

IRWA

ORANGE COUNTY

CHAPTER 67

International Right of Way Association Chapter 67 Orange County, California



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BUNDLE of WRITES

January 2017

Happy New Year! I hope 2017 is off to a great start for you all. As for Chapter 67, 2017 promises to be an exciting year with our Spring Seminar in March, our own elections and of course our awards. Look for more information from our Nominations & Elections Chair, Meredith MacDonald in the coming weeks. I encourage everyone to consider joining the board. There are positions that can fit anyone's busy schedule and the experience is rewarding both personally and professionally.

It was great seeing those of you who attended the Tri-Chapter last month. Chapter 57 put on a great event in a lovely setting. And I learned some new things about airports and how they are run. Education, networking and fun – the perfect IRWA event! The next big event will be the International Education Conference in June in Anchorage. I will be representing the Chapter, along with Artemis and Kirsten. I am looking forward to going and I hope that you will consider attending as well.

Now looking forward, our January lunch will be Tuesday the 10th and will feature what has become a tradition in Chapter 67 – a forecast of what to expect in 2017. We are pleased to welcome back John Ellis, MAI, as our speaker. I look forward to seeing you all next week.

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Topic: 2017 Economic Forecast: What to Expect in the Southern California Real Estate Market

Speaker: John Ellis, MAI, Integra Realty Resources, Inc., Los Angeles

John returns to Chapter 67 this year to give us his insights on the future of the regional real estate market. John has been appraising in Southern California continuously since 1980. He holds a Bachelor of Arts in Business-Economics from the University of California, Los Angeles. He is an active instructor of appraisal courses and seminars, was an elected member of the officers and Board of Directors of the Southern California Chapter of the Appraisal Institute for six years, and is a past president of the Chapter. Mr. Ellis has given expert testimony in Federal and Superior courts on more than two dozen occasions. He has served as a court-appointed appraisal expert, and as an arbitrator in valuation matters. Mr. Ellis serves a client base that includes investment advisory firms, lending institutions, public agencies, corporate and individual property owners, and the legal profession.



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Welcome readers back for the January edition of our newsletter.

If you would like to contribute content to the newsletter, have questions or any ideas to improve the content please contact me at gbecerra@opcservices.com or (949) 951 5263

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IRWA Chapter 67 2017 Utility Relocation & Mock Trial Seminar

March 14, 2017

Holiday Inn Orange County Airport Hotel Santa Ana
2725 S. Grand Blvd., Santa Ana, CA 92705

Schedule to Date:

7:00 AM - 8:00 AM	Registration and Continental Breakfast
8:00 AM - 8:05 AM	Opening Remarks (<i>Kirsten Bowman, Caltrans-Deputy State Attorney, IV, Chapter 67 Public Liaison/Region 1 Secretary/Treasurer</i>)
8:05 AM - 8:55 AM	Utility Agreements, Notices, Buy America, Relocation Cost Estimates <i>Speakers: Alice Ramsey, Esq. California Power Law Group, PC-Caltrans Deputy State Attorney, IV, Sacramento (Retired)</i>
9:05 AM - 9:55 AM	Utility Conflicts in Construction-Design Build
9:55 AM - 10:05 AM	Break
10:05 AM - 10:55 AM	Property Rights of Utilities and Title Issues <i>Speaker: Brittany A. Syz, Senior Counsel, San Diego Gas & Electric</i>
11:05 AM - 11:55 AM	Other Utility and Design Challenge
12:00 PM - 1:00 PM	Lunch <i>Topic: TBD Speaker: TBD</i>
1:05 PM - 3:00 PM	Mock Utility Eminent Domain Trial (Agency v. Private Property Owner) <i>Speakers:</i> <i>Scott Delahook, MAI Appraiser</i> <i>Glenn Block, Esq., Eminent Domain Group</i> <i>Keith McCollough, Esq., Alvarado Smith Law Group</i> <i>Stu Duvall, MAI Appraiser, George Hamilton Jones</i> <i>Property Owner Representative</i>
3:00 PM - 3:15 PM	Break
3:15 PM – 5:00 PM	Utility Trial Continuance
5:00 PM	Closing Remarks (<i>Katherine Contreras, Esq., Chapter 67 President</i>)

This seminar is eligible for MCLE, OREA and IRWA Continuing Education Credits.
Cost: \$125.00 [Includes continental breakfast, lunch and mid-afternoon refreshments]
Contact: Amanda Fitch, Amanda.Fitch@mobilitie.com.



Sponsorship Opportunities IRWA CHAPTER 67



2017 Utility Relocation Seminar & Mock Trial

Date: March 14, 2017
Location: Holiday Inn Orange County
Airport Hotel Santa Ana
2725 S. Grand Blvd., Santa Ana, CA 92705

- ✓ **\$2,000** - 2 Sponsorships are available at this amount only. You get 2 Company Logo Poster Panels on Easels at Seminar presentation (All Day) AND two (2) free Company/Agency attendance registrations.
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- ✓ **\$500** - 5 Sponsorships are available at this amount only. You get 1 -11" x 17" Company Logo Poster Panel on Easel at Seminar presentation (morning session OR afternoon session Only; Not All Day) AND one (1) \$25.00 discount for Company/Agency attendance registration.
- ✓ **\$250** - 6 Sponsorships are available at this amount only. You get 1 -11" x 17" Company Logo Poster Panel at Continental Breakfast and Lunch table only

Note: All must bring own stand.

- ✓ ***Other*** - Food Event, such as breakfast, coffee break, or lunch

If you would like to sponsor any of the above, please contact your Seminar Chair, Rudy Romo, SR/WA or Kirsten Bowman, Esq., Chapter Public Agency Liaison.
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January 31, 2017

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PRESENTING

half-day seminar



**Focusing on Critical Path:
Relocation Assistance Issues in Federally Funded Projects**

"Beyond the Basics - What Every Public Agency and Right-of-Way Delivery Manager Should Understand"

HOT TOPICS:

"Legal & Ethical Framework for Relocation Assistance"

Explore ethical issues and trends in relocation along with solutions to ethical challenges.

"Appraisal-Acquisition-Relocation Cross-Cutting Issues"

Learn aspects of advanced Business Relocation and will provide relevant citations which can be immediately applied to your agency's policies, procedures, and specific cases.

"Transforming & Connecting California with High Speed Rail"

Get an update on High speed rail's progress and the monumental task of relocating hundreds of residents and businesses.

"Overview of Relevant Legal Cases"

Round table discussion of court cases involving relocation issues by a panel of legal experts.


Learn... Connect... Grow...



See **Attached** Program & Registration Form



January 31, 2017





 **Quiet Cannon Country Club**
921 N. Via San Clemente,
Montebello, CA 90640

PRESENTING


**Focusing on Critical Path:
Relocation Assistance Issues in Federally Funded Projects**

“Beyond the Basics - What Every Public Agency and Right-of-Way Delivery Manager Should Understand”

Program Schedule

11:30 – 12:00	Registration & Networking
12:00 – 01:15	Lunch
SPEAKERS & TOPICS	
<p>12:15 – 01:15</p> <p>(60 minutes)</p> <p>Followed by 15 minute break</p>	<p>Legal and Ethical Framework for Relocation Assistance <i>Darryl Root, JD, MBA, R/W-RAC, Program Manager, Overland Pacific & Cutler, Inc.</i></p> <p>Darryl will provide an overview of URA requirements and explore relevant ethical issues connected with those requirements and how they impact day-to-day practice in the field. Recent ethical trends in relocation will also be explored along with solutions to ethical challenges.</p> 
<p>1:30 – 2:30</p> <p>(60 minutes)</p> <p>Followed by 15 minute break</p>	<p>Appraisal-Acquisition-Relocation Cross Cutting Issues <i>Karen Eddleman, SR/WA, R/W-RAC, Vice President, AR/WS</i></p> <p>Karen will discuss aspects of advanced Business Relocation, such as relationships between Appraisal, Acquisition & Relocation functions, and will present principles, rules and regulations, including relevant citations which can be immediately applied to your agency’s policies, procedures, and specific cases. Karen will cover how to address <i>Improvements Pertaining to Realty and Tenant-Owned Improvements</i>.</p> 
<p>2:45 – 3:45</p> <p>(60 minutes)</p> <p>Followed by 15 minute break</p>	<p>Transforming and Connecting California with High-Speed Rail <i>Don Grebe, Deputy Director of Real Property, California High-Speed Rail Authority</i></p> <p>Construction has commenced on the nation’s first high-speed rail system. The initial stretch of the project in California’s Central Valley will impact about 1700 properties. Don Grebe, Deputy Director of Real Property for the California High-Speed Rail Authority, is on the front lines of the right of way process. Join Grebe as he gives an update on high-speed rail’s progress and explains the monumental task of relocating hundreds of homes and businesses.</p> 
<p>4:00 – 5:00</p> <p>(60 minutes)</p> <p style="text-align: right;"><i>The End</i></p>	<p>Overview of Relevant Legal Cases <i>Speaker Panel:</i></p> <p style="text-align: center;">Gary Kovacic, Esq., Sullivan, Workman & Dee, LLP Jamey Wyman, Esq., Best Best & Krieger LLP Zakia Kator, Esq., Meyers Nave, LLP</p> <p>Topic: Roundtable discussion of Relevant Legal Cases</p> 

Continuing Education Accreditation:
IRWA - Approved for **4.0 hours** toward recertification.
MCLE - An application for CA CLE credit for this program is pending



January 31, 2017

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Focusing on Critical Path: Relocation Assistance Issues in Federally Funded Projects

SPEAKERS:

Legal and Ethical Framework for Relocation Assistance (12:15 – 1:15)

Darryl Root, JD, MBA, R/W-RAC,
Program Manager
Overland Pacific & Cutler, Inc.



Darryl Root is currently a Program Manager for Overland, Pacific and Cutler, Inc. in Southern California. Among other projects, he is managing a number of commercial relocation cases for the California High Speed Rail Project, one of the largest public works projects in the country. Some of the cases he manages are among the most complex in the country. His career in the right of way industry spans over 25 years with both public and private entities. Mr. Root has managed right of way projects throughout the nation, including several design build projects. Mr. Root specializes in large business relocation cases and was the 2014 Relocation Community of Practice Chair Person. He was recently named the Region 1 Professional of the Year for 2015 and is President of Chapter One in Los Angeles. He is also a frequent contributor to the IRWA Magazine.

Appraisal-Acquisition-Relocation Cross Cutting Issues (1:30 – 2:30)

Karen Eddleman, SR/WA, R/W-RAC
Vice President
Associated Right of Way Services, Inc.



Karen is Vice President with Associated Right of Way Services, Inc., a right of way consulting firm based in the San Francisco Bay Area. Ms. Eddleman has been providing relocation consulting services to public agencies and non-profit organizations throughout California for over 20 years. She has managed the relocation efforts for many federally funded transportation projects in recent years which have impacted a wide spectrum of housing types and complicated businesses. Ms. Eddleman is a past president of IR/WA Chapter 2 and serves on its Relocation Committee. Ms. Eddleman is a CLIMB certified instructor for the IR/WA. She has also had the privilege of serving as a Special Master to implement relocation settlements.

Transforming and Connecting California with High-Speed Rail (2:45 – 3:45)

Don Grebe
Deputy Director of Real Property
California High-Speed Rail Authority



Don Grebe is the Deputy Director of Real Property for the California High-Speed Rail Authority. Don is responsible for all aspects of property acquisition and the right-of-way process, which includes appraising, acquiring and relocating businesses and residences impacted by the Authority's high-speed rail project. He oversees a staff of experienced Right-of-Way agents, Real Property reviewers and contract managers that work for the State of California. Don also supervises over 200 right-of-way consultants working in the field.

Prior to joining the Authority, he spent more than 30 years at California Department of Transportation (Caltrans) doing right-of-way work in both metropolitan and rural districts. Most recently, he was the Right-of-Way Headquarters Office Chief at Caltrans overseeing policy and procedures in the areas of acquisition, condemnation, relocation assistance, railroad agreements, federal and state land transfers, hardship and protection and certification. He also served as an Appraiser and Acquisition agent, and a Senior Right-of-Way agent in the areas of right-of-way planning and management as well as project delivery and coordination. He is also an ex officio member of the Caltrans Real Property Law Committee.

SPEAKERS (continued)

Overview of Relevant Legal Cases (4:00 – 5:00)

Gary Kovacic, Esq.

Senior Partner

Sullivan, Workman & Dee, LLP

Mr. Kovacic concentrates his law practice in the areas of eminent domain, land use, and zoning litigation. His eminent domain practice includes well over 500 cases for clients that range from Fortune 500 companies to family businesses; from owners of shopping centers, hotels, farms, golf courses, and large tracts of land to tenants of small commercial parcels. Mr. Kovacic recently completed 18 years on the Arcadia City Council including six terms as mayor.

Mr. Kovacic has been a licensed California attorney since 1976 and a partner in the firm since 1981. In addition to the California State Bar, Mr. Kovacic has been admitted to practice before the U.S. District Court (Central, Eastern, and Southern Districts of California), U.S. Court of Appeals (Ninth Circuit), and the U.S. Supreme Court.

Mr. Kovacic obtained his undergraduate degree in history cum laude from UCLA and his juris doctor, cum laude, from Southwestern University School of Law, where he was a note and comment editor for the law review. Mr. Kovacic taught real property law as an adjunct professor at the University of La Verne College of Law and has served as a guest lecturer on eminent domain law at both the University of Law Verne College of Law and Southwestern University School of Law. From 1990-1992, Mr. Kovacic chaired the Los Angeles County Bar Association Eminent Domain and Land Valuation Committee. He has also been a featured speaker at the American Planning Association Zoning Institute, American Planning Association National Planning Conference, CLE International Regulatory Takings Conference, Appraisal Institute, and International Right of Way Association Annual Valuation Seminar. In addition to his speaking engagements, Mr. Kovacic has co-chaired the CLE International Annual Eminent Domain Conference in Southern California since 2003. He has also been a contributing author for Nichols on Eminent Domain, the nation's leading treatise on eminent domain law. He also serves on the boards of several non-profit organizations. (more info: www.eminentdomain-law.com/gary-a-kovacic)



Jamey Wyman, Esq.,

Associate

Best, Best & Krieger, LLP

Jamey Wyman advises clients with right-of-way acquisition, project delivery and litigation as an associate in Best Best & Krieger LLP's Special Districts, Litigation and Environmental and Natural Resources practice groups. Over his career, Jamey has worked on various aspects of major public infrastructure projects throughout the state, including the Prunedale Improvement Project (Monterey County), Presidio Parkway Project (San Francisco County) and 91 Corridor Improvement Project (Riverside County). Included in his experience is real property valuation of industrial, commercial and residential property and entitlement to and valuation of loss of business goodwill.

Prior to joining BB&K, Jamey was a deputy attorney for the California Department of Transportation, where he provided general counsel advice and litigation services. While at Caltrans, his practice included eminent domain, inverse condemnation, project delivery, real property rights analysis, negotiating government-to-government agreements for Caltrans' Doyle Drive/Presidio Parkway, CEQA, endangered species, Coastal Act compliance and Section 4(f) analysis.



Zakia Kator, Esq.,

Associate

Meyers Nave, LLP

Zakia Kator is admitted to practice in all Courts of the State of California and is a vital member of the firm's Eminent Domain and Inverse Condemnation Practice Group. Before joining Meyers Nave Zakia litigated on behalf of clients in a wide range of diverse and complex eminent domain and inverse condemnation matters, including precondemnation damages, severance damages, loss of business goodwill, lease bonus value, eligibility and entitlement to relocation benefits and related issues.

Zakia also has experience in utility relocations related to public project, trespass and quiet title actions with respect to land owned by public agencies, as well as business litigation and related issues. Zakia was also involved in providing counseling and advice on environmental law, water law and related matters. Prior to attending law school, Zakia was a wireless engineer with a cellular carrier and is also a registered Patent Agent with the US Patent and Trademark Office.



January 31, 2017

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REGISTRATION FORM

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Continuing Education (CE) Credit Needed? Yes No

Type of CE Certificate Needed:

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Advance Registration Payments to be received on or before 1/15/2017

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Agency Staff Non-members: \$ 85 payment received by 1/15/2017, \$ 95 after.*

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*IRWA Members (all chapters): \$ 75 payment received by 1/15/2017, \$ 95 after.
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**Registration
Includes Lunch**

Please Select:

Chicken
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