaraguan Medical Relief on which new and used equipment is collected and shipped to different hospitals through the Nicaraguan Red Cross in Nicaragua.

Important News From the Professional Development Committee

You may access the IRWA Credentialing Program information on the IRWA website
<https://www.irwaonline.org/professional-development/credentialing/>

Get Credentialed in INDUSTRY

<https://www.irwaonline.org/professional-development/industry-path/>

IRWA's 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

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

Get Credentialed in SPECIALTY

<https://www.irwaonline.org/professional-development/right-of-way-professional-career-path-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



Get Credentialed!



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

Feel free to contact the chapter 1 PDC if you have any questions about the SR/WA designation, IRWA specialty certifications or if you want to know which courses you should take to reach your goals. We are available to provide guidance and assistance with your career path planning. We want to help you reach your professional goals! You may contact any 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 - (702) 250-2865

Gus Parcero, PDC Co-Chair augusto.parcero@lacity.org - (213) 485-5775

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

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

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

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

Great News! The Chapter 1 Board of Directors Have Approved the Free Course Voucher for the 2019-20 Fiscal Year!

As a Chapter 1 Member You are Eligible to Attend a FREE One-Day Chapter 1 Sponsored Class Within the Next Year

This is a wonderful opportunity for all Chapter 1 members to help you fulfill your IRWA educational requirements for certifications, SR/WA designation, or to receive continuing education credit. Please check the chapter course listing in this newsletter to make plans to enroll in courses you need and take advantage of the free 1-day course credit.


How do you use the Free Course voucher?

- You will register directly with the course coordinator of any Chapter 1 sponsored class to register.
- First, send a copy of the voucher to the PDC Chair for authorization.
- Next, send your registration form and voucher to the course coordinator to complete registration.

If you haven't redeemed your voucher yet, feel free to use the copy of the voucher provided below for your convenience.

Your voucher can be redeemed for a free 1-day Chapter 1 sponsored IRWA class or equivalent credit if applied to the tuition of a multiple day class. The Chapter 1 Professional Development Committee can help you develop a plan to reach your professional goals for RWA, RWP certifications leading to the prestigious SR/WA designation or a specialist certification.

Here is your FREE COURSE VOUCHER for the 2019-20 Fiscal Year! It will be valid until the end of June 2020

	<p>IRWA CHAPTER 1</p> <p>FREE ONE DAY COURSE VOUCHER</p>
<p>THIS VOUCHER IS REDEEMABLE FOR A ONE DAY CHAPTER 1 SPONSORED IRWA COURSE OR EQUIVALENT CREDIT APPLIED TO ONE DAY OF A MULTIPLE DAY COURSE*</p>	
<p>*Terms of Voucher Usage:</p>	
<p>Valid for IRWA Chapter 1 Members for attendance at Chapter 1 Sponsored Courses Only</p>	
<p>Voucher Use is Limited to the First 10 Enrollees Per Each Chapter 1 Course</p>	
<p>This Voucher NOT Valid for Online Courses, is NOT Transferable and has NO Cash Value</p>	
<p>Course Registration Must be Arranged in Advance Through Course Coordinator</p>	
<p>MEMBER NAME _____</p>	
<p>COURSE NAME AND NUMBER _____</p>	
<p>COURSE COORDINATOR SIGNATURE _____</p>	
<p>PDC CHAIR SIGNATURE _____</p>	
<p>Must be presented to course coordinator at registration - Expires JUNE 30, 2020</p>	

Legal Article



Michael F. Yoshiba, Esq.,
Law Chair

U.S. Supreme Court Expands the Right of Property Owners to Immediately Challenge Land Use Decisions Concerning Their Property in Federal Court

Property owners objecting to a land use decision by a city, county or other public agency can now bring a federal civil rights action for damages resulting from those decisions directly in federal court without first challenging the decision in state court.

On June 21, 2019, the U.S. Supreme Court issued its decision in *Knick v. Township of Scott, Pennsylvania*. This decision expressly overruled the Supreme Court's 1985 decision requiring that the claims by property owners for damages from improper land use decisions ("regulatory takings") be tried in state court first.

The Fifth Amendment to the United States Constitution provides "nor shall private property be taken for public use, without just compensation." A "regulatory takings" claim is one in which the property owner claims that his or her right to develop their property in a particular manner has been "taken" by the city, county or other public agency without just compensation in violation of the Fifth Amendment. Prior to the *Knick* decision, the cases held that a property owner challenging a local land use decision or regulation as a regulatory taking in a federal Section 1983 civil

rights action for damages was required to: (1) submit at least one meaningful development application which was rejected, and apply for a variance, CUP, rezoning, or general plan amendment and obtain a "final decision" from the local land use authority; and (2) seek just compensation in a state court inverse condemnation action. A federal takings claim did not mature into a claim that was "ripe" for federal court decision until these two steps were completed, including denial of just compensation by the state court.

The U.S. Supreme Court's decision in *Knick* expressly overruled the second aspect of the current law. *Knick* holds that the Fifth Amendment right to just compensation arises at the moment the owner claims the "government takes his property without paying for it" and does not require the property owner to first seek compensation through the state courts.

Cities, counties and other public agencies should work closely with their legal counsel in the wake of the *Knick* decision.

If you have any questions, or would like more information about how this decision may affect your agency, or takings law in general, please contact attorney Saskia Asamura of Richards Watson & Gershon. (213)626-8484.

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New Project Management Committee for Chapter 1



Ray Mehler,
Project Management Chair

Chapter 1 is pleased to announce formation of a new Project Management Committee. In its inaugural year, the PM Committee plans to submit occasional articles to the newsletter with tips on how to manage ROW projects, will offer to participate in the Fall Seminar and will develop in the IRWA some resources to support ROW Project Managers. The committee will be chaired by Ray Mehler, SR/WA, PMP of Right of Way Management Consulting.

Upon announcing formation of the PM Committee, Ray said, "I brought project management skills from outside the industry and have been privileged to learn much from other ROW PMs. I look forward to returning some of that professional investment to other ROW PMs and

to giving aspiring ROW PMs a forum to learn these skills. I am also seeking committee members and invite Chapter 1 PMs to join our team." President Natasa Lenic said, "I am looking forward to Ray's leadership on this important committee as IRWA is developing the education courses and seminars to advance the ROW project management. All of us at Chapter 1 are fortunate to have the opportunity to join and participate on this committee, and with Ray's vision shape it to enhance future projects in Los Angeles".

Ray Mehler, SR/WA, PMP
Right of Way Management Consulting
<https://www.linkedin.com/in/ray-mehler-srwa-pmp-96a515b>



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FY 2019 – 2020 Executive Board

Elected Officers			
President <i>International Director 1</i>	Natasa Lenic, SR/WA, R/W-RAC <i>LACAL Consulting, Inc.</i>	323-951-9887 x: 101	nlenic@lacialconsulting.com
President-Elect <i>International Director 2</i>	Ann Kulikoff <i>Andeavor</i>	714-624-3876	kulikoa@aol.com
Treasurer	Craig Justesen <i>LACMTA</i>	213-922-7051	JustesenC@metro.net
Secretary	Diana Knezevic, SR/WA <i>Wagner Engineering & Survey, Inc.</i>	818-892-6565	dianak@wesinc.org
Professional Devel Committee Chair	Marilyn Stuart, SR/WA, R/W-NAC <i>Consultant</i>	702-250-2865	marilyn.stuart.lb@gmail.com
Appointed Committee Chairs (in Alphabetical Order)			
Asset Management	Frances Impert, SR/WA <i>LACMTA</i>	213-922-2410	impertf@metro.net
Communication	Amy Betonte, JD <i>Paragon Partners, Ltd</i>	949-637-6734	amybetonteirwa1@gmail.com
Education	Alexandra Nguyen-Rivera <i>LA County DPW</i>	626-458-7052	alnguyen@dpw.lacounty.gov
Educational Conference Bid 2023 or 2024	David Graeler, Esq. <i>Nossaman LLP</i>	213-612-7836	dgraeler@nossaman.com
Engineering/Surveying	Diana Knezevic, SR/WA <i>Wagner Engineering & Survey, Inc.</i>	818-892-6565	dianak@wesinc.org
Environmental	William O'Braitis <i>Keramida, Inc.</i>	951-202-7205	wobraitis@keramida.com
Fall Seminar/Acquisition Negotiation	Brian Everett <i>OPC</i>	562-304-2000	beverett@opcservices.com
Law	Michael Yoshiba, Esq. <i>Richards, Watson & Gerson</i>	213-626-8484	Myoshiba@rwglaw.com
Local Public Agency	Janelle Parra, SR/WA <i>City of Los Angeles</i>	213-744-7373	Janelle.parra@lacity.org
Luncheon	Julia Miranda <i>LACAL Consulting, Inc.</i>	323-951-9887 x: 102	jmiranda@lacialconsulting.com
Membership	Diane Dominguez, SR/WA <i>LACMTA</i>	213-922-5253	dominguezd@metro.net
Newsletter	Doug Harman, SR/WA <i>LACSD</i>	562-908-4288 x: 2756	DougHarman@lacs.org
Nominations & Awards	Artin Shaverdian, Esq. <i>Nossaman LLP</i>	213-612-7811	ashaverdian@nossaman.com
Oil & Gas Industry	Steve Parent, SR/WA <i>OPC</i>	916-919-7262	sparent@opcservices.com
Pipeline	April Harvey, SR/WA <i>Crimson Pipeline</i>	562-714-3201	aharvey@crimsonpl.com
Project Management	Ray Mehler, SR/WA, PMP <i>Right of Way Management Consulting</i>	562-313-9439	Raymond.d.mehler@gmail.com
Relocation	David Richman, R/W-RAC <i>Autotemp</i>	888-202-9195	david@autotempservices.com
Transportation	Cheryl DeMucci, SR/WA <i>Paragon Partners, Ltd</i>	310-844-4514	cdemucci@paragon-partners.com
Utilities	Janella Cordova <i>OPC</i>	949-438-0820	jcordova@opcservices.com
Valuation	William Larsen, SR/WA <i>Integra Realty Resources-Los Angeles</i>	818-290-5428	wlarsen@irr.com
Webmaster	Nick Szamet <i>LACMTA</i>	213-922-2441	szametn@metro.net
Young Professionals	Maya Hamouie, Esq. <i>Nossaman LLP</i>	323-640-5610	mhamouie@nossaman.com



2019 Summer "Refresh" Seminar

DATE: July 16, 2019

Registration will begin at 7:45 am

Location: Santa Ana/ Airport Holiday Inn

2726 S. Grand Avenue, Santa Ana, CA 92705

REGISTRATION

Chapter 67's full day seminar on July 16, 2019
Includes course material, continental breakfast, lunch & afternoon snack

Sponsorships Available

Morning Session

Environmental Reports: How to Limit Risk *Ann Johnston, Psomas & Steve Figgins, EKI Environment & Water, Inc.*

The 1.5 Billion Acre Subdivision Project: An Explanation of Legal Descriptions *Jeremy Evans, Psomas*

Understanding the Appraisal Process - *Matthew VanEck, Kidder Matthews*

The Price is NOT Right: Examining the Offer Process *Chip Willett, Bender Rosenthal Inc.*

Lunch Speakers

The Caltrans Right Of Way Certification Process *Evy Washington & Ricky Rodriguez, Caltrans District 12*

Afternoon Session

Damages: An Appraiser & Attorney Discussion *Rick Friess, Esq., Allen Matkins & William Thomsen, Grobstein Teeple, LLP*

Title Insurance or Title Opinion: Before you Plot a Course, Figure out where you want to go! *Jack Quirk, Esq., Bright & Brown & Lawrence "Larry" Lacombe, Vice President, Western Region Underwriters*

Construction Plans & Specs *Darrell Hartman, PE & Uyenly Bui, PE, City of Irvine*

This seminar is pending MCLE, BREA and IRWA Continuing Education Credits

Name: _____

Company/Agency: _____

Address: _____

City, State, Zip Code: _____

Phone: _____

Email: _____

Number of attendees: @\$125.00 _____

Total Enclosed: _____

Registration forms are due no later than **July 5, 2019**

Please make checks payable to: IRWA Chapter 67 and send to:

Amanda Fitch
c/o Mobilitie, LLC
2955 Red Hill Ave., Suite 200
Costa Mesa, CA 92626
Email: afitch@mobilitie.com

**Limited Space,
sign up now!**

Credit Card Payment available!

Sign up on line at:

irwa-chapter67.ticketleap.com/summer-refresh-seminar/



2019 Summer “Refresh” Seminar

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Registration will begin at 7:45 am

Location: Santa Ana/ Airport Holiday Inn

2726 S. Grand Avenue, Santa Ana, CA 92705

SCHEDULE

- 7:00 AM - 8:00 AM **Registration and Continental Breakfast**
- 8:00 AM - 8:15 AM **Opening Remarks**
- 8:15 AM - 9:15 AM **Environmental Reports: How to Limit Risk**
Ann Johnston, Vice President/Principal, Resource Management, Psomas & Steven Figgins, Principal, EKI Environment & Water, Inc.
- 9:15 AM - 10:00 AM **“The 1.5 Billion Acre Subdivision Project”: An Explanation of Legal Descriptions**
Jeremy Evans, Technical Director, Land Surveying & Mapping, Psomas
- 10:00 AM - 10:15 AM **Break**
- 10:15 AM - 11:15 AM **Understanding the Appraisal Process**
Matthew Van Eck, Senior Vice President, Kidder Matthews
- 11:15 AM - 12:00PM **The Price is NOT Right: Examining the Offer Process**
Chip Willett, Regional Manager, Bender Rosenthal Inc.
- 12:00 PM - 1:15PM **Lunch & Learn: The Caltrans Right of Way Certification Process**
Evangalina (Evy) Washington, Branch Chief, R/W Planning & Management, Caltrans District 12 & Ricky Rodriguez
- 1:15 PM - 2:30 PM **Damages: An Appraiser & Attorney Discussion**
K Erik (Rick) Friess, Partner, Allen Matkins, & William W. Thomsen, Director, Grobstein Teeple, LLC
- 2:30 PM - 3:30 PM **“Title Insurance or Title Opinion: Before You Plot a Course, Figure Out Where You Want to Go!”**
Jack Quirk, Esq., Bright & Brown & Lawrence “Larry” Lacombe, Vice President, Western Region Underwriters
- 3:30 PM - 3:45 PM **Break**
- 3:45 PM – 4:30 PM **Construction Plans & Specs/ Utilities Relocation**
Darrel Hartman, PE & Uyenly Bui, PE, Senior Civil Engineers, City of Irvine
- 4:45 PM **Closing Remarks**

This Seminar is eligible for MCLE, BREA and IRWA Continuing Education Credits.

Cost: \$125.00 [Includes continental breakfast, lunch and mid-afternoon refreshments]

Contact: Amanda Fitch, afitch@mobilitie.com



THURSDAY, JULY 18, 2019
11:30 AM TO 5:00 PM

RELOCATION SEMINAR QUIET CANNON

Is it really different when displacees are millennials? How can a cannabis grower be a relocation nightmare? Liquor store - piece of cake? Our panelists tackle this relocation cocktail.

Imagine this scenario: project includes HOME funds, tax credits, an HCD loan that has been paid off, and is subject to City of Los Angeles RSO - What regulations do you need to follow? Our panelists will address the State of Relocation and welcome your questions/discussion.

12:15 pm to 1:00pm

Relocating Millennials

David Richman, Autotemp

Relocating Millennials & the Lessons Learned

Communication

Incomes

Grievances

“Special Circumstances”

1:15 pm to 2:45 pm

Mixed Use Case Study

Marcus Pigrom, DM&A; Kevin Blair, DM&A

David Richman, Autotemp

Cannabis, Residents and Liquor:

An interesting relocation cocktail

Topics will include:

Relocation Issues

F&E

Leasehold Interest/Bonus Value

Break 2:45 to 3:00pm

3:00pm to 5:00pm

The State of Relocation

Jay Smith, HUD

Jenny Scanlin, HACLA

Monica Jimenez, HCD

Karen Tiedemann, Goldfarb & Lipman

The Agency Perspective

What are the issues?

What changes are in store?

Roundtable Discussion with Audience Participation

Topics will include:

Map 21 Regulations

RAD Guidelines

Tax credits & the URA

CDBG-DR funding & its implications

Temporary vs. Permanent Relocation

Section 18 Demo/Disposition

Streamlined CEQA Approval

Other Legal and Regulatory Issues



RELOCATION SEMINAR

To Register online visit:

<https://irwa1.org/events/irwa-chapter-1-past-presidents-luncheon-half-day-relocation-seminar/>

Name: _____

Address: _____

I am a: Past President Member Non Member

IRWA No.: _____

Circl One: I am attending: Luncheon Seminar & Luncheon

Early Bird Registration Before July 6, 2019:

LUNCHEON

_____ Past Presidents-Luncheon Only: \$0
_____ IRWA Member-Luncheon Only: \$25
_____ Non Members-Luncheon Only: \$30

LUNCHEON & SEMINAR

_____ Past Presidents-Seminar Only: \$60
_____ IRWA Member-Seminar Only: \$85
_____ Non Members-Seminar Only: \$100

After July 6, 2019

_____ Past Presidents-Luncheon Only: \$0
_____ IRWA Member-Luncheon Only: \$35
_____ Non Members-Luncheon Only: \$40

_____ Past Presidents-Lunch/Seminar: \$75
_____ IRWA Member Lunch/Seminar: \$100
_____ Non Members-Lunch/Seminar: \$125

TOTAL: \$_____

MAKE CHECKS PAYABLE TO IRWA CHAPTER 1

My Food Selection Is:

Chicken Beef Vegetarian

My Accreditation Request Is:

IRWA MCLE BRE

For Questions about the Seminar Contact:

Julia Miranda, Relocation Committee
LACAL Consulting Inc.
2225 W. Commonwealth Ave., Suite 106
Alhambra, CA 91803
323 951-9887 ext. 102
jmiranda@lacalconsulting.com

IRWA Chapter 1
Members and Guests

Save
the
Date

**LUMINARIAS -
MONTEREY PARK**

Tuesday, September 24, 2019 • 11:30 AM
More Details to Follow



REGION 1 FALL FORUM OCTOBER 11 & 12, 2019 SANTA BARBARA, CA

- Right-of-Way Seminar Friday, October 11
- Friday Evening Mixer, October 11
- Fall Forum Saturday, October 12

Questions: Contact Charles Alvarez, SR/WA
(805) 625-4616 or calvarez2@verizon.net

**CHAPTER 47
WELCOMES YOU TO
BEAUTIFUL SANTA
BARBARA!**

**GREAT FOOD AND
LOCAL WINERIES**

**FUN ACTIVITIES FOR
THE WHOLE FAMILY**

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FREE GUEST
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IRWA REGION 1 FALL FORUM

HOSTED BY CHAPTER 47 OF THE INTERNATIONAL RIGHT OF WAY ASSOCIATION

OCTOBER 10 - 12, 2019

IN BEAUTIFUL SANTA BARBARA, CA – PEPPERTREE INN

Friday, October 11 ~ Right of Way Acquisition Hot Topics Seminar! Grade Separations, Roundabouts, and Disasters, Oh My!

- 8:00 – 8:30 **Check in/Registration** ~ Coffee and light morning goodies
- 8:30 – 8:45 **Welcome and “Housekeeping”, Introductions of First Panel**
- 8:45 – 10:00 **Grade Separations - RW Challenges and Solutions**
Alan Sozio, Condemnation Attorney; Joyce Riggs, MAI
- 10:00 – 10:15 **Morning break**
- 10:15 – 11:30 **Roundabouts Panel Discussion: The Good, the Bad, the Ugly, & Uncommon**
Including RW Solutions to Unique Consequences and Access Impacts
- 11:30 – 12:15 **All You Need to Know About Street Vacations** ~ Confirming Ownership of Lands Underlying Vacated Rights of Way, *Don Ireland, SR/WA*
- Lunch** (Included)
- 12:30 – 1:30 **RW Legal Updates** ~ *Todd Amspoker, Condemnation Attorney*
- 1:45 – 3:15 **Federally Funded Bridge Replacements** ~ Innovative Solutions Utilized on Santa Barbara Mission Creek Bridge Replacement Projects
- 3:15 – 3:30 **Afternoon break**
- 3:30 – 5:00 **Montecito Disaster & the Aftermath – RW Issues with Community Restoration**
Jon Frye, Santa Barbara Co Flood Control; Adam Kanold, Montecito Water

Saturday, October 12, 2019 ~ IRWA Business Meeting for Chapter Leaders

Attendees are invited to a Welcome-to-Santa Barbara Tour on the Famous Amphibious Land Shark 4:30 – 6 pm Thursday, October 10



Limited space available, so make your reservations early! Sponsored by Hamner, Jewell & Associates

SAVE THE DATE

**Please Join IRWA Chapter 1
at the**

**FALL
SEMINAR**

TUESDAY, OCTOBER 29, 2019

8:00 AM - 5:00 PM

QUIET CANNON

901 VIA SAN CLEMENTE, MONTEBELLO, CA 90640

MORE DETAILS TO FOLLOW



SAVE THE DATE

for the

IRWA CHAPTER 1

Holiday Luncheon

Thursday, November 14, 2019

(more details to follow)



IRWA CHAPTER 1

JANUARY LUNCHEON & BOARD MEETING

**save the
date**

JANUARY 23, 2020

More Details to Follow

SAVE THE DATE VALUATION SEMINAR

IRWA CHAPTER 1



02. 25. 20

Quiet Cannon
901 Via San Clemente
Montebello CA



SAVE THE DATE

Join IRWA Chapter 1 for the Annual

*Joint luncheon with
the
Appraisal Institute!*

TUESDAY, MARCH 24, 2020

More Details to Follow



SAVE THE DATE



**MAY 21
2020**

**IRWA CHAPTER 1
LUNCHEON AND
1/2 DAY PIPELINE
SEMINAR**



MORE DETAILS TO FOLLOW