



# IRWA's 71<sup>ST</sup> ANNUAL INTERNATIONAL EDUCATION CONFERENCE

## A sneak peek at some of the upcoming education sessions

For 71 years, IRWA has invited members from around the globe to gather for the Annual International Education Conference. In addition to special events such as the awards ceremony, gala and networking opportunities, a highlight of the annual conference is the highly anticipated batch of education sessions. These sessions allow members to share best practices, provide insight into the latest industry trends and report on the most challenging issues facing the right of way profession today.

This year will be no exception. The Association is proud to offer the same exceptional education sessions right of way professionals have come to expect from IRWA in Virginia Beach, Virginia.

For a full schedule of events and more information on the conference, visit [www.irwavirginiabeach2024.org](http://www.irwavirginiabeach2024.org).





## Monday 6/2

Condemnation and Value After Loper Bright	8:00 AM - 9:00 AM
Debunking the Mystery About Bylaws and Parliamentary Procedure: What IRWA Leaders Need To Know	8:00 AM - 9:00 AM
Good Funds and Lenders and Pre-Paid: Oh My! Residential Closings 101	8:00 AM - 9:00 AM
How the Virginia Passenger Rail Authority (VPRA) is Transforming Rail in Virginia	8:00 AM - 9:00 AM
Larger Parcel and Its Importance for Non-Appraisers	8:00 AM - 9:00 AM
Making the Most With What You Have: Pipelines	8:00 AM - 9:00 AM
Program Best Practices and Lessons Learned	9:30 AM - 10:30 AM
Railroad Right of Way Research and the Effects on Utility Projects	9:30 AM - 10:30 AM
Relocation Experience Under the New URA Regulations	9:30 AM - 11:00 AM
Incredibly Credible: Eminent Domain Appraisals in Litigation	9:30 AM - 11:00 AM
Successfully Talking Right of Way Talk: Communicating To Keep Projects on Track	9:30 AM - 11:00 AM
Undergrounding — Land Rights for 10,000 Miles	9:30 AM - 11:00 AM
Heirs' Property, Partition Suits and Right of Way	2:00 PM - 3:00 PM
Tainted Land: Navigating Environmental Issues in Property Valuation	2:00 PM - 3:00 PM
How to Navigate the Relationship Between Appraisal and Relocation	2:00 PM - 3:00 PM
The Female Connection: Inspiring Women To Thrive in the Right of Way Industry	2:00 PM - 3:00 PM
TLE Valuation Using Comparable Sales	2:00 PM - 3:00 PM
When Acquiring HOA Land Gets Tricky	2:00 PM - 3:00 PM
What's My Age Again?	3:30 PM - 4:00 PM
Electric & Utilities Roundtable	3:30 PM - 4:30 PM
Impact of Solar and Wind Farms on Neighboring Property Values	3:30 PM - 4:30 PM
The Great Eminent Domain Debate	3:30 PM - 4:30 PM
UK Infrastructure 2025: Challenges and Compulsory Purchase	3:30 PM - 4:30 PM
Appraising a Contaminated Property	3:30 PM - 5:00 PM
Q&A With IPEC	3:30 PM - 5:00 PM



## Tuesday 6/3

A Look at How GIS, AI and Mobile Technologies Can Be Leveraged by ROW Professionals	9:30 AM - 10:30 AM
Part 1: Networking Essentials	9:30 AM - 10:30 AM
Relocation Jeopardy Game Show	9:30 AM - 10:30 AM
Right of Way Rodeo: Wrangling Utility Upgrade Obstacles	9:30 AM - 10:30 AM
Sunzia Transmission Project: An Inside Look at the 15-Year Journey To Permit and Power the West	9:30 AM - 10:30 AM
FHWA Manual Revisions, Credibility and USPAP Appraisal Review Issues	9:30 AM - 11:00 AM
Course 643i: Air Basics	10:00 AM - 2:00 PM
Highway Concession Titles And Expropriation Process for Right of Way	11:00 AM - 12:00 PM
Relocating Subsidized Tenants	11:00 AM - 12:00 PM
Right of Way: Right On-Time Scheduling	11:00 AM - 12:00 PM
The Value of a Rebuttal: Lessons for a Valuation Trial	11:00 AM - 12:00 PM
The Space Between: Navigating the Gaps in Sales Verification	11:30 AM - 12:00 PM
ALTA/NSPS Land Title Surveys: Essentials & Misconceptions	1:00 PM - 2:00 PM
Ants Marching to a Fair Value: Using Gap Analysis in Easement Valuations	1:00 PM - 2:00 PM
Best Practices for Community Relations and Project Engagement in Right of Way Delivery	1:00 PM - 2:00 PM
Detroit's Solar Initiative: Accelerating Climate Action and Creating Resilient Neighborhoods	1:00 PM - 2:00 PM
ATCO Yellowhead Mainline Project: A Review of a Large Linear Pipeline Project in Alberta Canada	1:00 PM - 2:30 PM
Part 2: Advanced Networking	1:00 PM - 2:30 PM
Determining Granting Parties and Navigating the Intricacies of Grantors' Rights	2:30 PM - 3:30 PM
Lawyers and Relocation Agents: Should They Even Be Together?	2:30 PM - 3:30 PM
Quantifying the Impacts Caused by Control of Access	2:30 PM - 3:30 PM
Sites Reservoir Project Update — Innovation and Solutions for the West's Water Needs	2:30 PM - 3:30 PM
Electric Dreams!	3:00 PM - 3:30 PM
Case Studies on Korea's Fishery Compensation System: Focus On Offshore Wind Power Development	4:00 PM - 5:00 PM
How To Thrive as a Right of Way Valuation Professional	4:00 PM - 5:00 PM
Maximizing YOUR Impact as an Infrastructure Professional	4:00 PM - 5:00 PM
Right of Way and AI	4:00 PM - 5:00 PM
The Mentor-Mentee MOSH PIT!	4:00 PM - 5:00 PM
The Role of the Certified Federal Surveyor (CFedS) in Federal Land Surveying and Acquisitions	4:00 PM - 5:00 PM



## Wednesday 6/4

An Englishman's Home Is His Castle: Leveraging Compulsory Purchase Powers for the UK's Housing	8:00 AM - 9:00 AM
Appraisal Roundtable, Current Issues, Perspectives (And Maybe Answers)	8:00 AM - 9:00 AM
Non-Residential Talk Show	8:00 AM - 9:00 AM
Principles of Project Management the Right (of) Way	8:00 AM - 9:00 AM
Stand Up: Key Insights for Deposition & Testimony Success	8:00 AM - 9:00 AM
Course 646i: Soil Basics	8:00 AM - 12:00 PM
Chapter Leadership Training	9:00 am - 11:00 am
Conference Recap	9:30 am - 10:30 am
Data-Driven Strategies for Effective Right of Way Decisions in Property Acquisition	9:30 AM - 11:00 AM
Elevate and Celebrate: Unlock Professional Perks and Member Magic	9:30 AM - 11:00 AM
Explore How Technology Can Address Pressing Challenges in Right of Way and Asset Management	9:30 AM - 11:00 AM
Residential Relocation Talk Show	9:30 AM - 11:00 AM
Surveying Rights of Way — What's So Complicated?	9:30 AM - 11:00 AM



# FHWA Manual Revisions, Credibility and USPAP Appraisal Review Issues



Extensive change is the nature of all business today, appraisal and waiver valuation both being amongst those changes. Though change is nothing new, the rate of it continues to accelerate.

Illinois Department of Transportation (IDOT) is contributing to positive change relative to policies and procedures within and related to the appraisal profession. Recent changes implemented by the FHWA and 49 CFR Part 24 relative to valuation waivers will be discussed as well as their impact on all DOTs. We will also discuss how we are updating the Land Acquisition Policies and Procedures Manual at IDOT to reflect these changes. These changes are, in part, being utilized to leverage and grow talent to IDOT for potential staff positions and consultants, as we have a significant shortage of available appraisers and review appraisers with a knowledge of eminent domain.

The presentation includes various updates to obsolete, often-utilized appraisal language that is inconsistent with required practices in FHWA, 49 CFR Part 24, Uniform Appraisal Standards for Federal Land Acquisitions/Yellow Book, USPAP, Illinois Law, Illinois Administrative Code, EPAS and IDOT's Land Acquisition Policies and Procedures Manual, and lastly, applicable case law on both a federal and state level.

Discussions include use of correct terminology and definitions to provide a defensible opinion of value and when the use of them incorrectly utilized may deter the credibility of the appraisal. We will also discuss complex vs. noncomplex assignments and how they relate to USPAP to correlate to whether the appraisal is an

appraisal report vs. a restricted appraisal report. Competency issues, rounding, templates, retrospective dates, extraordinary assumptions, project influence, hypothetical condition, excess vs. surplus land, highest and best use, assemblage and their impact will be briefly explored. Data verification requirements and appraisal practice limits will be presented.

A multifaceted approach for DOTs, as discussed in this presentation, will assist in increasing minimum education and competency levels. IDOT's existing and new appraisers and review appraisers are currently going through a reapproval/approval process through Engineering Prequalification and Agreement System (EPAS) with a requirement for an ongoing renewal process. Appraisers and review appraisers must meet minimum competency and experience requirements and are required to take continuing education relative to eminent domain. In this effort, IDOT has developed CE classes awaiting regulatory approval from IDFPR, our sister state agency that monitors appraisal licenses and approval of continuing education. IDOT is developing a program to train appraisers and review appraisers to become proficient in eminent domain and overlapping requirements. ★



*Donald J. Martin, SCRP, RAA, GAA, CDEI, is an AQB Certified USPAP Instructor, Certified General Real Estate Appraiser and managing broker. He brings 47 years of experience to his current position as the appraisal unit chief for IDOT. He is an instructor and published author on many appraisal topics over the last three decades and is currently developing classes and training for IDOT's staff and consultants.*





# The Female Connection:

## Inspiring Women to Thrive in the Right of Way Industry



Get ready for an inspiring and insightful session featuring a dynamic panel discussion on the incredible paths women have forged in the right of way industry and their involvement in IRWA leadership. Our esteemed panelists will share their unique experiences, achievements and the challenges they've conquered, while also forecasting what the future holds for female professionals in the right of way field.

But wait, there's more! This session isn't just for women. Both male and female panelists will provide their insights, stories and/or advice to further female advancement in the workplace and in leadership roles. Men are also highly encouraged to attend to learn about the benefits of fostering female participation and leadership in the right of way industry.

### Program Highlights and Learning Objectives

- An overview of women's current participation and roles in the right of way industry
- The state of female leadership in business generally and the industry and the benefits that such participation and leadership provide
- Female right of way veteran panelists' stories about their industry successes and challenges
- Male mentors' and coaches' advice on how they have supported and promoted women in the industry
- The future of the female force in the industry and recommendations to inspire less-experienced right of way industry professional women ★



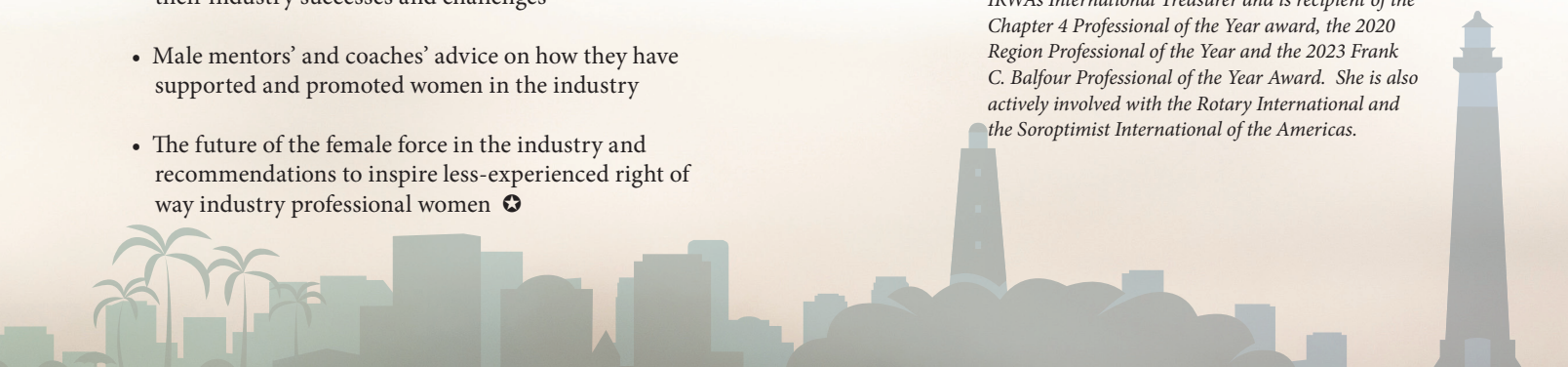
*Yasmin L. Stump, Esq. currently serves as IRWA International General Counsel and Parliamentarian. She is also an IRWA Chapter 10 past president. Yasmin is the president and founder of Yasmin L. Stump Law Group, PC in Indiana and has practiced in real estate transactions and litigation, as well as been a member of the right of way industry, for more than 35 years. She has more than 40 years of leadership experience with business and nonprofit organizations and is authoring this column,*



*Stephanie Riley is the director of communications and marketing for Yasmin L. Stump Law Group, PC, where she oversees the firm's business development and marketing initiatives, website and social media. She is currently vice chair of IRWA's International Marketing and Membership Committee and heads its Marketing Subcommittee.*



*Cyndi Whelpley, SR/WA, R/W-RAC, started her right of way career with Caltrans in 1992 after graduating from San Diego State University with a bachelor's degree in public administration. She moved to Washington state in 2000 and has worked for Puget Sound Energy, the Washington State Department of Transportation and various local agency projects. Cyndi is currently a project manager with HDR, Inc., based in their Everett office. Cyndi currently serves as IRWA's International Treasurer and is recipient of the Chapter 4 Professional of the Year award, the 2020 Region Professional of the Year and the 2023 Frank C. Balfour Professional of the Year Award. She is also actively involved with the Rotary International and the Soroptimist International of the Americas.*





# Right of Way and AI



The right of way profession is at a technological crossroads. As infrastructure projects grow in complexity and stakeholder expectations rise, artificial intelligence (AI) offers practical solutions to enhance efficiency without replacing the human expertise that drives our industry forward.

This session explores how AI technologies transform document processing, stakeholder engagement and regulatory compliance within the right of way sector. Drawing from real implementation examples and measurable outcomes, we'll examine how these tools can be strategically integrated into your existing workflows.

Key areas we'll address include:

- **AI Fundamentals** — Understanding the capabilities and limitations of AI within infrastructure real estate contexts
- **Time-Saving Applications** — How ROW professionals are using AI to streamline document analysis, lease summarization, title research and stakeholder communications
- **Implementation Strategy** — A practical roadmap for incorporating AI tools incrementally, focusing first on high-value, repeatable tasks
- **ROI Measurement** — Quantifiable benefits, including documented time savings of 60+ minutes daily and document processing speeds improved by 2-3x
- **Effective Prompt Engineering** — Techniques for communicating with AI systems to achieve optimal results for ROW-specific challenges

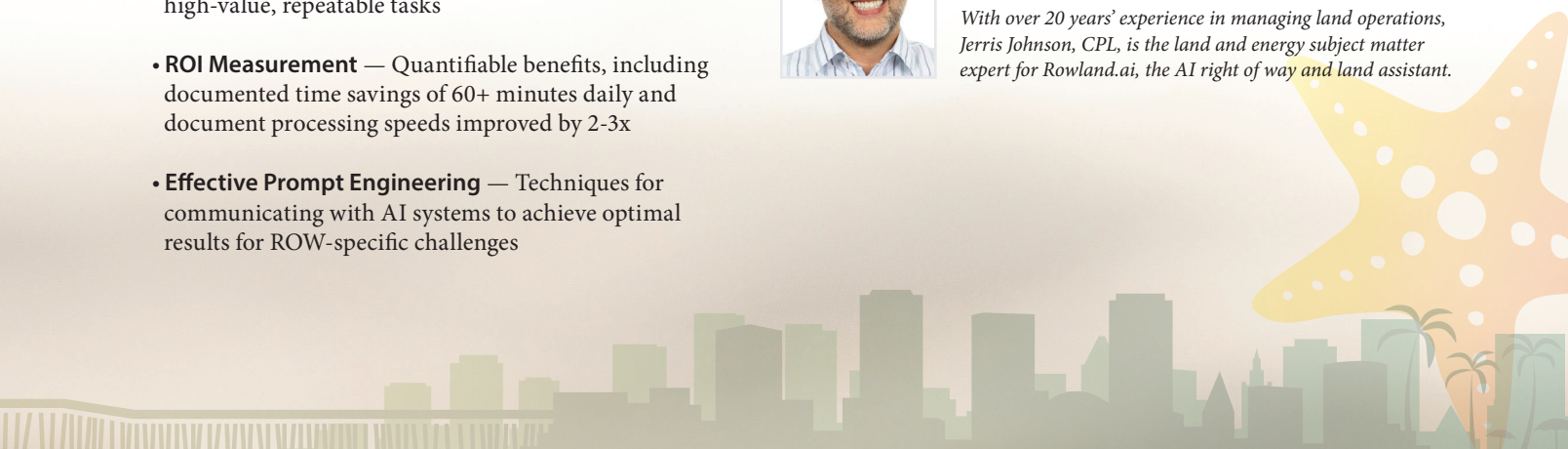
The session includes a guided, hands-on component, during which participants will craft AI prompts tailored to their specific roles — whether as acquisition agents, appraisers, relocation specialists or project managers. Industry professionals implementing these approaches report significant efficiency and work quality improvements.

This presentation balances technological innovation with professional standards, emphasizing that AI enhances — not replaces — the expertise that right of way professionals bring to infrastructure development.

Join us to explore how thoughtful AI integration can position your team at the forefront of industry evolution while maintaining the human-centered approach that defines excellence in right of way practice. ✨

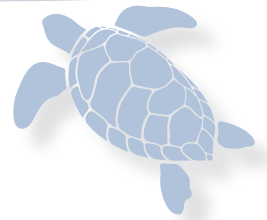


*With over 20 years' experience in managing land operations, Jerri Johnson, CPL, is the land and energy subject matter expert for Rowland.ai, the AI right of way and land assistant.*





# Principles of Project Management: The Right (of) Way



In today's fast-paced and complex project environments, unlock the potential of project management in the context of international right of way (ROW). This session offers a comprehensive introduction to the principles and practices, emphasizing their application to ROW projects across diverse global landscapes.

Attendees will delve into the Project Management Institute — Performance Domains, providing a comprehensive understanding of how these domains interconnect to enhance ROW project delivery and success. This session will also provide tips to adapt these domains and address unique challenges in international settings, including regulatory compliance, stakeholder engagement and risk mitigation.

Through engaging case studies and practical examples, participants will learn how to leverage the Performance Domains to enhance project planning, execution and monitoring in ROW scenarios. By the end of the session, attendees will be equipped with actionable insights and strategies to elevate their project management practices in the complex world of international right of way. Join us to master the essentials and drive successful ROW outcomes! 🐢

Participants will gain insights into the following Performance Domains:

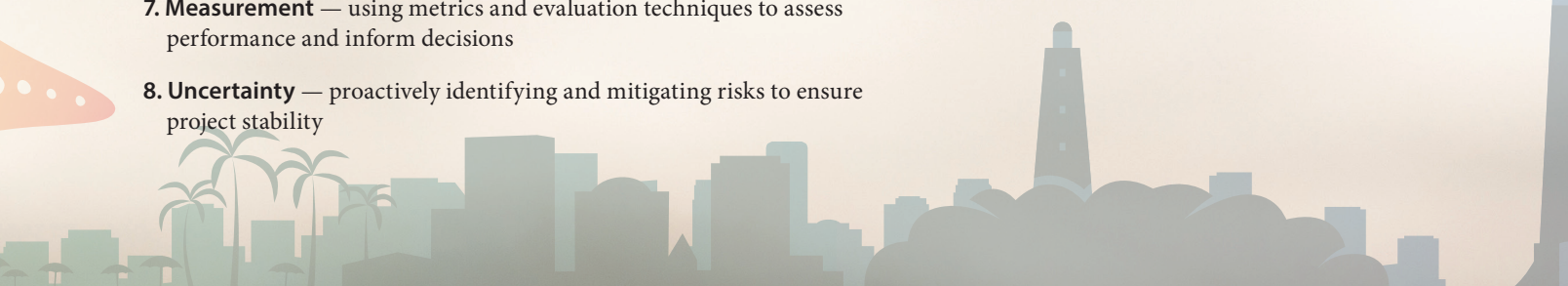
1. **Stakeholder Engagement** — managing stakeholder expectations and involvement to align with project goals
2. **Team** — developing and managing project teams to foster collaboration and efficiency
3. **Development Approach & Life Cycle** — selecting and adapting the right project approach for optimal outcomes
4. **Planning** — establishing clear objectives, scope and schedules while ensuring adaptability
5. **Project Work** — overseeing execution while managing change and challenges effectively
6. **Delivery** — ensuring deliverables meet quality standards and stakeholder expectations
7. **Measurement** — using metrics and evaluation techniques to assess performance and inform decisions
8. **Uncertainty** — proactively identifying and mitigating risks to ensure project stability



*Michael R. Heilman, PMP, principal at UHY, brings over 25 years of expertise in business process optimization, program management, and industrial relocations. As a certified Six Sigma and Design for Six Sigma Black Belt and Project Management Professional, Michael specializes in managing complex commercial and industrial relocations.*



*J. Sunshine Vanover, SR/WA, PMP, president of Republic Right of Way, LLC, has 16 years of experience in real estate, project management and ROW. As a certified SR/WA, Peak Instructor and Project Management Professional, Sunshine leverages her background in construction and industrial management to streamline ROW acquisition, relocation and condemnation processes.*







# Right of Way: Right on Time Scheduling

During this dynamic presentation, we will dive deep into the process of scheduling for right of way projects, offering an in-depth exploration of strategies that deliver consistent, on-time results. This engaging presentation promises to unlock approaches to keeping right of way projects not just on schedule but thriving.

What sets this presentation apart is the diverse perspectives we bring together. Our expert speakers, hailing from state, federal and consulting backgrounds, will share their extensive knowledge and practical experiences. They will highlight proven methodologies for creating schedules that account for potential challenges and emphasize the importance of thorough planning and communication among all stakeholders. Our esteemed panel will share strategies and best practices that empower you to sidestep common pitfalls that often lead to costly delays, helping you navigate the complexities of project management with confidence. Topics will include unified stakeholder communication, compliance measures, data-driven scheduling and technology integration. By highlighting the different methodologies from these sectors, we aim to foster a deeper understanding of the collaboration required for successful project execution.

Whether you're a seasoned professional aiming to refine your skills or someone new to the field eager to learn, this session is designed to provide actionable insights and robust tools that can be applied immediately to your projects to enhance efficiency and ensure timely project completion. Don't miss this opportunity to learn from industry leaders and network with peers committed to advancing excellence in right of way. Let's ensure your projects stay on the right path and are completed on time, every time! 🌟



*Florence Green, SR/WA, RW-RAC, serves as the right of way program leader for AtkinsRéalis in the Northeast region of the United States. Florence has 34 years of experience in right of way program management, project management, acquisition and relocation assistance with the Florida and North Carolina Department of Transportation and in the consultant industry. She is the former deputy right of way manager for the state of North Carolina.*



*Sarah Boggs, MBA, SR/WA-TN, R/W-RAC, serves as project manager at Florida Acquisition & Appraisal, where she specializes in property acquisition and relocation services for public agencies. Sarah has over a decade of experience in right of way program management and relocation assistance with the Florida Department of Transportation. Sarah is the former Florida real estate manager for the Federal Highway Administration.*



*Heather Fulghum serves as the right of way manager for Volkert, Inc. in the Carolinas region serving North and South Carolina. She has dedicated 28 years to the right of way industry, starting her career at NCDOT in 1996. Heather is the former right of way manager for the North Carolina Department of Transportation.*



*Jeffrey Hanna, LSI, SR/WA, serves as the right of way program manager for AtkinsRéalis in the Mountain and West regions of the United States. Jeff has 18 years of experience in land surveying, acquisition, project management and program management. Jeff has extensive experience and documented success in strategizing and managing the delivery of progressive transportation and infrastructure improvement projects.*



#### **Moderator**

*Matt Harris, SR/WA, R/W-RAC, is the real estate services specialist team lead at the Mississippi Department of Transportation. He was the 2023 recipient of the Frank C. Balfour Professional of the Year Award and currently serves as IRWA's International Secretary.*





# Right of Way Rodeo: Wrangling Utility Upgrade Obstacles



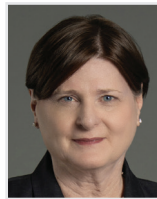
In complex utility upgrade programs, proactive right of way (ROW) management plays a crucial role in ensuring project success. Securing land rights, navigating regulatory requirements and coordinating with multiple stakeholders present significant challenges that can delay timelines and increase costs if not handled effectively. This presentation explores the key challenges faced in ROW management, including land acquisition and negotiation, compliance with evolving environmental and safety regulations, working around existing infrastructure, gaining public support and managing financial constraints.

To address these challenges, we will discuss best practices that emphasize strategic planning, cross-functional collaboration, and stakeholder engagement. By integrating advanced planning tools, geographic information systems (GIS) and data-driven decision-making, ROW teams can streamline processes, mitigate risks and improve project efficiency. A case study will highlight how a successful utility upgrade project leveraged these strategies to overcome ROW obstacles, demonstrating the value of early coordination, transparent communication and adaptive problem-solving.

Ultimately, effective ROW management is not just about securing land but also about fostering collaboration across engineering, regulatory, legal and community engagement teams to ensure projects move forward smoothly. By adopting these proactive strategies, utilities and project managers can enhance efficiency, reduce delays and deliver infrastructure improvements that meet both industry and community needs. 🌟



*Rob Scimeme is a section manager and department manager at Burns & McDonnell, specializing in ROW property acquisition and land title project and program management. With extensive experience in real property and land title examination for the utility sector, he plays a key role in navigating the complexities of utility upgrade projects. His expertise spans the entire ROW lifecycle, from routing and siting, due diligence and site acquisition to project and program management through construction. Rob's ability to coordinate cross-functional teams and manage stakeholder expectations makes him a valuable leader in delivering successful, large-scale utility infrastructure programs. He is an active member of IRWA and the Maryland Land Title Association (MLTA) and holds a New Jersey Title Producer License.*



*With 30 years of real estate experience, Susan Prillaman is a resourceful and versatile professional with a strong background in property rights, title research and project management. Her expertise spans electric utility research, production homebuilding, and large-scale commercial developments, making her a valuable asset in ROW and infrastructure projects. She excels in property rights and historical research, GIS, title and survey analysis, project due diligence, contract management and development permitting. Leveraging her analytical, organizational and leadership skills, Susan effectively guides projects from preliminary analysis to successful completion, ensuring seamless execution in highly regulated and evolving environment.*







# Heirs' Property, Partition Suits and Right of Way

What exactly is heirs' property? What are the effects — both intended and unintended — on certain segments of the American population? Why does it disproportionately impact certain groups? Karla Carter, Dominion Energy senior counsel, and Ross Greene, chair of Pender & Coward's Eminent Domain/Right of Way Practice Group, will discuss these topics and more, including how heirs' property intersects with partition suits and right of way acquisition and what can be done to make that intersection more just.

Heirs' property (sometimes known as family land) is property that has been transferred to multiple family members by inheritance, usually without a will. For the heirs, owning property as tenants in common without a clear title can lead to many challenges. They may be unable to access loans and mortgages, apply for USDA grants or loans or build wealth from the land by engaging in commercial activity, such as selling timber or other resources — all of which require proof of ownership. Heirs' property can also make for a particularly difficult interaction with right of way acquisitions, including the heartbreaking situation where someone has lived on a property for generations but cannot negotiate effectively for just compensation either because they have a small percentage interest or because their ownership interest cannot readily be ascertained from the local public records.

What can right of way professionals do to become informed about and combat heirs' property problems like this? Come to this session and find out! 🌟



Karla Carter is senior counsel at Dominion Energy where she specializes in real estate and supports the company on various transmission and clean energy projects. Passionate about environmental justice, Karla is a frequent speaker and writer on issues involving heirs' property and is devoted to educating the community and legal professionals about heirs' property, its financial impacts and land stabilization strategies. Karla spent 23 years in local government as in-house counsel, most recently serving as the deputy city attorney for the City of Suffolk prior to joining Dominion Energy in 2022. Karla earned her undergraduate degree from the College of William & Mary and her law degree from the University of Richmond.



Ross Greene, Esq., CRE®, SR/WA, is the current chair of Pender & Coward's Right of Way/Eminent Domain Practice Group. Ross represents condemning authorities, state government agencies, utilities, municipalities and right of way consultants. His right of way practice includes litigation in state and federal courts regarding property valuation, eminent domain, condemnation, inverse condemnation and the Uniform Relocation Act. Ross speaks regularly on topics related to eminent domain and right of way law, and he also edits the Right of Way Blog at [www.rightofway.law](http://www.rightofway.law).





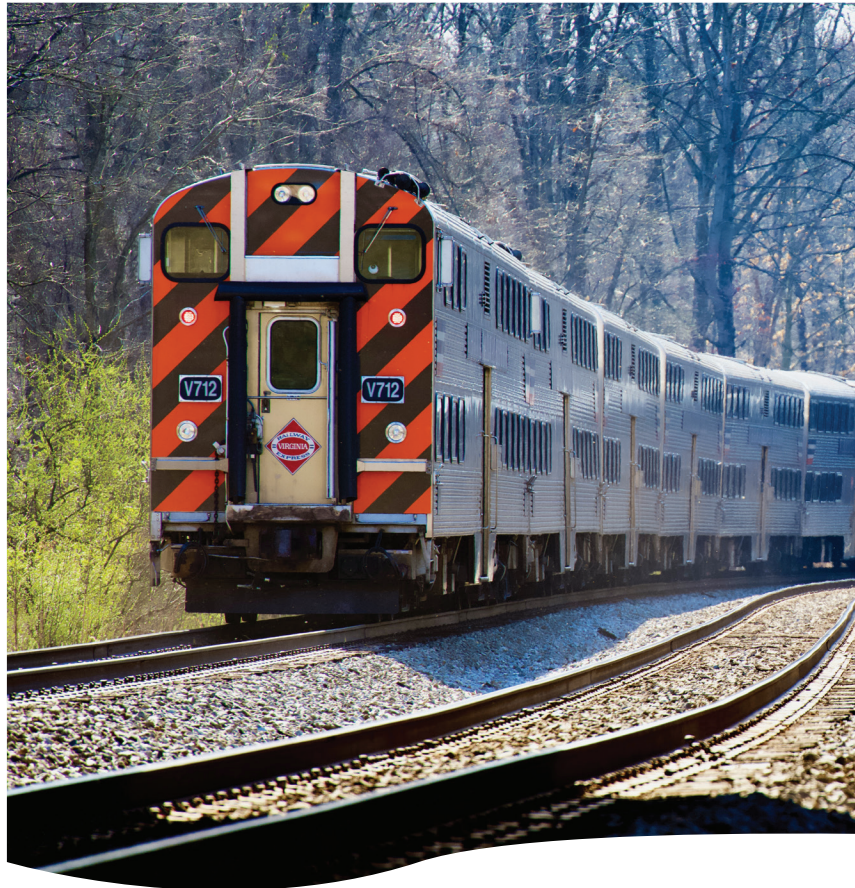
# How the Virginia Passenger Rail Authority (VPRA) is Transforming Rail in Virginia

Virginia is embarking on a transformative journey to revolutionize its passenger rail network. The Virginia Passenger Rail Authority (VPRA), established to oversee and promote rail initiatives, is at the forefront of this ambitious endeavor known as Transforming Rail in Virginia (TRV). This \$5 billion initiative aims to expand and modernize rail services through capital projects and ROW acquisitions, offering Virginians more efficient and sustainable travel options.

Governed by a diverse board appointed by the governor, VPRA partners with operators like Amtrak, Virginia Railway Express and Norfolk Southern, as well as the Department of Rail and Public Transportation. As a quasi-state agency, VPRA uniquely owns, acquires and develops rail infrastructure.

This presentation will provide right of way (ROW) and land professionals with an insider's perspective on how the VPRA:

- Has TRV initiatives that are reshaping Virginia's transportation landscape, and the role ROW professionals have in this transformation
- Manages and funds ROW acquisitions
- Oversees rail development
- Ensures that rail development projects comply with regulations to minimize negative impacts on human health and the environment
- Collaborates with rail operators, government agencies and additional stakeholders to expand rail services and reshape rail transportation in Virginia and beyond. 🌱



*Gerica Goodman is the director of external affairs and communications for VPRA, where she leads policy, legislative, media and communications efforts for the \$5 billion Transforming Rail in Virginia program. She previously served as the legislative and policy director for former Speaker Eileen Filler-Corn and has a background in government affairs, community engagement and nonprofit management.*



*Debbie Haislip became the ROW director for the VPRA in the fall of 2024. With 36 years of experience in real estate, she has held significant roles at the Virginia DOT and environmental consulting firm WSP, specializing in managing acquisition teams and coordinating rail projects. A committed member of IRWA since 2000, she earned her SR/WA designation in 2008.*





# ALTA/NSPS Land Title Surveys: Essentials & Misconceptions



This session explores the critical role of ALTA/NSPS Land Title Surveys, the national standard for real estate transactions. Attendees will gain insight into the purpose, scope and key components of these surveys, including minimum requirements and negotiable optional items that can be tailored to specific project needs. The discussion will highlight how ALTA surveys help identify property boundaries, potential encumbrances and factors affecting property use or development.

Additionally, the session will clarify common misconceptions, particularly regarding the survey's limitations in design and topographic mapping. Several examples will be presented, and participants will have an opportunity to ask questions and share their thoughts.

## Key Learning Objectives:

- Understand the purpose and scope of ALTA/NSPS Land Title Surveys
- Differentiate between required and optional survey components
- Recognize the limitations of ALTA/NSPS surveys in design and topographic
- Identify key legal and practical requirements for conducting ALTA surveys
- Assess the role of ALTA surveys in risk management for real estate transactions
- Evaluate the cost and time implications of optional survey items

This session is intended for real estate and development professionals who are involved in property transactions. This includes:

- Land Acquisition professionals and developers who review or request ALTA surveys during due diligence and utilize surveys to assess land for potential projects
- Surveyors who conduct or consult on ALTA/NSPS Land Title Surveys
- Title insurance professionals involved in ensuring property title clarity
- Real estate brokers who rely on accurate survey data for decision-making

If you would like to better understand the requirements, uses and limitations of ALTA/NSPS surveys as they relate to property risk, development feasibility and transaction clarity, this session is for you. 📍



*With over 25 years of expertise in land surveying, land development strategy and project management, Justin Cecil serves as vice president overseeing survey operations for energy and land development clients across PLSS and colonial states. He holds a Bachelor of Science from Michigan State University and has led surveying projects for utility-scale wind and solar farms, high-voltage electrical transmission lines, industrial facilities, retail centers and corporate office parks and residential communities and higher education campuses. Justin's experience encompasses boundary and section surveys, topographic and route surveying, right of way corridor surveying, ALTA/NSPS Land Title Surveys, construction surveying, terrestrial and airborne scanning, as well as the preparation of plats and easement exhibits, making him a trusted leader in the land surveying industry.*





# Debunking the Mystery About Bylaws and Parliamentary Procedure: What IRWA Leaders Need To Know

Calling all Association leaders! This informal Q&A session is designed to eliminate the mystery and apprehension about bylaws and parliamentary procedure for IRWA leaders so that they can lead and conduct meetings with confidence. An overview of bylaws generally and the scope of IRWA bylaws at the Chapter, Region and International levels will be discussed, as well as the difference between bylaws and policies and procedures. Session attendees will learn about how to evaluate whether bylaws need to be amended and the process of doing so. Additionally, this session will provide meaningful information about parliamentary procedure and useful tips for conducting Chapter, Region and/or Committee meetings. All attendees are encouraged to bring questions and concerns to be answered and discussed during this highly interactive session.

## Program Highlights and Learning Objectives

- A general overview of bylaws and their purpose
- Understanding IRWA bylaws at the Chapter, Region and International levels and the scope of IRWA bylaws at each level
- The difference between bylaws and policies and procedures
- Evaluating the need for amending bylaws and the process for doing so
- IRWA tools available for drafting and amending bylaws
- The basics of parliamentary procedure and helpful tips for conducting productive and effective Chapter, Region and/or Committee meetings 🌟



*Yasmin L. Stump, Esq. currently serves as IRWA International General Counsel and Parliamentarian. She is also an IRWA Chapter 10 past president. Yasmin is the president and founder of Yasmin L. Stump Law Group, PC in Indiana and has practiced in real estate transactions and litigation, as well as been a member of the right of way industry, for more than 35 years. She has more than 40 years of leadership experience with business and nonprofit organizations and is authoring this column, Leadership.*



*Cyndi Whelpley, SR/WA, R/W-RAC, started her right of way career with Caltrans in 1992 after graduating from San Diego State University with a bachelor's degree in public administration. She moved to Washington state in 2000 and has worked for Puget Sound Energy, the Washington State Department of Transportation and various local agency projects. Cyndi is currently a project manager with HDR, Inc., based in their Everett office. Cyndi currently serves as IRWA's International Treasurer and is recipient of the Chapter 4 Professional of the Year award, the 2020 Region Professional of the Year and the 2023 Frank C. Balfour Professional of the Year Award. She is also actively involved with the Rotary International and the Soroptimist International of the Americas.*



*Tamara D. Harris is a National Association of Parliamentarian (NAP) member and has served the association on various levels, including as the Howard County Unit president and secretary for the Maryland Association of Parliamentarians. In March 2023, Soror Harris was elected the District Two director for the NAP. Professionally, Tamara is a mathematical statistician for the U.S. Department of Agriculture and has been employed with the United States Federal Government for 27 years.*

