



# San Diego Chapter 11



## Holiday Luncheon

December 16, 2015  
Handlery Hotel and Resort

Door Prizes — Courtesy of Our Fabulous Sponsors!!  
Raffle Drawings — Purchase Tickets for Extra-Special Items!!  
And  
Share the Spirit of the Season by Bringing a Toy for  
Our **Toys for Tots** Drive



Registration: 11:30 a.m. - 11:45 a.m.  
Luncheon: 11:45 a.m. - 1:00 p.m.  
COST: \$25 per person

**RSVP with Lunch Selection\* MUST BE RECEIVED by  
2:00 p.m. on Friday, December 11, 2015  
No Walk-Ins**

RSVP To Lida Jimenez: [ljimenez@semprautilities.com](mailto:ljimenez@semprautilities.com)  
Or by phone at (858) 637-7918  
Or online at <http://www.irwa11.org/events/>  
mail checks to: *Lida Jimenez, SDG&E, P.O.Box 129831  
San Diego, CA 92112-9749 Mail Stop – SD117*

**NO-SHOWS:** IRWA is billed for meals based upon your reservation whether you attend or not. If you make a reservation and do not attend, you will be invoiced \$25 for the meal to recover costs. Thank you for your consideration.

*\*London Broil, Roast Turkey, or Vegetarian Wellington*

December-January 2016

### Upcoming Events:

*Executive Board Meetings:*

*Jan 27 and Feb 24—12:00 noon to 1:00 p.m. at the SD County Water Authority, 4677 Overland Drive, San Diego*

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December 2015 and January 2016 Message from  
President Cynthia Colburn, SR/WA



December 2015

Happy Holidays!

Hope everyone has been enjoying our incredible weather – finally Fall! After suffering through the hottest summer since I moved here from Texas, I am enjoying the cool mornings and beautiful days that make autumn a great time of year.

The Holidays are a time for slowing your pace and reflecting on the things that are important to us. Thanksgiving brings us family, friends, and feasting– a time to be grateful for what we have. Christmas and Hanukkah bring us the joy of giving, the laughter of children, and of course, our families and friends.

Our Holiday Luncheon Committee has been hard at work putting together the finishing touches to what should be another fun filled Holiday Luncheon. Please sign-up and join us! I would like to also thank our sponsors, who year after year come together in making our Holiday Luncheon such a success.

Anderson & Brabant  
Carolyn Lee, SR/WA, R/W-RAC  
Clark Land Resources  
Cornerstone Management Skills  
Daly & Heft  
Desmond, Marcello & Amster  
D.F. Davis Real Estate  
Dokken Engineering  
Hendrickson Appraisal Company  
Keagy Real Estate  
KP Land  
Overland, Pacific & Cutler  
VAP Enterprises  
Wiggans Group, Inc.



This is our biggest event of the year, a time to see those that we don't see as often as we would like, to catch up on what's new; and to give thanks for all of our accomplishments and rewards for the year.

I want to wish everyone a joyous and safe Holiday Season!

Cynthia



## San Diego Education Opportunities: 2016

As 2015 draws to a close, we are turning our attention to the coming year. To better serve you, our members, we have issued a survey requesting information on which classes you may need in 2016.

If you did not receive this survey, please submit any courses you would like to see in the 2016 schedule to: [irwachapter11education@gmail.com](mailto:irwachapter11education@gmail.com)

Also ... Would you like to be a part of Chapter 11's success?

Would you like to attend IRWA courses at no cost?

Chapter 11 is now accepting Course Coordinator applications.

Any time you have any questions, feedback to share, or would like more info about scheduled courses, OR about coordinating a class, contact Hugh Rowles, Education Chair, at (714) 316-4548 or by email at [irwachapter11education@gmail.com](mailto:irwachapter11education@gmail.com)

### Right of Way Magazine Archive

Since 1954, Right of Way magazine has served as the official publication for the right of way professional. Today, with nearly 10,000 subscribers, the magazine continues the tradition and mission established by the Association – to serve as a forum for the exchange and advancement of ideas that reflect the growth and development of the industry. Go to the following link for online access to Right of Way articles from 1970 to today.

[http://www.irwaonline.org/eweb/dynamicpage.aspx?webcode=magazine\\_articles](http://www.irwaonline.org/eweb/dynamicpage.aspx?webcode=magazine_articles)

There you'll find that articles are accessible at the links below:

[2015 - Present](#)  
[1980 - 1989](#)

[2010 - 2014](#)  
[1970 - 1979](#)

[2000 - 2009](#)

[1990 - 1999](#)



## Luncheon and Board Meeting Calendar 2015—2016

### December 16

**Chapter 11 Holiday Luncheon  
Administrative Assistants/Bosses Day and  
Employer and Professional of the Year Awards  
Handlery Hotel & Resort—11:30 a.m. to 1:00 p.m.**

January 27, 2016

Chapter 11 Board Meeting  
San Diego County Water Authority—12:00 p.m. to 1:00 p.m.

### February 17

**Chapter 11 Luncheon—*Bring a Guest*  
Handlery Hotel & Resort—11:30 a.m. to 1:00 p.m.**

February 24

Chapter 11 Board Meeting  
San Diego County Water Authority—12:00 p.m. to 1:00 p.m.

March 23

Chapter 11 Board Meeting  
San Diego County Water Authority—12:00 p.m. to 1:00 p.m.

### April 20

**Chapter 11 Luncheon  
Election Day—*New Officers & Recognition Day—Past  
Presidents, SR/WAs, 25+ Year Members, and Retired Members*  
Handlery Hotel & Resort—11:30 a.m. to 1:00 p.m.**

April 27

Chapter 11 Board Meeting  
San Diego County Water Authority—12:00 p.m. to 1:00 p.m.

May 25

Last Board Meeting before going Dark for the Summer  
San Diego County Water Authority—12:00 p.m. to 1:00 p.m.

### It's YOUR newsletter ... Be a part of it!

This month we are happy to present two articles authored by attorneys from Nossaman and shared with us by Chapter 67 member Joe Munsey. If you want to contribute an article you've written, if you want to suggest a possible topic or project to be covered, or if you're agreeable to being interviewed for our "Meet Your Colleague" feature, please email newsletter editor Diane Schooler at [schoolerco@usa.net](mailto:schoolerco@usa.net) or text to 858.229.9295 ... any time!

Help us make the newsletter your voice as well as your source for info.

# AB2 Passes Both Assembly and State Senate [Community Revitalization Investment Authorities]

*Bernadette Duran-Brown, Esq., Partner, Law Firm of Nossaman LLP*

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On September 22, 2015, Governor Jerry Brown signed Assembly Bill 2, which will allow local governments to create Community Revitalization and Investment Authorities (CRIAs) -- a step some say is the re-birth of redevelopment. The goal of the bill is to allow government entities to “invest in disadvantaged communities with a high crime rate, high unemployment, and deteriorated and inadequate infrastructure, commercial, and residential buildings.” The CRIAs will have many of the same abilities as the redevelopment agencies that the Governor previously dissolved: the power to issue bonds, provide low-income housing, prepare and adopt a plan for an area, and among others, the power to acquire property using the power of eminent domain.

AB2 has received mixed reviews. Some believe that the establishment of CRIAs will lead to eminent domain abuses. And others, including the Bill’s proponent, state that AB2 will allow investment in poor areas so we can fix our existing neighborhoods. But how exactly will the new CRIAs work?

## **Creating CRIAs for Disadvantaged Communities**

Beginning January 1, 2016, when AB2 goes into effect, there will be two ways to form a CRIA: (1) a city, county, or city and county together can create a CRIA, which will be administered by a five-member board appointed by the local government(s); or (2) a city, county, or special district, or any combination of those local governments, can create a CRIA by entering into a joint powers agreement, and the CRIA would be administered by members from the legislative bodies of the public agencies that created the authority. In either case, the body must include at least two members of the public who live or work in the area.

School entities and redevelopment successor agencies cannot participate in a CRIA and neither can a government entity that has not completed the wind-down process of its redevelopment agency and received a finding of completion from the Department of Finance.

CRIAs adopt a community revitalization and investment plan within a community and revitalization and investment area (“area”). At least 80% of the area designated must have an annual median household income that is less than 80% of the statewide annual

median income and must meet three of the following four conditions:

1. unemployment is at least 3% higher in the area than the statewide median unemployment;
2. the crime rate is 5% higher than the statewide median crime rate;
3. the area has deteriorated or inadequate infrastructure; and
4. the area has deteriorated commercial or residential structures.

Under previous redevelopment law, redevelopment agencies were only required to conduct a study and make a finding that blight existed in a project area before they could use their powers to eradicate blight. But what was blight, really? Redevelopment agencies could theoretically fit almost anything into the definition of “blight”, giving them sweeping powers to establish redevelopment areas without any immediate plans for redevelopment, thereby freezing the property tax base and appropriating all property tax increases that were simply due to general increases in property values over time. Though some opponents of AB2 believe the study a redevelopment agency had to complete was a more stringent test than the above-conditions created by AB2, it appears the legislature is attempting to require a greater finding by a CRIA before it can declare an area appropriate for revitalization. Plus, the inclusion of at least two community members on a CRIA board implies that the CRIA’s actions can and should be influenced or guided by local community input.

## **Powers of CRIAs**

CRIAs can (1) fund the rehabilitation, repair, upgrade or construction of infrastructure, (2) provide low and moderate-income housing, (3) clean hazardous waste, (4) provide seismic retrofitting to existing buildings, (5) acquire and transfer real property, (6) issue bonds, (7) incur debt, (8) adopt a community revitalization and investment plan, (9) make loans or grants for rehabilitation or retrofitting of buildings in the area, (10) construct structures necessary for air rights, and (11) assist businesses in connection with new or existing facilities for industrial or manufacturing uses.

A CRIA plan may include a provision for the receipt of tax increment funds. Like the former redevelopment agencies, CRIAs would freeze the property

(continued from Page 5) taxes of the area at the time the plan is approved and then collect the increased tax increment to use on specific activities. In another notable divergence from redevelopment law, the taxing entities in the plan area, like cities, counties and special districts, must agree to divert tax increment to the CRIA. Under prior redevelopment law, local agencies had no say in the process; redevelopment agencies could designate large areas for redevelopment, and the property tax funds the local agencies would otherwise receive were essentially capped because the property tax base was frozen. Forcing taxing entities to agree to divert their tax increment to CRIAs seems to limit the power of the CRIAs and may help eliminate concerns that CRIAs are including wide swaths of land in the plan area just to appropriate increased property tax revenues.

Another small change from prior redevelopment law is that at least 25% of all tax increment revenues received by the CRIA must be deposited into a separate Low- and Moderate-Income Housing Fund and must be used by the CRIA to increase, improve and preserve the community's supply of low- and moderate-income housing. This was increased from the 20% former redevelopment agencies had to set aside for affordable housing. The new law also has detailed requirements which control the use of the Housing Fund revenues and detailed accounting and reporting requirements.

### **The Plan Adoption Process**

The CRIA must consider adoption of a plan at three public hearings 30 days apart to (i) first hear comments, then (ii) consider additional comments and modify or reject the plan, and finally (iii) conduct a protest proceeding where the CRIA board considers the written and oral protests to the plan's adoption by property owner and residents, and ultimately makes a decision to terminate the proceedings or adopt the plan. Though the residents of the area are allowed to be heard at the hearings and protest the plan's adoption, the law may set an unreasonably high threshold for actually rejecting the plan. The plan will only be rejected if protests have been filed by over 50% of the property owners and residents in the area. If between 25% and 50% of the property owners and residents file protests, then an election will be called to confirm the plan – and the plan will only be rejected if a majority of the owners and residents vote against the plan. If less than 25% of property owners and residents file protests, the plan can be adopted at the third hearing by ordinance. A new protest proceeding must be held every 10 years.

### **Impacts to Low-Income Housing**

Some opponents of AB2 say it unfairly targets poor communities, but there appear to be some protec-

tions built into the law itself. For instance, if the plan calls for the destruction or removal of low- or moderate-income housing, the CRIA must provide an equal number of units for sale or rent to low- or moderate-income persons and families within two years. In addition, any CRIA plan must include a relocation plan for displaced persons and the CRIA must comply with the state's relocation laws. And AB2 prohibits the number of housing units occupied by extremely low, very low- and low-income households from being reduced during the plan's lifetime.

### **Long-Term Impact is Unclear**

While local government agencies may be rejoicing the creation of CRIAs, it is unclear how the new law will actually impact disadvantaged communities. Will it provide local governments the tools to invest in their communities and rehab infrastructure in desperate need of repair? Will it cause the gentrification of urban areas generally occupied by low-income households and minorities, only to replace their residences with private development projects which make developers wealthy but disenfranchise entire populations? Will it help revitalize run-down communities, building on existing infrastructure to preserve neighborhoods and provide local residents with access to safe and affordable housing and buoy local businesses? Will local governments take this as a call-to-action to clean up hazardous waste and protect their low- and moderate-income residents and their homes? Or will this be a great big mess? These are only a few of the many questions still lingering about AB2. And there are few, if any, answers.

Moreover, in a potential competition with CRIAs, Governor Brown also signed AB313 on September 22, which enhances the powers of Enhanced Infrastructure Financing Districts (EIFDs), another type of tax increment financing entity the Legislature created last year. AB313 allows local governments to form public financing authorities and invest in infrastructure projects using tax increment funding streams. Will the EIFDs and CRIAs be fighting over the same pot of funds? Or will they complement one another, giving local governments even more strength to implement public projects?

As we delve deeper into the law's many, many sections, look for more detailed discussions on our blog, the California Eminent Domain Report, regarding tax increment financing, CRIAs' right to acquire property, the eminent domain powers and limits of the CRIAs, along with further updates when the law takes effect next year.

*Ms. Duran-Brown can be reached at [bduran-brown@nossaman.com](mailto:bduran-brown@nossaman.com)*

## CHAPTER NEWS:

### CELEBRATING !

IRWA Chapter 11 Members' Birthdays  
December 2015 - January 2016

#### December 2015

Julie Blackman  
Robert Backer  
Brenda M. Chilvers  
Mary Ellis-Lindquist,  
SR/WA  
Ted Hendrickson  
Carole Herrin, SR/WA  
Curtis Jackson  
Christina M. Keller  
Bethanee Lussier  
Lee Ann Lardy, SR/WA, RW-AMC  
Peter McMorris, SR/WA, R/W-NAC  
James Overcamp, SR/WA  
Holly Rockwell, SR/WA, R/W-NAC  
Marvin J. Sylakowski  
Eli Underwood



#### January 2016

Mickey Aquirre  
Anne T. Baldwin, R/W-AMC  
Sam Cooper, SR/WA  
Monica Coria  
Shayne Ferber  
Rosemary Fraunces, SR/WA  
Mike Hart, LS, CFedS  
Douglas Koskay  
Gilbert Kunkel  
Michael D. O'Donnell  
Randy A. Tagg, MAI  
Jane Wiggans, SR/WA



*We're sorry if we missed your December or  
January birthday,  
but if we did it's because  
we don't have the information in our files.*

*Contact Carole Herrin at  
[c-pherrin@msn.com](mailto:c-pherrin@msn.com) to update our records, and  
we'll put a candle on the next birthday cake for  
you too!*

### CORRECTIONS/ADDITIONS TO OUR 2015-2016 ROSTER:

**These corrections have been made to your  
roster; all changes are underlined.**

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*(continued on Page 8)*

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## **CORRECTIONS/ADDITIONS TO OUR 2015-2016 ROSTER:**

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### **Please note the following new SR/WA:**

FINKBEINER, Brian D., SR/WA

## ***What Happens When the United States Condemns a Street, Road or Public Highway?***

*Katrina Diaz, Esq., Associate, Law Firm of Nossaman LLP*

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Generally when the United States takes property pursuant to its eminent domain authority, “just compensation” is based on the market value of the property on the date of the taking. However, when acquiring a street, road or public highway, the public entity whose property is taken is entitled to compensation “only to the extent that, as a result of such taking, it is compelled to construct a substitute highway.” (Washington v. United States, 214 F.2d 33, 39 (9th Cir. 1954), emphasis in original.) Where it is unnecessary to replace or provide a substitute, the public entity is only entitled to nominal compensation. The question of whether a replacement facility is “reasonably necessary” is a question for the Court. However, the Court of Appeal for the Ninth Circuit has yet to address the question of – where only a portion of property is taken – whether compensation for the replacement facility is the sole basis of compensation or whether a condemnee could also be entitled to severance damages.

In *United States of America v. 1.41 Acres*, No. C 14-01781, 2015 U.S. Dist. LEXIS 107484 (N.D. Cal. August 14, 2015), the United States condemned McKay Avenue in Alameda County from the State of California. The United States brought a motion for summary judgment on the issue of just compensation, claiming that defendants the State of California, acting by and through the Department of Public Works, and East Bay Regional Park District were not entitled to severance damages but only to nominal damages. The Court denied the motion for summary judgment as to both issues.

### **Factual Background**

The United States originally owned McKay Avenue in fee, subject to several easements for

the benefit of nearby property owners. In 1961, the United States transferred ownership of McKay Avenue, along with over 90 acres of land, to the State of California, subject to the recorded easements and an easement in favor of the United States for “non-exclusive street use.” The State of California developed the site into a state-owned beach and park, which the Park District operates. McKay Avenue provides primary access to the state beach, along with 70 parking spaces for public use.

The United States condemned McKay Avenue in fee, subject to “any exiting rights of ingress and egress benefiting adjoining property,” and subject to “a non-exclusive easement for pedestrian and vehicular ingress and egress” in favor of defendants.

### **Substitute Facility**

In support of its summary judgment motion, the United States argued that no substitute facility is “reasonably necessary” because the United States reserved sufficient rights to defendants and surrounding landowners to obviate any need for a substitute facility. The Court rejected this argument because the reservation of easement in favor of defendants was not for “street use” but rather for “ingress and egress,” and the parking rights derived from the State of California’s prior ownership of McKay Avenue.

The United States also argued that the possibility that it may prevent defendants from using McKay Avenue for parking purposes in the future is too speculative to find that construction of a substitute facility is “reasonably necessary.”

*(Continued on Page 10)*

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Defendants countered that a condemnee is entitled to measure just compensation based on the “most injurious use” of the condemned property. The Court agreed and found that it is appropriate to consider the need for a substitute facility based on the rights actually condemned, rather than based on an unreliable assumption that the current permissive use will exist in perpetuity. The court noted that this analysis could result in a windfall to defendants – who potentially could continue their use of the parking; however, it could conversely result in a windfall to the United States, which “easily could have been avoided by reserving a parking easement for the benefit of defendants.” The Court denied the motion for summary judgment.

### **Severance Damages**

In addition to the compensation for McKay Avenue itself, defendants contend that they are also entitled to severance damages for the diminution in value of the state beach as a result of the taking. The United States argued that the replacement facility analysis is meant to serve as the exclusive measure of compensation.

In opposition, the United States cited to two Supreme Court cases where the Court held that just compensation for the condemnation of a public facility where there is no market is the actual cost of constructing a necessary substitute facility. The Court rejected the United States’ argument that these cases also stand for the proposition that the cost of a substitute facility is the only measure of damages, even where other damages result beyond the loss of a facility.

One District Court in the Ninth Circuit has concluded that the state was entitled to compensation for costs incurred in excess of the costs of constructing a substitute facility.

Here, the Court held that a jury could find defendants have suffered harm to their property interest beyond what can be accounted for by the construction of a substitute for McKay Avenue. Therefore, the Court held that defendants are entitled to present their case to the jury for compensation for both (1) the loss of the facility of McKay Avenue itself, and (2) the diminution in value of the state beach as a result of the condemnation.

### **Takeaway**

For those public agencies whose street, road or highway is condemned by the United States, the law is not firm on whether the agency is entitled to both (1) compensation for a “reasonably necessary” replacement facility, and (2) other monetary damages. However, there are strong arguments discussed in the recent District Court case to support an argument that – where the street, road or highway is part of a larger parcel – just compensation includes both the cost of the replacement facility and severance damages.

*Ms. Diaz can be reached at [kdiaz@nossaman.com](mailto:kdiaz@nossaman.com).*





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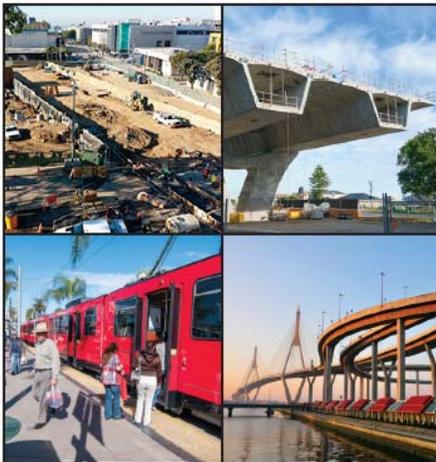
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**CHAPTER NEWS:**

# Congratulations and Well Done!



November 25, 2015

Mr. Peter I McMorris, SR/WA, R/W-NAC  
San Diego Gas & Electric Company  
5057 Greencraig Way - SD 1170  
San Diego, CA 92112-9985

**International Governing Council**  
**Executive Committee**

**President**  
Wayne Goss, SR/WA, R/W-NAC  
City of Shreveport

**RE: R/W-NAC Recertification**



October 26, 2015

**International Governing Council**  
**Executive Committee**

**President**  
Wayne Goss, SR/WA, R/W-NAC  
City of Shreveport

**President-Elect**  
Mary Anne Marr, SR/WA  
Consumers Energy

**Vice President**  
Jerry Colburn, SR/WA, R/W-RAC  
Overland, Pacific & Cutler, Inc.

Mr. Andrew Charles Bartlett, SR/WA  
4380 Montalvo St.  
San Diego, CA 92107

RE: SR/WA Designation #6630  
Approval Date: October 1, 2015



October 16, 2015

**International Governing Council**  
**Executive Committee**

Ms. Jennifer L. Smith, SR/WA  
City of San Diego  
1200 3rd Avenue, Ste. 1100  
City Attorneys Office  
San Diego, CA 92101

RE: SR/WA Designation #6629  
Approval Date: October 1, 2015



September 21, 2015

**International Governing Council**  
**Executive Committee**

**President**  
Wayne Goss, SR/WA, R/W-NAC  
City of Shreveport

**President-Elect**  
Mary Anne Marr, SR/WA  
Consumers Energy

**Vice President**  
Jerry Colburn, SR/WA, R/W-RAC  
Overland, Pacific & Cutler, Inc.

**Treasurer**  
Jeffrey Jones, SR/WA, R/W-URAC

Mr. Brian D Finkbeiner, SR/WA  
13246 Denara Rd.  
San Diego, CA 92130

RE: SR/WA Designation #6615  
Approval Date: September 1, 2015

Dear Mr. Finkbeiner:

On behalf of the International Board of Directors, please accept my sincere congratulations on this significant professional achievement. I know you and your employer will reap many benefits from your years of study and self-improvement.

**Wayne Goss, SR/WA, R/W-NAC**  
**International President**

## IRWA Membership Dues for 2016 – How to Renew

Dear Colleague,

The final invoice to renew your 2016 Membership will be sent the first week of December, and while it may seem that there is plenty of time to renew your IRWA membership, December 31<sup>st</sup> will be here before you know it. This year, in addition to traditional methods, you have the option of renewing online. Please visit [Online Renewal](#) to learn more.

By renewing your IRWA membership you stay connected to your profession through Right of Way Magazine, our exclusive educational programs and a vibrant community of your peers. You also receive reduced member rates when you take a course or attend Association conferences, seminars, chapter meetings and events.

If you are facing the difficult choice of paying for your dues out of your own pocket or letting your membership lapse altogether, we encourage you to call IRWA Headquarters to discuss options on how you can maintain your membership for the upcoming year.

Don't let your membership lapse. Renew your IRWA membership today by going to [www.irwaonline.org](http://www.irwaonline.org) and clicking on "Membership" at the top of the homepage then "Dues Renewal Invoice" on the right side. Or contact Bonnie Gray, Assistant Controller – Member Services at 310-538-0233, ext.134 or by email at [gray@irwaonline.org](mailto:gray@irwaonline.org).

Thank you and we look forward to earning your membership.

Regards,

*Eric Schneider*

Membership Co-Chair, IRWA San Diego Chapter 11



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E-Mail: [bznaughton@aol.com](mailto:bznaughton@aol.com)

**CHAPTER NEWS:**

**Chapter 11 Meeting — October 21, 2015**



*Guest speaker Angela Jamison, Manager, Airport Planning, updates all on airport changes, recent and future. Chapter Vice President Mike Flanagan thanks Ms. Jamison on behalf of the Chapter for her presentation.*



**CHAPTER NEWS:**

**Chapter 11 Meeting — October 21, 2015**



*Chapter President Cynthia Colburn welcomes newly-transferred member Sam Cooper.*



*IRWA Vice President Jerry Colburn*



*Eric Schneider, Membership Co-Chairman, introduces new members Kristen Steinke and Seth White.*

## CHAPTER NEWS:

### Meet Your Colleague



This month we hear from member *Dennis Alviso*, Vice President of Major Accounts—Commercial Services, with Chicago Title Company. Dennis has been in the title industry for 30 years, the last 15 of which have been in right-of-way related work. He is an active member of our Chapter, and currently serves as Chairman of the Advertising Committee, which provides support for important member services such as the newsletter and the annual roster. Here in his own words, is a personal sketch of our colleague Dennis:

*What are your current job responsibilities?*

*I engage companies to use our Title and Escrow services both locally and nationally. I'm responsible for the work flow and communication necessary to insure a smooth transaction.*

*What has been your favorite project you have been involved with?*

*I think the Sunrise Powerlink Project for SDG&E was a favorite and the first major project I was able to bring to our company. The size and complexities of organizing hundreds of title reports was a major undertaking. It required more effort at the time as we didn't have an online ordering system as we do today. Communication and timeliness was very important.*

*What path did you take to arrive in the ROW industry?*

*As a title insurer we look to provide services to all facets of Real Estate. My relationship with the City of San Diego and SDG&E gave me insight to the business opportunities that were available. Many of the title companies have overlooked the industry and I wanted to make sure we offered a product and service that would provide successful transactions and generate repeat business. Past IRWA Chapter 11 President, Roy Nail, asked me to be on the Board and that has given me great insight into the dedicated professionals in the industry as well.*

*What hobbies or activities do you enjoy outside of work?*

*When I'm not working I'm usually playing golf. I work hard at the game although it doesn't always show. I've also just renewed my love for skiing. I lived in Mammoth Lakes back in the 70's and was coerced by family into making the trip up there for the Thanksgiving Holiday this year. I'm glad I did, it's a very beautiful area. (Good fly fishing in the summer too).*

*What is your ideal vacation destination?*

*My wife and I try to make a trip to Hawaii once a year to visit friends and play some golf. I guess I need to schedule a Mammoth vacation now as well.*

*If you could try another job for a day what would it be?*

*I'd like to be the President of the United States (but only for a day!!). I'd like to see/hear what is really going on behind the scenes.*

*Whom do you admire and why?*

*For me it's more about doing what you have a passion for and sticking with it. Not everybody becomes famous at what they do but many are famously happy at what they achieve. Those people I admire.*

*Tell us about an experience you consider part of your 15 minutes of fame.*

*Back in about 1980 I was managing a restaurant in La Jolla and San Diego Magazine wanted to use the bar as a beer tasting with several of the San Diego Chargers (this was before local breweries had arrived) So Jim Laslavic, Hank Bauer, Pat Curren, Scott Fitzke and I got to drink beer and give our thoughts as to the taste of the beer we consumed (... and consumed). The photo of us wound up being the centerfold of that month's edition.*

*Is there a ROW/public improvement project you would like to see developed in the region?*

*I'd really like to see mass transit (trolley) grow more in the 15 corridor connecting with the UTC area.*

*Is there any one question in particular that you would like to ask your ROW colleagues?*

*Yes, would you please engage me for your next ROW project.....:)*

*Do you have any advice to newly hired ROW professionals?*

*The key to your success is continuing education. Knowledge is king!*

November 2015

## Chapter 11 Executive Board 2015-2016 Committees and Communities of Practice (CoP)

### OFFICERS:

|                 |                        |  |
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| President:      | Cynthia Colburn, SR/WA | <a href="mailto:ccolburn@OPCservices.com">ccolburn@OPCservices.com</a>                           |
| Vice President: | Mike Flanagan SR/WA    | <a href="mailto:MFlanagan@sdewa.org">MFlanagan@sdewa.org</a>                                     |
| Treasurer       | Fred W. Clark, SR/WA   | <a href="mailto:FredW.Clark.Sr@clarklandresources.com">FredW.Clark.Sr@clarklandresources.com</a> |
| Secretary:      | Roger Bush, SR/WA, MAI | <a href="mailto:rpbmai@pacbell.net">rpbmai@pacbell.net</a>                                       |

### EXECUTIVE BOARD MEMBER:

|                 |                         |  |
|-----------------|-------------------------|--|
| Past President: | Nick von Gymnich, SR/WA | <a href="mailto:nvongymnich@sdewa.org">nvongymnich@sdewa.org</a> |
|-----------------|-------------------------|--|

### STANDING COMMITTEES:

|   |  |  |
|---|--|--|
| Nominations and Elections   | Carol Brooks, SR/WA                            | <a href="mailto:cbrooks@cornerstonemanagementskills.com">cbrooks@cornerstonemanagementskills.com</a>   |
| (Committee Members: Lucy Galvin, SR/WA, Carole Herrin, SR/WA, Bill MacFarlane, SR/WA, Vince McCaw, SR/WA) |  |  |
| Professional Development  | Vince McCaw, SR/WA                             | <a href="mailto:vmccaw@OPCservices.com">vmccaw@OPCservices.com</a>   |
| (Committee Members: Kathleen Hider, SR/WA, and Nick von Gymnich, SR/WA)                                   |  |  |
| Education   | Hugh Rowles, SR/WA                             | <a href="mailto:irwchapter11education@gmail.com">irwchapter11education@gmail.com</a>   |
| Membership Co-chairs  | Lisa Murphy, SR/WA<br>Eric Schneider, MAI, ASA | <a href="mailto:LMurphy2@semprautilities.com">LMurphy2@semprautilities.com</a><br><a href="mailto:eschneider@irr.com">eschneider@irr.com</a> |

### INDUSTRY COMMITTEE CHAIRS:

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| Public Agencies:      | Carolyn Lee, SR/WA | <a href="mailto:carolynlee@san.rr.com">carolynlee@san.rr.com</a>                           |
| Oil & Gas Pipeline:   | Linda Clark        | <a href="mailto:Linda.Clark@clarklandresources.com">Linda.Clark@clarklandresources.com</a> |
| Transportation:       | Monica Coria       | <a href="mailto:UCSDurbanplanning@gmail.com">UCSDurbanplanning@gmail.com</a>               |

### COMMUNITY OF PRACTICE (CoP) REPRESENTATIVES:

|                          |                          |  |
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| Asset Management:        | Sue Cope                 | <a href="mailto:sue.cope@clarklandresources.com">sue.cope@clarklandresources.com</a>             |
| Environment:             | Julie Marshall           | <a href="mailto:jmarshall@rinconconsultants.com">jmarshall@rinconconsultants.com</a>             |
| Relocation:              | Vacant                   |  |
| Surveying & Engineering: | Julie Blackman           | <a href="mailto:Julie.blackman@clarklandresources.com">Julie.blackman@clarklandresources.com</a> |
| Valuation:               | Eric Schneider, MAI, ASA | <a href="mailto:eschneider@irr.com">eschneider@irr.com</a>                                       |

### CHAPTER COMMITTEE CHAIRS & PARLIAMENTARIAN:

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| Website:             | Nick von Gymnich, SR/WA | <a href="mailto:nvongymnich@sdewa.org">nvongymnich@sdewa.org</a>                   |
| Young Professionals: | Lauren Kodama           | <a href="mailto:Lkodama@rinconconsultants.com">Lkodama@rinconconsultants.com</a>   |