



Chapter 33
Chapter Meeting Agenda
Friday, March 3, 2023
Cattlemen's Steakhouse
1309 S. Agnew Avenue
Oklahoma City, OK 73108

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- 1) Call to Order
 - 2) Introduction of Attendees
 - 3) Committee Reports for Board Discussion
 - a) **Treasurer's Report** – Amanda Murrell, SR/WA, R/W-RAC
 - b) **Membership Committee** – Brandi Simon
 - c) **Education Committee** – Lacie Jones, SR/WA, R/W-NAC, R/W-RAC, R/W-URAC
 - d) **Professional Development Committee** – Sean Harrison, SR/WA, R/W-RAC, R/W-NAC, R/W-URAC
 - e) **Nominations & Elections Committee** – Candace Deleplank
 - f) **Pipeline Committee** – Chris Gomez, SR/WA
 - g) **Utilities Committee** – James Stuart
 - h) **Young Professionals Committee** – Hailey Benson
 - i) **Outreach Committee** – Mark Pearce, RWA, R/W-RAC, R/W-NAC
 - 4) Old Business
 - a) Chapter website update and sponsorship opportunity
 - 5) New Business
 - a) Approval of November 4, 2022 meeting minutes as printed in chapter newsletter
 - b) Upcoming education courses
 - 6) Upcoming Meetings
 - a) Next chapter meeting – Installation Banquet – May 12, 2023 (tentative date) at Hard Rock Hotel & Casino (Tulsa, OK)
 - b) Next region meeting – March 30, 2023 – April 1, 2023 at The Beach House (Hilton Head, SC)
 - i) 2023 Region 2/6 Joint Spring Forum
 - (1) Education Course & YP Event Thursday, March 30, 2023
 - (2) International Transportation Committee Symposium Friday, March 31, 2023
 - (3) Region 2 & 6 Forum Saturday, April 1, 2023
 - 7) Recess for Guest Speaker
 - 8) Election of 2023-2024 Chapter Board
 - 9) Adjournment

5th Annual IRWA ITC Symposium

The Beach House Hilton Head Island
March 31, 2023

AGENDA

7:00 AM | REGISTRATION

7:45 AM | WELCOME & SPONSOR RECOGNITION | Christie Saenz, ITC Chair

8:00 AM | US 278 Cross Island Parkway Toll Facility History | Sarah Gaffney, South Carolina DOT

8:45 AM | Quick Takes on Quick Takes | Joshua Spencer & Sarah Spruill, Haynsworth Sinkler Boyd P.A.

9:30 AM | Where Roadway Design and Right of Way Intersect | Jon Zirkle, Tennessee DOT

10:15 AM | NETWORKING BREAK

10:30 AM | Fundamental Valuation Concepts All ROW Practitioners Should Know | Dalton Vann & Matt Browne, CBRE Valuation and Advisory Services

11:15 AM | 20/20 Hindsight: Alaska Way Viaduct | Krista Chambers & Cyndi Whelpley, HDR

12:00 PM | LUNCH

1:00 PM | Cutting Edge Real-time, AR, & MR Technological Advances within ROW | Jeff Christiansen, WSB

1:45 PM | Facing the Storm: Effects of Hurricane Ian on Infrastructure Projects | D Wade Brown, American Acquisition Group & Wendi McAleese, American Government Service Corporation

2:30 PM | NETWORKING BREAK

2:45 PM | Curating the Perfect Cost to Cure | Leighton Gambill, Brent Pitts, TJ Smith, & Mark Sadler, Kroll

3:30 PM | Surplus Properties: Understanding, Managing, and Valuing Critical Assets | Jim Prossick, HDR & Robyn Wilson, Florida DOT

4:15 PM | Changes in FHWA Rules | Dr. Michele Folk, Overland Pacific & Culter, LLC, Lisa Harrison, Pinnacle Consulting Management Group, Inc., & Nic Thornton, FHWA

**SCAN TO VIEW
EVENT & HOTEL
DETAILS**



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TODAY!**



2023 IRWA Transportation Symposium
The Beach House in Hilton Head, SC

Agenda
March 31, 2022

Time	Presentation	Presenter
7:00 AM to 7:45 AM	Registration	
7:45 AM to 8:00 AM	Introduction/Announcements	Erin Newberry, Matt Harris, Neil Burleson
8:00 AM to 8:45 AM	US 278 Cross Island Parkway Toll Facility History – From Conception to Conversion	Sarah Gaffney , PE, Resident Construction Engineer District 6 Special Projects for South Carolina Department of Transportation
8:45AM to 9:30 AM	Quick Takes on Quick Takes (and other Access Issues)	Joshua D. Spencer , Attorney at Haynsworth Sinkler Boyd P.A., Sarah Spruill , Attorney at Haynsworth Sinkler Boyd P.A.
9:30 AM to 10:15 AM	Where roadway design and right of way intersect	Jon Zirkle , PE, C.E. Manager 2 of the Technical Groups of Region 3 Project Development for the Tennessee Department of Transportation (TDOT)
10:15 AM to 10:30 AM	BREAK	
10:30 AM to 11:15 AM	Fundamental Valuation Concepts all ROW Practitioners Should Know	Dalton Vann , MAI, SR/WA, R/W-AC, Director of Right of Way for CBRE Valuation and Advisory Services, Matt Browne , MAI, R/W-AC, Managing Partner for CBRE Valuation and Advisory Services
11:15 AM to 12:00 PM	20/20 Hindsight: Alaska Way Viaduct	Krista Chambers , SR/WA, WA Transportation RES Lead for HDR, Cyndi Whelpley , SR/WA, Project Manager for HDR
12:00 PM to 1:00 PM	LUNCH	
1:00 PM to 1:45 PM	Cutting Edge Real-time, AR, and MR technological advances within ROW	Jeff Christiansen , Visualization Manager for WSB

2023 IRWA Transportation Symposium
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1:45 PM to 2:30 PM	Facing the Storm: The Effects of Hurricane Ian on Infrastructure Projects	D Wade Brown , SR/WA, R/W-RAC, R/W-NAC, President American Acquisition Group Wendi McAleese , President and Senior Title Examiner American Government Service Corporation
2:30 PM to 2:45 PM	BREAK	
2:45 PM to 3:30 PM	Curating the Perfect Cost to Cure	Leighton Gambill , Vice President of Real Estate at Kroll Brent Pitts , MAI, R/W-AC, Director at Kroll TJ Smith , Director at Kroll Mark Sadler , Director at Kroll
3:30 PM to 4:15 PM	Surplus properties: Understanding, Managing and Valuing Critical Assets	Jim Prossick , SR/WA Vice President Right of Way Services at HDR
4:15 PM to 5:00 PM	Discuss changes in the FHWA rules and program both at highways and other federal agencies and the impacts on the right of way sector	Dr. Michele L. Folk , SR/WA, R/W-RAC, R/W-URAC, R/W-NAC Senior Vice President at Overland Pacific & Cutler, LLC Lisa R. Harrison , SR/WA, R/W-URAC, R/W-RAC, R/W-NAC Owner/President of Pinnacle Consulting Management Group, Inc. Nic Thornton , Director FHWA's Office of Real Estate Services

2023 IRWA Transportation Symposium
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Topic Outline

Time	Presentation	Topic
7:00 AM to 7:45 AM	Registration	
7:45 AM to 8:00 AM	Introduction/Announcements	
8:00 AM to 8:45 AM	US 278 Cross Island Parkway Toll Facility History – From Conception to Conversion	Nations Highways are vital corridors to our economic and social progress. This presentation will provide a history on the 25 year system lifecycle of the Cross Island Parkway Toll Facility in Hilton Head, SC from conception to phase-out and disposal. We will briefly discuss how the project came about, successes and failures over the years, and finally emphasize and expand on the current design-build project that was put in place to remove the toll facilities along US 278. Topics will include design considerations, timing of the project itself – letting the project and coordination with local entities, demo of the toll booths and pavement reconstruction and asphalt rehabilitation of the existing roadway.
8:45AM to 9:30 AM	Quick Takes on Quick Takes (and other Access Issues)	The issue of access is always of critical importance throughout a project's timeline. This presentation will cover access in North and South Carolina as well as the Fourth Circuit to include survey access and possession under state and federal eminent domain law and potential avenues for reaching an agreement as to access while other negotiations with the landowner are ongoing.
9:30 AM to 10:15 AM	Where roadway design and right of way intersect	Roadway design and Right of Way acquisition is a team effort and by working together and with good communication, we can take advantage of our intersections and benefit projects and property owners. This presentation will explore the rules and regulations

2023 IRWA Transportation Symposium
The Beach House in Hilton Head, SC

		that guide each process and opportunities to optimize our projects to accommodate the needs of both design and right of way.
10:15 AM to 10:30 AM	BREAK	
10:30 AM to 11:15 AM	Fundamental Valuation Concepts all ROW Practitioners Should Know	Agents and appraisers alike should understand several fundamental rules in acquisitions for public projects. There are fundamental rules that determine what can and cannot be considered in the valuation. The acquisition agent should also understand these concepts to explain the agency's appraisal. These include the Just compensation standard, making the owner whole, undivided fee, value to the taker, project influence.
11:15 AM to 12:00 PM	20/20 Hindsight: Alaska Way Viaduct	Let's look at a 3.35 billion MegaProject that replaced a double-decker highway built in the 1950s with a two-mile double-decker tunnel underneath downtown Seattle as well as the demolition of the Alaskan Way Viaduct (Old PTW) along the waterfront that resulted in emergency temporary relocations mid-demolition. This project involved a high volume of acquisitions and relocations, including Personal Property Only, residential, non-residential and emergent temporary displacements. Krista and Cyndi will share lessons learned on what worked well and what could have worked better for your next transportation project.
12:00 PM to 1:00 PM	LUNCH	
1:00 PM to 1:45 PM	Cutting Edge Real-time, AR, and MR technological advances within ROW	Creating 3D visualizations for highway corridors and specific parcels are becoming more interactive and continue to push the industry boundaries. Advances in hardware and software will be discussed to shed light on cutting-edge technologies, including both Augmented Reality (AR) and Mixed Reality (MR). For instance, every aspect of alternative designs (geometrical design differences, pavement types, to driveway locations) and aesthetics (texture, color and context sensitive designs), can all be shown

2023 IRWA Transportation Symposium
The Beach House in Hilton Head, SC

		within the same interactive experience. Show line of sight issues before and after Date-of-Take, obstruct signs or building. Examples for work done for Attorney General's office on condemnation cases.
1:45 PM to 2:30 PM	Facing the Storm: The Effects of Hurricane Ian on Infrastructure Projects	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. Wade and Wendi will be discussing 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 5 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.
2:30 PM to 2:45 PM	BREAK	
2:45 PM to 3:30 PM	Curating the Perfect Cost to Cure	Valuation. Everyone's favorite right-of-way facet to learn... Guess what, today it will be! There is a lot of work that goes into the creation of a property valuation, but for this presentation we will be focusing on the cost to cure. Much like most of the appraisal process, the cost to cure takes knowledge, skill, and time. A lot like making the perfect cocktail! Walk with us as we explain the cost to cure and the steps behind curating a cure that will keep your project on track. This will include real project examples, and of course sampling, as we use our expertise build out our perfect cocktail/cost to cure!
3:30 PM to 4:15 PM	Surplus properties: Understanding, Managing and Valuing Critical Assets	Jim has over 40 years in the right-of-way field, the last 18 at HDR where his is currently a Senior Project Manager and West Region ROW Lead. As a senior project manager and licensed appraiser, he

2023 IRWA Transportation Symposium
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		collaborates with engineering, environmental, public involvement, and permitting disciplines to site numerous linear projects via detailed right-of-way analysis and cost estimating. He assembles successful right-of-way teams delivering asset management, title research, valuation, and acquisition services for transportation and linear projects throughout the US. He has worked as a property manager for County and City government and helped numerous clients evaluate corridor property interests and develop corridor and asset portfolio management plans. Jim has achieved the International Right of Way Association's Senior Agent SR/WA designation and is an at-large member on their International Electric and Utilities Committee and Asset Management Committee. He has made numerous presentations for IRWA, EUCI, and the NW Right of Way conferences.
4:15 PM to 5:00 PM	Discuss changes in the FHWA rules and program both at highways and other federal agencies and the impacts on the right of way sector	Our session will cover the basic updates and changes to relocation requirements on federally funded projects with a discussion comparing current requirements with any new requirements or changes to the existing relocation process.