

ROW SAN DIEGO

Chapter 11: May - June 2020



We look forward to seeing you at the August Luncheon!

****We will have more detail closer to the date as the COVID-19 development is continually changing****

Where? Handlery Hotel

950 Hotel Cir N, San Diego CA 92108

When? August 19, 2020

Luncheon: 11:30 p.m. - 1:00 p.m.

COST:

\$28/pp with reservation ; Non-Members and walkups \$33/pp

RSVP MUST BE RECEIVED by:

4:00 p.m. on Thursday, August 13, 2020

RSVP To Lida Galvis: LGalvis@sdge.com

Or online at <http://www.irwa11.org/events/>

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 \$33 for the meal to recover costs. Thank you for your consideration.

Upcoming Events:

Executive Board Meetings:

May 27, 2020—12:00 p.m. to 1:00 p.m.

This meeting is being held virtually. If you are interested in attending, please contact Eric Schneider for the meeting invite.

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Eric Schneider, MAI, SRA, AI-GRS

May - June 2020



It is unreal to think how much the world has changed in recent months. As the impacts of COVID-19 continue to unfold, I hope that you and yours are well, but also that you are staying productive. If you are like me, it can be a challenge having a new routine, but with time (and a bunch of Zoom calls), we can adapt to a new environment.

It is that time of the year where we transition to a new slate of officers, and I want to thank everyone who participated in our electronic elections; your responses were sincerely appreciated. One item to note is that shortly into the process, one of the candidates notified me that they would be stepping down. As a result (and after concurring with our chapter board), I appointed a replacement.

I would like to congratulate the following members who will be serving as officers for the 2020/2021 year. I am excited for their leadership, and know that they will do their best to steer the chapter in the right direction.

- Cody Ragsdale, RWP - President
- Lauren Kodama Roenicke – Vice President
- Lauren Fritts, RWA – Treasurer
- Sarah Bottom, SR/WA - Secretary

This newsletter marks one of my final tasks as chapter president, and I am grateful for the opportunity to have served. Looking back at my time as an officer, the best part was connecting with you at the local, regional, and international events. Until we are able to meet again in person, I encourage you to check in with each other, stay informed about industry-specific topics, and know that we will come together soon.

Thank you again for the opportunity to lead the chapter this year. Until next time, be well!

Sincerely,

Eric Schneider
Chapter 11 President



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2020-2021 OFFICERS

Chapter 11's 2020-2021 Officers:

President & International Director:

Cody Ragsdale, RWP, Clark Land Resources

Vice President:

Lauren Kodama Roenicke, Rincon Consultants, Inc.

Treasurer:

Lauren Fritts, RWA, Clark Land Resources

Secretary:

Sarah Bottom, SR/WA, City of Vista



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20/20 VISION

RWIEF FUNDS NEW SCHOLARSHIP PROGRAM !



**FUNDING
YOUR
FUTURE**

www.rwief.org

Celebrating our 40th anniversary in 2017, the Right of Way International Education Foundation (RWIEF) partnered with IRWA to fund forty scholarships. The program, “40 For 40 Launching Careers Scholarship”, was open to IRWA members in good standing that were committed to achieving the Right of Way Agent (RWA) or Right of Way Professional (RWP) credential. Two recipients from each of the ten IRWA regions, plus twenty more recipients from members throughout IRWA were selected. RWIEF committed \$185,000 to fund these scholarships over three years from January 2018 to December 2020 and IRWA managed the program. The 40 For 40 Scholarship has flourished with 39 scholars in the program (one left the industry). Thus far, 20 scholars have completed their path with 11 RWA and 9 RWP certifications.

Due to the success of the 40 For 40 program, the Foundation is pleased to announce a new scholarship called, “20/20 Vision Scholarship Program”. This scholarship is targeted to new professionals in the infrastructure real estate industry seeking to advance their careers through credentialing. The Foundation will fund the program for three years, beginning July 1, 2020 through June 30, 2023, providing grants up to \$92,500.

To qualify, applicants must have been a member in good standing for at least one year and committed to achieving the RWA and/or RWP credential. Funding may only be used towards course registration fees for eligible courses. Applicants are required to submit a one-page essay outlining how the scholarship will enable them to contribute to IRWA’s purpose and mission.

To apply, visit www.irwaonline.org and click on “20/20 Vision Scholarship Program” under the education tab. Applications must be submitted by May 1, 2020 and grantees will be notified by June 1, 2020. Awards will begin on July 1, 2020.

FOR MORE INFORMATION [CLICK HERE](#)



**PLEASE MAKE THESE
CORRECTIONS/
ADDITIONS TO YOUR
2019-2020 ROSTER:**

**PLEASE MAKE THESE CORRECTIONS TO
YOUR ROSTER:**

Phillip Rogers, RWA
Clark Land Resources, Inc.
448 Hursley Street
El Cajon, CA 92019

Kathleen Hider
Kjhider@gmail.com
(619)647-8624

**PLEASE NOTE THE FOLLOWING NEW
DESIGNEES:**

George Andrade SR/WA

Congratulations!



2020 SCHEDULE

BOARD - SD County Water Authority,
MEETINGS 4677 Overland Drive, San Diego

Wednesday, May 27, 2020

ANNUAL CONFERENCE HAS BEEN CANCELLED!

NEXT LUNCHEON 2020-2021 YEAR

Wednesday, August 19, 2020



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- Cost Estimation / Right of Way**
- Data Sheets**

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San Diego Education Opportunities: 2020



****Sign up as a Course Coordinator to become eligible for free classes. ****

For information on becoming a Course Coordinator, contact Education Chair Bethanee Chabrowski:
Bethanee.Chabrowski@clarklandresources.com

Dates	Course	Description	Instructor
5/11	600	Environmental Awareness	Fred Walasavage
5/12	603	Understanding Environmental Contamination in Real Estate	Fred Walasavage
5/13	604	Spot ON! Identifying Environmental Contamination of Property - Environmental Site Assessments: Phase I	Fred Walasavage
JUNE	NO CLASSES		
8/6	213	Conflict Management	Carol Brooks
8/7	102*	Elevating Your Ethical Awareness	Carol Brooks
9/16-9/17	800	Principles of Real Estate Law	Bruce Beach
9/18	802	Legal Aspects of Easements	Bruce Beach
10/8-10/9	205	Bargaining Negotiations	Carol Brooks
11/18-11/20	SR/WA*	SR/WA Review Study Session & Capstone Exam	Carol Brooks
12/2-12/3	701*	Property/Asset Management: Leasing	Georgia Snodgrass
12/4	703*	Real Property/Asset Management	Georgia Snodgrass

PLEASE NOTE THESE CLASSES ARE NOW BEING OFFERED AS VIRTUAL CLASSES!!

Bold: R/W-RAC Required

* CLASSROOM ONLY; NOT OFFERED ONLINE

RWA Required

SRWA Required

RWP Required + More

R/W-AMC Required



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INTERNATIONAL REAL ESTATE CONSULTATION AND FORENSIC VALUATION



Efforts at Reviving Redevelopment Continue

By [Bernadette Duran-Brown](#) on 04.08.2020

POSTED IN [NEW LEGISLATION](#)

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There is an ongoing global pandemic and the world is rightly focused on news related to COVID-19. Given the circumstances, other news is slipping below the radar. Something you may have missed is another effort to revive re-development in one form or another through Senate Bill 795.

SB 795 is focused on affordable housing and tries to give local municipalities some of the tools that were available through prior redevelopment agencies. But when one mentions 'redevelopment' there seems to be an immediate negative reaction. Sure, there were redevelopment projects that were sketchy and seemed to wipe out small mom and pop shops and bring in the big retailers. But those few bad apples -- combined with a prior state budget crisis -- caused the whole of redevelopment to be spoiled, leaving cities without enough options or funding for building. Local efforts are great but the issue must be addressed on a larger scale - statewide solutions are needed. Enter Jim Beall (D-San Jose). Last year, Senator Beall co-sponsored [SB 5](#), which would have created the Affordable Housing and Community Development Program, giving cities and counties more resources to address homelessness and the housing crisis in their areas. Ultimately the bill was [vetoed by Governor Newsom](#) citing the "significant fiscal impact" of the bill. But how can we address the problem without spending money on it?

Senator Beall did not give up. Earlier this year, he re-introduced SB 5 via [SB 795](#), similarly named the Affordable Housing and Community Development Investment Program, stating, "The solution to homelessness is a home." Senator Beall [notes](#) that the bill does represent a departure from the one-time payments the governor includes in his annual budget and instead focuses on the need to establish an *ongoing* partnership between the state and local governments. Beall and his coauthors intend the bill to "thoughtfully tackle the housing crisis by responding to the needs of cities and counties." You can find the fact sheet to the bill [here](#). In addition to SB 795, there are many other bills currently up for consideration to address housing and density (see Curbed LA's summary [here](#)).

I think we can all agree that the California housing crisis is only getting worse and there doesn't seem to be a comprehensive or cohesive plan in mind for tackling the problem. Requiring cities to build housing, or face penalties, without giving them the funds to meet the mandate causes housing projects to stall, perpetuating the crisis.

Let's see if SB 795 can make it across the Governor's desk this time around. Call it redevelopment or an investment program or a financing scheme – whatever the title, hopefully the state's housing problem has reached enough of a boiling point that our legislators are willing to stand up and fix it.

REGIONAL NEWS

Hello Region 1:

We find ourselves in unprecedented times, and 2020 will be forever etched in our memory. As you are all aware, IRWA has had to make difficult decisions to cancel in person meetings, 2020 IRWA Education Conference, seminars, and courses to help reduce the spread of this deadly virus.

A Spring Forum scheduled in Fresno, California on March 21, 2020, hosted by Chapter 50 was cancelled, and instead we held a video WebEx meeting. The purpose of our meeting was to review and discuss only essential topics necessary. The following is a summary of our meeting:

Region Officer Nominations / Elections – Congratulations to Region 1 2020/2021 Region 1 Officers:

- Region 1 Secretary is Conner McDonald, SR/WA
- Region 1 Vice Chair is Ray Mehler, SR/WA
- Region 1 Chair is Mike Flanagan, SR/WA

Region Awards – We had several outstanding candidates nominated for 2019/2020 Region 1 Professional of the Year and Young Professional of the Year. Congratulations to this year's award winners:

- Nick von Gymnich, SR/WA, Chapter 11
- Alexi Dicker, Chapter 2
- Governance Update – A Governance Task Force was put in place to review the Association Governance Project and offer recommendations to improve the governance of the Association. After many months of meetings and collaboration, the GTF outlined a report, and submitted to the Governing Council (IGC) recommendations to improve the governance of the Association. The report was disseminated to the Association membership for feedback. A workshop was convened with the IGC to plan next steps toward building leader capacity, strengthening accountability and fostering transparency. The IGC unanimously approved 5 motions, outlined in the attached International Leadership Workshop and Resulting IGC Actions, February 2020. The GTF Workshop Memo is available under the News tab.

Continued on page 9.



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REGIONAL NEWS

Continued from page 8.

- Actions, February 2020. The GTF Workshop Memo is available under the News tab.
- The fiscal year 2020/2021 budget recap review covered the key items in our budget that we need to keep in mind. The Budget Memo prepared by James Olschewski, SR/WA, IEC Treasurer, gives historical analysis that helps provides context to the 2020/2021 budget, and recommends the approval of the budget by the Board of Directors. The budget memo can be viewed by going to the News tab.

We also had a discussion regarding a Chapter assessment to fund R1 Secretary/Treasurer travel to Forums and annual IRWA Education Conference. IRWA Regions across the US and Canada have implemented assessments to assist Regions provide travel funds varying in the amount of assessment. Region 1 Secretary / Treasurer provides invaluable assistance to the Region Chair and Vice Chair, attending Chapter meetings, setting up calls as required, capturing minutes of meetings, tracking Region financials, assisting in Region initiatives, attending annual Region Forums and Education Conference are a few of the responsibilities. At this time, the Secretary/Treasurer does not have any travel funds, travel resources are provided by employer and/or Chapter support. We would like to offset these expenses by creating an assessment to Chapters to be paid annually. This assessment would be paid at the time Chapter receive membership checks from HQ – in this way, each Chapter would know their membership total.

- Education, Membership Drive, & Chapter Incentive Program – If any Chapter has scheduled a course and needs to cancel, please contact HQ to discuss the process of cancelling a course or transitioning to an online course if possible. If your community / venue allows a hold a course to be held, with the social distancing mandate, each Chapter should contact the Instructor and participants to find out if they are willing to attend course.
- Mike Flanagan shared that the IGC approved all candidates for SR/WA designation would be allowed to take the SR/WA study session and test under the previous standards. Candidates would no longer be required to take the “new” version of the SR/WA exam.
- IRWA HQ is working to insure that no member loses their designation candidacy due to the cancellation of courses. HQ will be reviewing implications brought on by the COVID -19 and the State Mandate as it relates to education, membership and CHiP Program, etc.

Lastly, Region 1 has a new website that we have launched, check out the website and please send us your comments and/or suggestions. We are still loading new content and will continue to improve it with your help. irwaregion1.org.

Stay safe. Stay well.

Yoli Matranga, SR/WA
Region 1 Chair



IRWA Chapter 11 Members' Birthdays



May

William Anderson
Ray Armstrong, SR/WA
Vladimir Balotsky, SR/WA
John Berggren
Gerry C. Canfield, SR/WA
Sandra Durbin, SR/WA
Colleen E. Fino, SR/WA
Pete Golding
Amanda R. Jones
Debra S. Lundy, SR/WA, R/W-NAC
Vince Mc Caw, SR/WA, R/W-RAC
Alex K. Mockus
Patrick Nash, SR/WA, R/W-AMC
Scott Noya
Tiffany Pichardo (Clark)
Hugh W. Rowles
Jennifer L. Smith, SR/WA
Kristen Steinke-Combe
Nicolaus Von Gymnich, SR/WA
William (Bill) Yee, SR/WA



June

Dennis Alviso
Bruce Beach
Rob Caringella
Halbert C. Casey
Walt E. Evans, III, SR/WA,
R/W-RAC, R/W-NAC
Sean P. Quinn
Bill Rose
Patrick J. Ryan
Diane Schooler
James Shepard
Lidia Sosinsky
C. Nick Tabor
Mickey Zeichick, SR/WA

July

Antonio Barragan
James Brabant
Roger Bush, SR/WA, MAI
Jeffrey K. Davis
Cecilia M. (Ceci) Echeverria, SR/WA
Lucy Galvin, SR/WA, R/W-EC
Carmela Gutierrez
Carl Harry
Kathleen Hider, SR/WA
Thurman Hodges, SR/WA, R/W-AMC
Ian S. Hodgson
Lida F. Jimenez, SR/WA, R/W-RAC
Rosa A. Jones
Stephen Kiley, SR/WA
Corbin M. White



Sorry if we missed your birthday, - it's because we don't have that information in our records. Please send your information to irwach.11newsletter@gmail.com if you would like to be included.

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Right of Way Professionals Opine on COVID-19 Impacts to the Profession

By [Rick Ray](#) on 04.06.2020

POSTED IN [APPRAISAL](#), [CONSTRUCTION](#), [INVERSE CONDEMNATION & REGULATORY TAKINGS](#), [POSSESSION](#), [PROJECTS](#), [RIGHT OF WAY](#), [RIGHT TO TAKE](#), [VALUATION](#)

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On April 1, Nossaman's Eminent Domain Group hosted a webinar to discuss the impacts COVID-19 is having on the Right of Way industry. First, I'd like to thank the people who attended, many of whom added thoughtful questions to the discussion. It's clear a lot of people are giving these issues a lot of thought. Second, obviously things continue to evolve at a breathtaking pace, and even by the time this post goes from being drafted to appearing on the blog, things are likely to change.

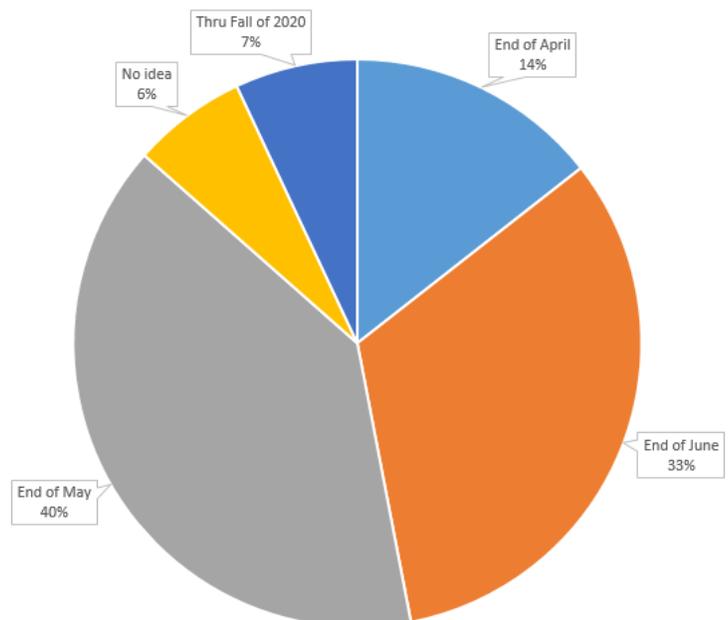
Note that this post is not meant to recap the things we discussed at the webinar. If you weren't able to join us and want to review what we covered, feel free to [download the COVID-19 PowerPoint](#) we used, or [watch the entire recorded webinar](#). No, the purpose of this post is to provide some insights as to what other right of way professionals are thinking about a few of these issues. During the webinar, we asked several poll questions, and since the Nossaman team found the results interesting, I'm hoping some of you will as well.

Before I show the results, you should know that among the more than 300 people who attended, 37% were Acquisition Agents or Relocation Consultants, 19% were Attorneys, 14% Appraisers, 12% work in Project Management or Construction, and the rest were the ever-elusive "Other," so we had a pretty good cross section of the industry. And while most attendees were from California, we also had people attend from Arizona, Nevada, Oregon, Texas, Michigan, Hawaii, and Canada. And now, on to the questions:

Question 1:

When do you Think the Shelter-in-Place Order Will Be Lifted in California?

As you can see, the vast majority (73%) think we're stuck in our homes until the end of May or June, with a few optimists (end of April) and a few pessimists (fall 2020).



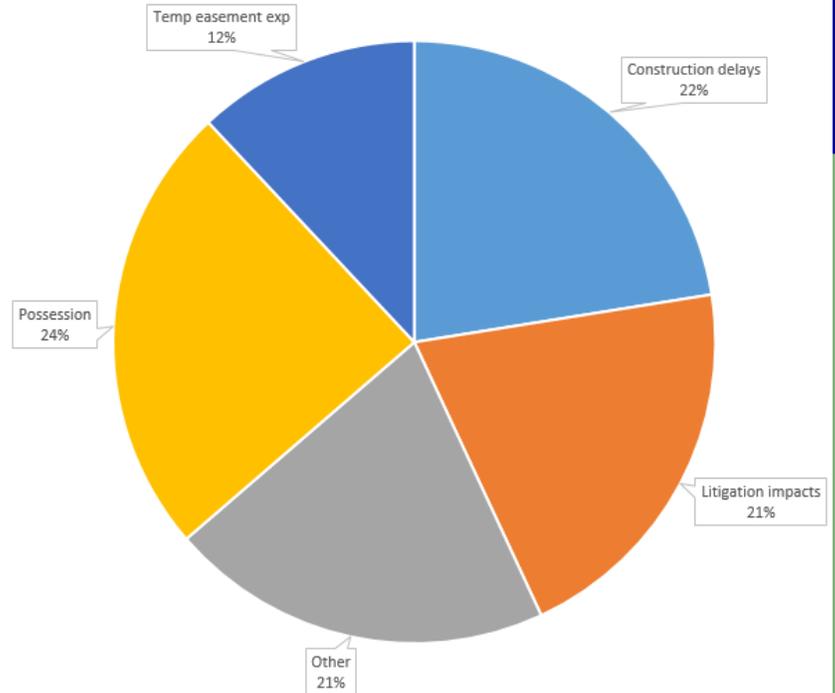
Continue on page 12.

Right of Way Professionals Opine on COVID-19 Impacts to the Profession

Continued from page 11.

Question 2:
What is Your Biggest Right of Way Concern Right Now?

This question yielded a surprisingly even set of concerns, with obtaining timely possession, construction delays, litigation impacts, and the ever-present “other” all getting about the same response. A smaller number are worried about the expiration of their temporary construction easements before construction is finished. (I was a little surprised at this, because I have a couple of situations where TCE expiration is a very real concern.)



Continued to page 13.

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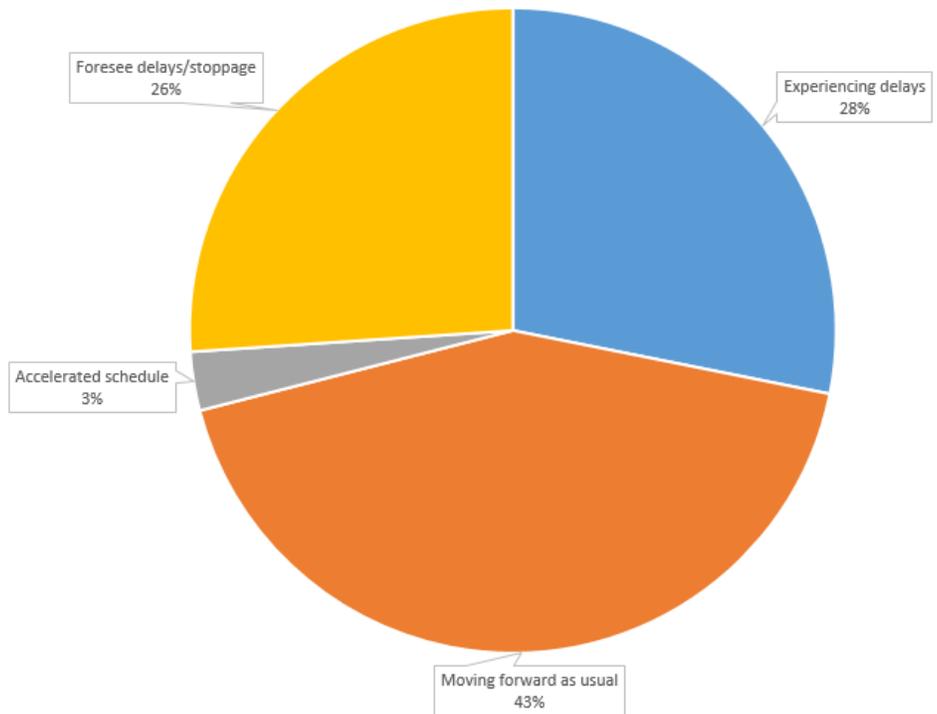
Right of Way Professionals Opine on COVID-19 Impacts to the Profession

Continued from page 12.

Question 3:

What Impact is COVID-19 Having on Construction of your Ongoing Projects?

It was nice to see that, at least for now, almost half the projects were moving ahead as usual, but about a quarter are seeing some delays already, and another quarter foresee major delays or complete work stoppage. In one bright spot, at least a few are actually seeing construction timelines accelerated to take advantage of closed businesses and greatly-reduced traffic, which can allow construction to proceed with less impacts to the public.



Obviously, these questions represent only a snapshot in time (and coincidentally, it was April Fool's Day, so take all of this with a grain of salt), and it contains responses from only a small segment of the industry. Still, we appreciated getting the input from our clients, colleagues, and friends, and I wanted to pass along the information.

Please don't hesitate to reach out to us if you need help. We're here – well, actually, we're all at home in pajamas, but we are all working and available to assist. Stay well, and stay safe.



JAMES (BUZZ) NAUGHTON, JR., MAI

◆ Certified General Appraiser – Real Estate Appraisal/Consultation ◆

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INTERNATIONAL NEWS

2020 ANNUAL CONFERENCE UPDATE

Dear IRWA Member,

The International Executive Committee (IEC) has made the difficult decision to cancel this year's IRWA Annual Education Conference that was to be held June 21 – 24, 2020 in Minneapolis due to the health concerns of COVID-19. While this decision and its impacts weigh heavily on the hearts and minds of the IEC, we are ultimately unwilling to put the health and wellness of our members at risk.

The IEC would like to recognize and thank Minnesota North Star Chapter 20's Conference Committee and volunteers. This is a heartbreaking turn of events for these members in particular, and we know Minneapolis 2020 would have been a wonderful experience.

Registration and sponsorship refunds will be made over the course of the next several weeks. Please work directly with the hotel and travel partners to cancel reservations. The Hilton Minneapolis has been notified of the Conference cancellation.

Additionally, the IEC and staff are evaluating a virtual Board of Director's meeting and the possibility of virtual education options. Once determined, additional communication will be sent membership-wide. We appreciate your patience and understanding as we actively work through the logistics of next steps.

Lastly, the IEC encourages Region and Chapter leadership to host upcoming meetings virtually. IRWA can offer support using BlueJeans video conferencing. Please contact Jade Meador, Director of Events at 310-538-0233, x 146 or meador@irwaonline.org for assistance

Sincerely,
Aimie Mims, SR/WA
International President



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Chapter Bulletin Board

SHARE YOUR NEWS WITH US!!



Congratulations to our recent retirees!!
Kathleen Hider of County of San Diego
and Dennis Alviso of Chicago Title



"San Diego Chapter 11 of the
International Right of Way Association" or
click [here](#)

**WE NEED
YOUR HELP**

*Do you have time to volunteer and want
to become more involved with IRWA?
Chapter 11 has vacancies and NEEDS
you! Please contact any board member
for more information!*

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If you have any questions or comments on any of the advertising opportunities, please feel free to contact me at 619-261-5143 or by email = dennis.alviso@ctt.com. Thank you for your continued support of our Chapter!



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

If you want to contribute an article you've written, have photos (especially the San Diego skyline!), want to suggest a possible topic or project to be covered, have event or general announcements, job postings, regional or international updates, or are available to be interviewed for our "Meet Your Colleague" feature, please email newsletter editor Sarah Bottom at: irwach.11newsletter@gmail.com.

2019 – 2020 Chapter 11 Executive Board, Committees and Communities of Practice (CoP)

OFFICERS:

President:	Eric Schneider, MAI, SRA	eric@jrcvaluation.com
Vice President:	Cody Ragsdale, RWP	cody.ragsdale@clarklandresources.com
Treasurer:	Lauren Kodama Roenicke	lroenicke@rinconconsultants.com
Secretary:	Lauren Fritts, RWA	lauren.fritts@clarklandresources.com

EXECUTIVE BOARD MEMBER:

Past President:	Nick von Gymnich, SR/WA	nvongymnich@sdcwa.org
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STANDING COMMITTEES:

Nominations and Elections:	Carol Brooks, SR/WA	cbrooks@cornerstonemanagementskills.com
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(Committee Members: Lucy Galvin, SR/WA, Carole Herrin, SR/WA, Bill Mac Farlane, SR/WA, Vince McCaw, SR/WA)

Professional Development:	Kathleen Hider, SR/WA	Kjhider@gmail.com
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(Committee Members: Vince McCaw, SR/WA and Nick von Gymnich, SR/WA)

Education:	Bethanee Chabrowski, SR/WA, R/W-NAC	bethanee.lussier@clarklandresources.com
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Membership Co-Chairs:	Lisa Murphy, SR/WA	LMurphy2@semprautilities.com
	Ben Kunkel	ben@jrcvaluation.com

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Environment:	Julie Marshall	jmarshall@rinconconsultants.com
Relocation:	vacant	
Surveying & Engineering	Julie Blackman	julie.blackman@clarklandresources.com
Valuation:	Mark Hendrickson, MAI	mark@hendricksonapprail.com

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