

Get ready for

IRWA's

69th ANNUAL

INTERNATIONAL EDUCATION CONFERENCE

A sneak peek at some of the upcoming education sessions

For over 60 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 Denver, Colorado.

For a full schedule of events and more information on the conference, visit www.irwadenver2023.org.



RISE ABOVE

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DOYLE
LAND SERVICES



#irwa23

FACING THE STORM:

The Effects of Hurricane Ian on Infrastructure Projects



BY D. WADE BROWN, SR/WA AND WENDI MCALEESE

D. Wade Brown, SR/WA, R/W-RAC, R/W-NAC, president of American Acquisition Group and Wendi McAleese, president of American Government Services Corporation, will present timely information regarding how large-scale weather events affect the right of way industry, with a specific emphasis on growing communities.

Hurricane Ian hit southwest Florida on September 28, 2022, as a Category 4, the deadliest hurricane to strike Florida in 90 years. Its widespread flooding and wind destruction caused over \$50 billion in damages, devastating entire communities. This session will discuss the effects of the storm on local infrastructure, some of which was already part of rebuilding projects in the wake of Hurricane Irma which hit landfall exactly five years before Ian. The discussion will cover how Hurricane Ian affected existing projects, including appraisal issues, contract timeframes, conflicting priorities and overlapping FEMA funding. It will also touch on how small agencies cope with recovery efforts and how these catastrophic events affect right of way projects and professionals.

Wade and Wendi have worked on multiple projects together throughout the State of Florida. They have several mutual projects that have been impacted by the turbulent hurricane season in 2022. 🌪️



Wade has over 30 years of right of way experience in multiple states, including Florida, Texas and North Carolina. He is a multi-state-licensed real estate broker, multi-state-licensed real estate appraiser and has been active in IRWA at all levels of leadership.



Wendi is a Florida-licensed title agent and a Florida-licensed real estate agent with 25+ years of experience in right of way work. She has recently been appointed to the Florida Board of Professional Surveyors and Mappers as one of two Consumer Members.

RISE ABOVE



GIS PROVIDES DECISION MAKERS WITH ACTIONABLE RIGHT OF WAY INFORMATION TO IMPROVE SERVICES TO COMMUNITIES

BY LINDA FOSTER, PLS, GISP, MGIS

With the recent passage of the federal infrastructure bill, organizations are rethinking their use and management of right of way (ROW) as they prepare for the next generation of infrastructure. Whether it be for broadband, renewable energy, utilities, or transportation, managing ROW is a spatial business. Geographic information systems (GIS) reveal the status of your ROW, allowing you to maximize infrastructure investment opportunities and provide resilient services to your community. Attend this session to learn how GIS can enhance your ROW to:

- **Inventory and map the land and associated rights of the corridor**

Inventorying and mapping are the essential steps in ROW management. With an accurate inventory of your ROWs mapped in GIS, critical information is unlocked for stakeholders to quickly access on any device. By using GIS's advanced analytics, organizations can optimize revenue streams through leases and easements and reduce maintenance costs and liability by identifying properties no longer needed for infrastructure. GIS also provides a secure system of record to avoid loss of data, further protecting the public's investment and improving resiliency.

- **Plan for future land and rights needed for infrastructure projects**

Planning is key to forecast future demand and prepare for surges in infrastructure investment. Without the power of spatial information, ROW negotiations, utility relocation and environmental evaluations can pose the greatest risk to project budgets and schedules. By using GIS, organizations can model existing conditions and proposed routes in 3D, quickly isolating feasible options. Short- and long-term project impacts can be evaluated to minimize risk to the environment, climate and residents.

- **Manage the acquisition and disposal of land and rights**

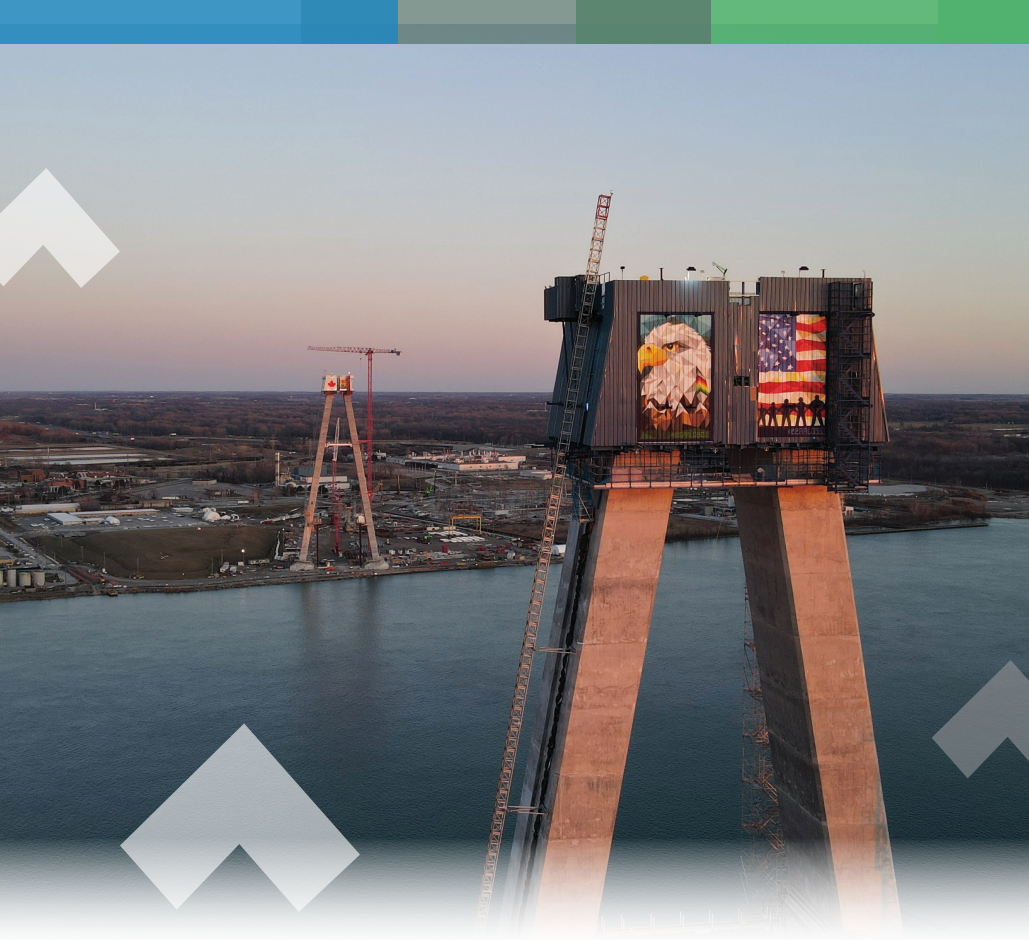
Careful management of acquisitions saves time during negotiations, avoids condemnation and reduces associated project costs. By using GIS's robust storytelling capabilities, ROW professionals can provide early and clear communication about a project's purpose, goals and impacts, improving landowner engagement. Because construction of infrastructure projects cannot begin until all ROW is secured, it is essential that stakeholders have access to timely and accurate negotiation data.

- **Improve safety, operational efficiency and regulatory compliance**

GIS delivers real-time, holistic operational tools to monitor ROW assets, understand their location and condition and carry out asset management. By using GIS, better decisions are made about corridor usage, saving time and reducing liability. Operator safety and efficiency is enhanced by having confidence in what lies beneath the surface. By managing ROW data in GIS and leveraging its ability to integrate with other design and permitting systems, infrastructure projects are completed faster and with less cost by minimizing redesigns and changes orders during construction. GIS improves permit management and demonstration of compliance through real-time data capture, analysis and reporting. 🌟



Linda Foster, PLS, GISP, MGIS, is the global manager of land records and cadastre for Esri. As a registered professional land surveyor, she spent nearly 20 years in private consulting, working with all aspects of ROW to support both public and private infrastructure projects.



GORDIE HOWE INTERNATIONAL BRIDGE PROJECT —

AN INTERNATIONAL JOINT PUBLIC AGENCIES RIGHT OF WAY PROJECT

BY DEVIN SULLIVAN, KEN FLEETWOOD, RYAN JONES AND SUSAN SHIPMAN

In 2015, land acquisition began for the Gordie Howe International Bridge project (GHIB). One of the largest infrastructure projects in North America, the GHIB will be a new international bridge connecting the cities of Detroit, Michigan and Windsor, Ontario. Once constructed, the GHIB will be one of the five longest bridges in North America, with the longest cable-stayed main span of any bridge. In addition to the bridge itself, the GHIB consists of port-of-entry plazas in both Michigan and Canada, as well as interchange connections for direct freeway access.

In Michigan, the construction of the GHIB required the Michigan Department of Transportation (MDOT) to acquire 636 separate parcels — making up over 160 acres in land for the port-of-entry plaza alone — ranging from occupied residences, to manufacturing facilities, to utility operations and more. With so many different property types, the GHIB project necessarily raised a variety of interesting issues with respect to acquisition, litigation, demolition and more.

These two presentations (Part 1 & Part 2) will bring together a variety of professionals involved in the GHIB project to discuss the many land acquisition challenges confronted and overcome by the GHIB team. ✪



Devin Sullivan is a shareholder at Zausmer, P.C., Michigan's leading eminent domain law firm. Mr. Sullivan represents government agencies and utilities in critical infrastructure projects and helped lead the litigation team that represented MDOT in challenges to the GHIB.



Ken Fleetwood is a senior vice president at Beam, Longest and Neff. Mr. Fleetwood manages BLN's Right of Way Services Department and served as the project manager for right of way services on the GHIB.



Ryan Jones serves as BLN's director of Michigan operations and oversees a team of engineering, project management and administrative personnel. Mr. Jones served as the project manager for the GHIB's Demolition Program.



Susan Shipman has over 27 years of appraising experience and serves as BLN's lead appraiser. Ms. Shipman was instrumental in the appraisal of properties for the GHIB.

LESSONS LEARNED IN APPRAISAL REVIEWS FOR ACQUISITIONS AND LITIGATION

BY RYAN HARGROVE, CHRISTIE SANTOLUCITO AND ERIC SCHNEIDER

In acquiring property for public projects, reviewing appraisals is a significant part of the process to ensure that just compensation is paid. However, as the valuation profession (and the right of way industry) continues to evolve, the role of an appraisal reviewer becomes even more important to ensure that proper valuation methodology is followed.

In this presentation, a chief appraiser from a public agency, an appraisal expert with significant right of way experience and a reviewer specializing in litigation support and rebuttal will discuss their roles in appraisal review. The panelists will also discuss:

- Key issues with performing an appraisal review
- Scope of work in an appraisal review
- What reviewers want to see in appraisal reports
- Common errors seen by the panelists
- Appraisal reviews that include a separate opinion of value
- Review issues with the credibility of value conclusions
- Review considerations related to acquisitions under the threat of eminent domain
- Issues with reviews for litigation support/rebuttal
- Case studies and interesting assignments

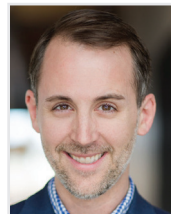
Participants will come away with a better understanding of the review process and of ways that appraisal reviews can assist all parties involved in right of way acquisitions. ✪



Ryan Hargrove, MAI, SRA, AI-GRS, R/W-AC, has 23 years of real estate valuation experience. In his current position with the County of Orange, he provides appraisal services to county departments and agencies to facilitate acquisition, management, leasing and disposition of real property.



Christie Santolucito, R/W-AC, is a certified general real estate appraiser and is a Candidate for Designation through the Appraisal Institute. As president of the Santolucito Doré Group, she directs all valuation assignments, is the lead review appraiser and is responsible for the day-to-day operations of the business.



Eric Schneider, MAI, SRA, AI-GRS, R/W-AC, is a real estate appraiser specializing in litigation support throughout the United States relating to complex appraisal and appraisal review matters. He serves on various committees and boards related to the appraisal profession, including as a IRWA Chapter 11 past president.



WESTERN ALBERTA TRANSMISSION LINE RIGHT OF WAY LESSONS LEARNED AND BEST PRACTICES

BY JUSTIAN WYLIE AND TOM MORGAN

AltaLink's Western Alberta Transmission Line, Alberta's first in-service direct current (DC) line, is now transmitting 500kV of electricity on the provincial power grid. In the last 20 years, Alberta has welcomed more than one million new residents, and our demand for electricity has doubled, yet the backbone of the transmission system remains largely the same.

This presentation will focus on the lessons learned and successes with AltaLink's Western Alberta Transmission Line, related to the following:

- Early route and access identification
- Siting issues surrounding existing infrastructure (i.e., oil and gas facilities, residences, intense livestock operations)
- A how-to guide for effective project consultation and impact assessment
- Consultations for special-use zones, such as recreational areas
- Environmental considerations for land access, construction and clubroot mitigation
- Landowner conflict de-escalation and mediation in practice
- Timing considerations and a segmented construction plan to minimize impacts
- ROW specifications, including width and paralleling existing infrastructure corridor
- Tower erection considerations and comparisons of helicopter versus crane use
- Actionable guidance on establishing good rapport for future maintenance access requirements

By sharing these first-hand experiences, this presentation will equip participants with actionable tools and best practices to manage the critical, non-technical risks associated with securing land access. 🔄



Justian Wylie was born and raised in Calgary. Justian is currently the manager of land & facilities at AltaLink and has been in the industry for over 25 years as a negotiating land agent. Outside of work, Justian is also a long-standing volunteer with the Calgary Stampede Chuckwagon Committee.



Tom Morgan is the vice president of land & engagement at LandSolutions. Tom is a land acquisition leader with a strong knowledge of regulations and stakeholder issues impacting energy projects throughout Canada and the United States. Tom is a highly skilled problem solver with an innate ability to build consensus on difficult issues and has been in the industry since 2007.



PROPERTY SERVICES PERSPECTIVES ON TRANSIT PROJECTS: OTTAWA LRT; EGLINGTON CROSSTOWN EXTENSION; ONTARIO LINE SUBWAY



Photo Credit: Youngjin KO



**BY KELLY BOUDREAU, SR/WA, NICOLAS DELAHOUSSE,
AND MARC MAGIEROWICZ, RPP, MCIP, LEED GA**

Property definition and acquisition is a crucial part of the planning, design and construction process on major infrastructure projects. Over the last decade, there has been significant investment by governments into rail transit projects, and property services have been required on a large scale to support these.

Comtech Group's comprehensive property services team, provides geomatics, cost estimates, property definition, property sketches and real estate advisory services for some of these major projects. Specifically, our team has provided support for the City of Ottawa Stage 1 & 2 Light Rail Transit (LRT) and is currently acting as part of the Technical Advisory team to Metrolinx and Infrastructure Ontario for the Ontario Line Subway and the Eglinton Crosstown West Extension LRT in Toronto. Part of being involved in these transformative and interesting projects has provided a unique perspective on approaches to property definition and acquisition. Our team will present our experiences and have a discussion on some of the benefits, impacts and nuances to the approaches experienced on each project and the lessons learned.

Our seasoned property leaders will discuss the following topics:

- Overview of the projects, the scope of work/approach, and integration with the client
- Varying approaches to property definition/sketches for acquisition
- How to be flexible and adapt to changes while working with multiple disciplines in the planning and design stages
- Approaches to providing advice to clients with changing needs
- Outlining some key issues that arise where data is inconsistent, outdated and accuracy is uncertain. ✪



Kelly Boudreau, SR/WA, is a designated senior ROW professional and certified engineering technician with over 25 years of infrastructure real estate experience in complex public/private environments. He was the lead for Property Services on the Ottawa Stage 1 & 2 LRT and is a senior advisor on the Ontario Line Subway in Toronto.



Nicolas Delahousse, is a trained lawyer and strategic advisor with over 13 years of negotiation and property acquisition experience and working in an interdisciplinary manner defining projects lands requirements. He is currently leading the Property Services Technical Advisory team for the Eglinton Crosstown West Extension LRT in Toronto.



Marc Magierowicz, RPP, MCIP, LEED GA, is a professional urban planner with over 20 years' experience in land use matters, including development approvals, negotiation and agreements. He has experience in property-related policies and legislation. He is currently leading the Property Services Technical Advisory team for the Ontario Line Subway in Toronto.

FROM TRASH TO TREASURE:

EXPLORATION OF SUPERFUND SITE TO A CLEAN USABLE PROPERTY

BY MICHAEL DOUGLAS GRANT



History

The Lee's Lane Landfill is a 112-acre site in southwest Louisville, Kentucky. The site was used as quarry in the 1940s and 1950s for sand and gravel quarry operations. It opened as a landfill in 1948 and continued to be used a landfill until 1975. The landfill accepted over 212,400 tons of municipal and industrial wastes at the landfill. In 1975, the residents near the landfill reported flash fires in and around their water heaters. The local authorities then detected methane gas coming from the landfill seeping into the ground and into the homes surrounding the landfill. The residents of the area were evacuated by the City of Louisville, and Jefferson County Housing Authority was forced to purchase several homes near the site.

In 1980, the Kentucky Department for Environmental Protection (KDEP) found 400 drums of hazardous material in the landfill near the Ohio River. The hazardous material drums were pumped out in 1981, and the exposed drums and waste were transported off-site. The Environmental Protection Agency (EPA) also installed air monitoring stations in the residential area next to the site. It was placed on the Superfund programs' National Priorities List (NPL) in 1983 because of contaminated groundwater, surface water, sediment, soil and air resulting from the landfill operations. Monitoring has taken place by the EPA and several local agencies.

The Cleanup Process and Human Health Protection

In 1986, the EPA developed a long-term cleanup plan. The plan consisted of the following actions: operating and maintaining the gas venting system; cleaning up surface waste areas; installing riverbank erosion protection controls; sampling groundwater; removing exposed drums from the site and disposing of them at an off-site landfill; and placing a cap over contaminated soil and exposed wastes.

In 1996, EPA deleted the site from the National Priorities List (NPL). In 2008 the five-year review found that the human population and environment were protected. In 2018, the site was declared usable for non-human habitation.

The Future of the Site

Between 2018 to 2023, appraisers were asked to examine the potential value of the site. Key to understanding the value is what is the highest and best use of the site based on restrictions placed on the site by EPA, particularly Environmental Impact Studies of Phase 1 and 2. The appraiser must also determine the market value before and after the mitigation. The appraiser will also have to under the necessary regulatory requirements of mitigation, Bona Fide Prospective Purchasers by the EPA and use of the site. 📍



Douglas is currently an appraiser with William D. Otto Spence Real Estate. His area of concern is on influences in environmental or contaminated properties. He is well versed in eminent domain, right of way, environmental regulatory rules for contaminated properties, Uniform Standards of Professional Appraisal Practice and Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book). Douglas serves as the chair of the IRWA International Environmental Committee.



ROW AND ENGINEERING — FAMILY OR FEUD?

(A COLLABORATION FOR PROJECT SUCCESS)

BY KRISTA CHAMBERS, SR/WA, PAUL FERRIER, PE, AND CYNDI WHELPLEY, SR/WA

Friends, Family or Foe? You decide! The IRWA International Public Agency Committee is pleased to bring you “ROW Family Feud,” where all of the attendees will participate by choosing their “Engineering Family” or their “ROW Family.”

The first 30 minutes of the session will be dedicated to ROW Feud. Upon the beginning of the session, the participants will be asked to join or choose a “Family.” One participant from each “Family” will be asked a question. The participant must consult with their perspective “Family” for the answer. Points are tallied based on the answers from the survey.

The remaining 20+ minutes will be a roundtable discussion made up of both engineers and ROW professionals who will be discussing the benefits of the collaboration by presenting real-life project examples that have successfully moved ROW off the critical path. We will discuss how involving ROW early and often at the conception of the project is key to the success of the design; walk participants through the acquisition process where ROW professionals and engineers can collaborate to close complex parcel challenges; and explain how ROW and engineering collaboration results in the successful delivery of the ROW process and project as a whole. 🌟



Krista Chambers, SR/WA, is currently the WA ROW/RES manager for HDR. She has spent her career involved in all phases of right of way (project scoping, appraisal/appraisal review, acquisition, negotiation, relocation assistance and property (asset) management). Krista received the IRWA W. Howard Armstrong Instructor of the Year last year and serves on the International Professional Education Committee (Instructor Development).



Paul Ferrier, PE, is the WA transportation business group manager for HDR. He is a skilled civil engineer with extensive experience in the design and construction of local agency, WSDOT and FHWA projects. Paul has participated in more than 200 site analysis and selection projects, including determining the impacts to properties, reviewing title reports for easements and property descriptions, negotiations with property owners and mitigating contamination.



Cyndi Whelpley, SR/WA, R/W-RAC, is currently a ROW project manager with HDR, specializing in relocation services. She currently serves as IRWA Region 7 chair, secretary on the International Relocation Assistance committee and is a 2022 finalist for the IRWA Frank C. Balfour, Professional of the Year Award.

THE ROAD TO EASEMENT STREET:

ALL YOU EVER WANTED TO KNOW ABOUT EASEMENTS

BY YASMIN STUMP, ESQ.

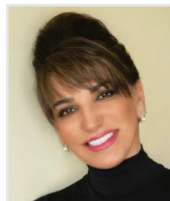
It's time to get excited about easements! If you want to learn more about easements, this session is definitely for you. At this session, you'll be provided with significant information about easements acquired and encountered in the right of way industry. The session topics that will be covered are designed to assist right of way professionals with identifying the various types of, and issues with, easements and addressing them in the acquisition process.

The course instructor, Yasmin L. Stump, has been an attorney licensed in Indiana for more than 30 years and practices in the areas of real estate transactions and real estate litigation, including eminent domain. She is the president and founder of Yasmin L. Stump Law Group, PC. During her career, she has handled matters and cases involving a variety of easements in the right of way industry for highways, streets, utilities, trails, railroads, construction, building removal, driveways and more. Additionally, Yasmin has been a regular presenter on the subject of easements numerous times for IRWA, the Indiana Trial Lawyers Association and the National Business Institute.

On your journey to easement street, you will learn more about:

- The types and classifications of easements
- The significance of easements in the right of way industry
- Acquiring easements for right of way clients
- Addressing easements as part of the acquisition process
- Easements acquired for governmental entities
- Easements acquired for utility companies
- The items and terms included in easements
- The valuation of easements

Session attendees will conclude their trip on easement street with a greater understanding about easements and will be able to use the information they have learned in their future endeavors as right of way professionals. ✪



Yasmin L. Stump, Esq. is an IRWA Chapter 10 past president. She is the president and founder of Yasmin L. Stump Law Group, PC in Indiana and has been a member of the right of way industry for more than 30 years. Yasmin is a regular contributor to Right of Way Magazine, authoring the column, Leadership, since May 2021.



THE RIGHT OF WAY MILIEU —

CHALLENGES TO INFRASTRUCTURE DEVELOPMENT IN NIGERIA



BY **ESV.(BARR) EMMANUEL MARK, FNIVS, FRICS, SR/WA, SIOR**

The absence of requisite knowledge, acquisition procedure and the legal framework in the right of way acquisition and compensation process have been identified as the major challenges to infrastructural development in Nigeria.

While the Land Use Act of 1978 and other sectoral laws are viewed as proactive steps by the government to make land acquisition for infrastructure development easier, land acquisition for development remains one of the biggest roadblocks in implementing large-scale projects, resulting in low infrastructure development.

The acquisition is the process of obtaining the right (interest) in and possession of the property. Over time, factors like location, ownership, political pressure, title issue, delayed payments and others affect such acquisitions.

The major objective of the presentation is to examine the challenges of right of way acquisition for infrastructure development in Nigeria with particular reference to the Saakpenwa-Bori-Kono Road in Rivers State, Nigeria.

During the session, Emmanuel Mark, SR/WA, will examine the legal framework — Land Use Act of 1978 and other sectoral laws, the acquisition process, multiple disputes and development of fictitious claims which constitute major obstacles hindering the acquisition process, resulting in the delay in the major infrastructure development project. 🌐



Esq.(Barr) Emmanuel Mark, FNIVS, FRICS, SR/WA, SIOR, has over 22 years' experience in appraisal, environmental and right of way consultancy. He collaborates with industry leaders and partners to deliver Nuel Mark & Partners right of way service for roads and railway projects across Nigeria. Mark's multidisciplinary training affords him the skills to provide subject matter expertise to keep a project on budget and in accordance with standards.



RISE  ABOVE

A MATTER OF TIME: A DEEP DIVE INTO PFAS CONTAMINATION, DIMINUTION IN VALUE AND CONDEMNATION¹

BY ORELL C. ANDERSON, MAI, FRICS, ASA, AND JASON BORRAS



Per- and poly-fluoroalkyl substances (PFAS) are a group of chemicals that have been widely used in industrial, military and commercial applications. Due to their persistence in the environment and potential health effects, PFAS have become a major concern. In this article, we focus on five residential real estate markets in Georgia, Alaska, Wisconsin, California and Arizona, where PFAS contamination is publicly known. We use a hedonic regression model to measure the effect on local real estate markets. The study uses relevant data from ATTOM Data Solutions. The independent variable of interest is designed to measure differences between affected and unaffected areas before and after the discovery of contamination, using a "difference-in-difference" approach to control for variability in prices over time and differences between subject and control areas.

Results

In Dalton, GA, no significant effect was observed nearby the Loopers Bend Wastewater Treatment Plant, possibly due to the mitigating factor of municipal water supply and the prioritization of property-specific characteristics over environmental factors. Similarly, near the Fairbanks International Airport in Alaska, no discernible effect was found, possibly due to other preexisting industrial uses and a lack of substitution for housing in the area. In Madison, WI, proximate homes to potentially contaminated municipal water sold at higher prices after the assumed awareness date, which is surprising and may be attributed to strong positive trends in the market. Mather, CA, was the only area where property value diminution was observed, with homes within 1.5 miles of the Mather Airport selling between 2.4% and 2.5% discounts. The findings in Mesa, AZ, near the Phoenix-Mesa Gateway Airport, were mixed, with the linear model showing a negative effect, while the log model showed no difference between proximate and distant properties.

During our session, we will discuss the results of the analysis. We will also provide other examples of property value diminution studies with a focus on PFAS. 🌱



Orell C. Anderson specializes in real property damage economics as president of Strategic Property Analytics. He has worked on major environmental and eminent domain cases as a forensic appraiser and expert witness. Contact: orell@strategicpropertyanalytics.com



Jason Borras provides appraisal-related research and analysis for litigation or negotiations concerning environmental contamination and eminent domain for various property types. Contact: jsn_borras@yahoo.com

¹A summary of an article by Orell C. Anderson, MAI, Chris Yost-Bremm, PhD, Stephen G. Valdez, Jason Borras, and Tara Harder "PFAS Contamination and Residential Property Values: A Study of Five U.S. Sites within the Assessment Stage of the Remediation Lifecycle," *The Appraisal Journal* (Winter 2022): 26-50.

ENGLAND'S GREEN AND PLEASANT LAND — A REVIEW OF MAJOR INFRASTRUCTURE

BY RAJ GUPTA, HENRY CHURCH AND MEYRIC LEWIS KC

The U.K. is seeking to revitalize its town centres in a post-COVID-19 internet shopping age, build more housing, supply more green energy and create new high-speed railway lines.

We're presenting three case studies showcasing some of the largest construction projects in the U.K. and the problems they have faced in securing consent and getting completed.



Source: EDF Energy

Hinkley Point C

Hinkley Point C will be a new nuclear power station in the west of England capable of generating 3.26 gigawatts of electricity — enough to power six million homes. We'll look at the consenting, financial and engineering challenges the project has faced and how these have been overcome.



Source: Purfleet Centre Regeneration Limited

Purfleet on Thames — a New Town Center

Thurrock Borough Council has entered into a development agreement with a private sector partner to deliver 2,850 homes, associated social infrastructure and employment space on underused land and within an existing industrial estate. The project has c. £80m of public sector investment with a further £50m of funding allocated. The site is in multiple ownership and state intervention is required to assemble the site.



Source: High Speed 2 Limited

High Speed 2 (HS2)

HS2 is Britain's new high-speed rail line being built from London to the northwest, with HS2 trains linking the biggest cities in Scotland with Manchester, Birmingham and London. It is the largest infrastructure project in Europe and is the UK's most important economic and social regeneration project in decades. But big projects bring big challenges, especially where the public is concerned, and we will be looking at some of the issues involved. ⚡



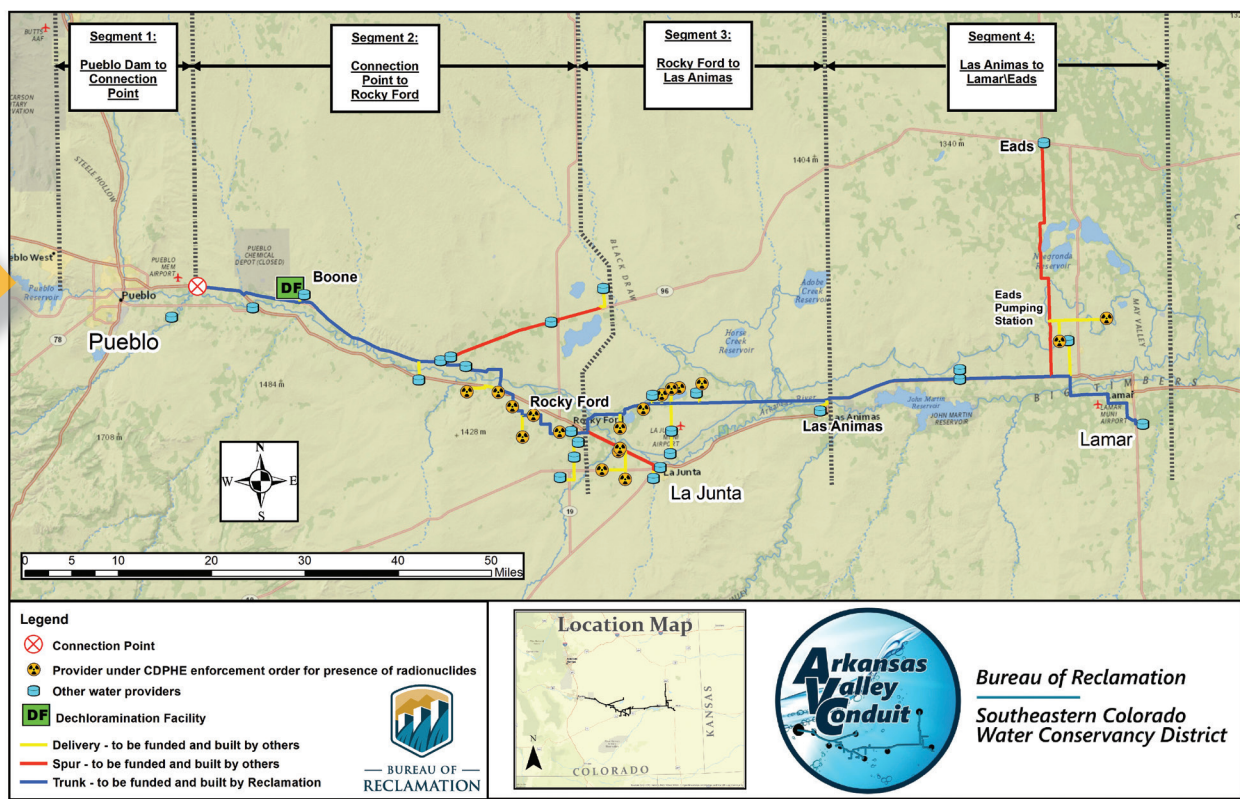
Raj Gupta is a partner at Town Legal LLP specializing in compulsory purchase and infrastructure planning.



Henry Church is a senior director at CBRE specializing in compulsory purchase and compensation.



Meyric Lewis KC is a barrister specializing in all aspects of compulsory purchase law. King Charles III has appointed him to be one of his Majesty's Counsel, learned in the law.



ARKANSAS VALLEY CONDUIT — AN IJA FEDERALLY FUNDED WATER PIPELINE

BY FRED EASTON, JR., PLS, SR/WA, ELIOT KERSHNER AND BRAD RODENBURG

Arkansas Valley Conduit is an Infrastructure Investment and Jobs Act federally funded project that aims to deliver partially treated water to rural communities in southeastern Colorado. This critical initiative delivers on promises made over 50 years ago by the U.S. federal government to rural communities facing a water crisis due to naturally occurring radionuclides and shallow water well biological contaminants.

In this presentation, we will provide an overview of the entire Frying Pan-Arkansas River Project, including the completed water source diversion projects and water storage and ongoing efforts to survey, acquire rights, design and construct the 130-mile pipeline from Pueblo to Lamar. Attendees will gain a deeper understanding of this vital project's background, goals and progress.

Our current team, which consists of Compass Data, Farnsworth Group, TRS Corp, Civil Technology, ERO, Kyle Wigington and HC Peck & Associates, is making significant progress on the Arkansas Valley Conduit project. Specifically, our team is responsible for:

- 1) Completing a 130-mile land survey of the trunk line right of way under two small business set-aside federal procurements. This survey involves mapping lands that haven't been surveyed since the original BLM/GLO surveys, including railroads that were last documented over 100 years ago and researching canals with senior land rights but little to no documentation. Our team encounters fascinating land issues and works diligently to ensure that every detail is captured accurately.
- 2) Land acquisition, including surveying, valuation, environmental assessment, title research and closing for various parcels under a multiple award task order contract (MATOC). ☘



Fred Easton, Jr., PLS, SR/WA, R/W-AMC, is a senior land survey and GIS manager at Farnsworth Group, Inc. Fred has over 29 years of experience in infrastructure and understands the key relationship between survey, negotiation, appraisal and real estate law of infrastructure projects of all types, including working on the Arkansas Valley Conduit for the last 14 years. Fred is an IRWA Certified Instructor, past president of IRWA Chapter 6, past chair of IRWA Region 9, and the current International President-Elect of IRWA. Fred has won many awards, including IRWA's most prestigious annual award, the Frank C. Balfour Professional of the Year Award.



Eliot Kershner is a senior survey solutions manager at Compass Data. Eliot has about eight years of experience working with civil engineers and legal boundaries in the energy and transportation sectors as well as experience with remotely sensed data and aerial data. Eliot also holds a Part 107 sUAS license and has experience both collecting and processing data for a multitude of clientele. He has spent the past few years honing his skills interpreting boundaries and integrating those with aerial data all while in pursuit of completing licensure.



Brad Rodenburg is vice president of TRS Corp, a right of way services firm serving the Mountain West. His career in the right of way profession started 26 years ago, and he has assisted public agencies and public utilities across eight states, with the acquisition of property rights and relocation advisory assistance. Brad has worked with federal agencies including FTA, FRA, FHWA and the Bureau of Reclamation and has also worked in various roles for the Arkansas Valley Conduit since 2016.

MONDAY
6/26

International Professional Education Committee Update	8:00 am - 9:00 am
Property Services Perspectives on Transit Projects: Ottawa LRT; Eglington Crosstown Extension; Ontario Line Subway	8:00 am - 9:00 am
A Matter of Time: A Deep Dive into PFAS Contamination, Diminution in Value and Condemnation	8:00 am - 9:30 am
Easements — Case Studies and War Stories	8:00 am - 9:30 am
Federal Agency Update Panel Session: Relocation	8:00 am - 9:30 am
The Road to Easement Street: All You Ever Wanted to Know about Easements	8:00 am - 9:30 am
Haul Route/Road Maintenance Agreements and The Importance of Pre-Construction Roadway Imagery	9:30 am - 10:00 am
Arkansas Valley Conduit — an IJJA Federally Funded Water Pipeline	10:00 am - 11:00 am
Crossing Permits — The Intersection of New and Existing Right of Way Corridors	10:00 am - 11:00 am
Federal Agency Update: Federal Highway Administration	10:00 am - 11:00 am
Successfully Authoring Courses for IRWA	10:00 am - 11:00 am
Valuation Methodologies for Environmentally and Otherwise Impaired Properties	10:00 am - 11:00 am
The Rapidly Changing Face of Land Access in Australia	10:30 am - 11:30 am
Federal Agency Update: RAMP Up! The Importance of Early and Effective Right of Way Acquisition Planning (FTA)	1:30 pm - 2:30 pm
IRWA Awards & Elections Redux	1:30 pm - 2:30 pm
The Eminent Domain & Right of Way Club is Live with Leslie Finnigan, SR/WA	1:30 pm - 2:30 pm
How to Survive a Relocation File Audit	1:30 pm - 3:00 pm
Lessons Learned in Appraisal Reviews for Acquisitions and Litigation	1:30 pm - 3:00 pm
Is it Live or Is it Memorex? Ideas on Engaging Virtually	1:30 pm - 3:30 pm
Federal Agency Update: U.S. Department of Housing & Urban Development	3:00 pm - 3:30 pm
Annual Eminent Domain & Legislation Update	3:30 pm - 4:30 pm
GIS Provides Decision Makers with Actionable Right of Way Information to Improve Services to Communities	3:30 pm - 4:30 pm
Shoreline Management in the Digital Age: The Right Tools for the Job	3:30 pm - 4:30 pm
Live and on Location — Infrastructure Junkies with Incoming President Fred Easton, Jr., PLS, SR/WA	3:30 pm - 5:00 pm
Federal Agency Update: Federal Aviation Administration and General Services Administration	4:00 pm - 5:00 pm
Race in Right of Way	4:00 pm - 5:00 pm

TUESDAY
6/27

Electric & Utilities Committee Roundtable Open Discussion	9:30 am - 10:30 am
England's Green and Pleasant Land — A Review of Major Infrastructure Projects	9:30 am - 10:30 am
Federal Agency Update Panel Session: Appraisal	9:30 am - 11:00 am
Gordie Howe International Bridge Project — An International Joint Public Agencies Right of Way Project, Part 1	9:30 am - 11:00 am
Mile High Interest Rates: A Re-Introduction to the Mortgage Interest Differential Payment	9:30 am - 11:00 am
Potential Pitfalls of Temporary Easements	9:30 am - 11:00 am
Federal Agency Update: U.S. Army Corps of Engineers	12:00 pm - 1:00 pm
Overview on South Africa's Efforts Towards Future Sustainable Renewable Energy and Climate Change	12:00 pm - 1:00 pm
Rails-to-Trails Railroad Rights of Way — A Railbanked Right of Way Case Study	12:00 pm - 1:00 pm
Right of Way and the Electric Transmission Line Project Lifecycle	12:00 pm - 1:00 pm
Gordie Howe International Bridge Project — An International Joint Public Agencies Right of Way Project, Part 2	12:00 pm - 1:30 pm
Relocation Squares — An Educational Game Show	12:00 pm - 1:30 pm
Credentialing Trivia Hour	1:30 pm - 2:30 pm
The Mentor-Mentee Mosh Pit	1:30 pm - 2:30 pm
Federal Agency Update: ROW Acquisitions Across American Indian, Alaska Native and U.S. Federal Land (USDOI)	1:30 pm - 3:00 pm
Drinking Beer Across the Border: Cross-Border Regulatory/Environmental Requirements in Canada and the U.S.	2:00 pm - 3:00 pm
Appraisal Roundtable, Current Issues, Perspectives (and Maybe Answers)	2:00 pm - 3:30 pm
ROW and Engineering — Family or Feud? (a Collaboration for Project Success)	2:00 pm - 3:30 pm
The Great Eminent Domain Debate	3:00 pm - 5:00 pm
Archaeology and ROWs in Western Canada — What Can We Do?	3:30 pm - 4:30 pm
Federal Agency Update: Temporary Relocations (HUD)	3:30 pm - 5:00 pm
Issues in Mexico — An Overview Through the Baja and Riviera Maya Cases	4:00 pm - 5:00 pm
Right of Way for Airports — Avigation Easements	4:00 pm - 5:00 pm

WEDNESDAY
6/28

Best Practices For Early Engagement In Right of Way Delivery	8:00 am - 9:00 am
Facing the Storm: The Effects of Hurricane Ian on Infrastructure Projects	8:00 am - 9:00 am
From Trash to Treasure: Exploration of Superfund Site to a Clean, Usable Property	8:00 am - 9:00 am
Leveraging Rights of Way to Restore Biodiversity	8:00 am - 9:00 am
Residential Relocation Talk Show	8:00 am - 9:30 am
Working on the Railroad: Acquisition and Condemnation of Railroad-Owned Property	8:00 am - 9:30 am
Paperless Efficiencies to Manage Your Right of Way Projects Through Digital Innovation	10:00 am - 11:00 am
The Right of Way Milieu — Challenges to Infrastructure Development in Nigeria	10:00 am - 11:00 am
Western Alberta Transmission Line Right of Way Lessons Learned and Best Practices	10:00 am - 11:00 am
Non-Residential Relocation Talk Show	10:00 am - 11:30 am

**Sessions and schedule are subject to change*