



MONTHLY
Bundle of Writes
NEWS AND EVENTS FOR IRWA CHAPTER 67

March 2022

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PRESIDENT'S MESSAGE

Ryan Hargrove
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Greetings Chapter 67 Members,

I hope you are enjoying the movement into the spring season and the longer daylight hours it provides. Since I am both an adjunct professor and an Executive MBA student currently, I have benefitted in two different areas of my life from a "spring break." My wife and I took advantage of this extra time and spent five days and four nights in Las Vegas recently. It coincided with the beginning of March Madness, which made for a new Vegas experience for me. We did not watch many games though (my wife might have been bored to death if we did) and my beloved alma mater (USC) unfortunately got eliminated in the first round of the tournament. We did, however, enjoy a lot of nice restaurants, a show, and plenty of walking/people-watching. We also visited Area 15, an experiential retail and entertainment complex that is off the strip, which was very unique and interesting. I also was told by a local Uber driver that Lyft is still testing self-driving vehicles in Vegas, but I unfortunately did not get the opportunity to ride in one this time.

P R E S I D E N T



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I sincerely hope all of you are continuing to stay safe and healthy. Thankfully, it appears that the Omicron Covid-19 variant is now well in our review mirror. I would imagine Chapter 67 will be moving back to in-person luncheons in the not-too-distant future, although it probably will not be until the next fiscal year (i.e. July 2022 or thereafter), when we a new group of chapter officers.

You may recall that our Chapter is hosting the Region 1 Spring Forum this year and it is coming upon us very quickly. More specifically, it is scheduled for Saturday April 2, 2022 at the Holiday Inn Santa Ana Orange County. This is, of course, our normal luncheon meeting location with an address of 2726 S. Grand Avenue in Santa Ana. In addition to the forum itself, we will be hosting an in-person happy hour on Friday April 1st from 5pm to 8pm. The happy hour will also be at the Holiday Inn and will present a great opportunity for our chapter members to visit with each other and Region 1 leaders in person. We certainly hope to see as many people as possible there. If you need more information about the happy hour, please feel free to reach out to me or Amanda Fitch, Chapter 67's Communication Chair.

I would also like to remind you that the IRWA Education Conference will be in Cleveland this year and will take place from June 5, 2022 to June 8, 2022. This will be the second hybrid IRWA annual conference and lessons learned from last year's conference promise to allow for an even better hybrid experience this year. For those considering attending the conference in person, note that the Monday night event involves a visit to the Rock and Roll Hall of Fame. Unfortunately, I will be unable to attend the conference (I will instead be attending a closing residential in Lake Arrowhead, culminating my Executive MBA program at UCI). However, the Chapter will be well represented with Rudy Romo and Meredith McDonald attending and serving as International Directors.

Thank you for reading this update. If you have any questions, please don't hesitate to reach out to me. If you are interested in joining the Board, feel free to contact me or any existing Board member.



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Welcome back readers to the March edition of our newsletter. If you would like to contribute content to the newsletter, advertise, have questions or any ideas to improve the content, please contact us.

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UPCOMING EVENTS

Region 1 Spring Forum

Friday April 1 - Saturday April 2, 2022 12:00 p.m. - Holiday Inn, Santa Ana
 In-person happy hour Friday from 5pm-7PM
 Spring Forum Saturday

IRWA Education Conference

June 5 - 9, 2022 - Cleveland, OH

ADVERTISE WITH US!

We have advertising spots available for the following rates. If interested, please contact Chapter 67 Treasurer Matthew VanEck at Matthew.vaneck@kidder.com.

The price for one year of advertising is:
 \$300 for half page
 \$275 for a third page
 \$225 for a quarter page.

CHAPTER 67 COMMITTEE CHAIRS

CASE OF THE MONTH

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REGION 1 SPRING FORUM



Come kick off your Weekend w/ Region 1 Leadership!

Leaders from across Region 1 Chapters
are in town for the Annual Spring Forum.
Come join us for an
IN PERSON Networking Happy Hour!

Holiday Inn Santa Ana/OC Airport

2726 S Grand Ave
Santa Ana, CA 92705

**Friday, April 1
5pm**



Please Register !

irwa-chapter67.ticketleap.com/irwa-april-happy-hour/



EDUCATION

James Vanden Akker
Metropolitan Water District
JVandenAkker@mwdh2o.com (213) 217-6324

For questions regarding IRWA education, whether it be information on a particular course, how to register, potential upcoming courses, or the credentialing program, please reach out to James.

UPCOMING COURSES

COURSE 205: BARGAINING NEGOTIATIONS (VIRTUAL)

April 4-5, 2022 8:00 AM - 5:00PM

[Click Here to Register](#)

COURSE 102: ELEVATING YOUR ETHICAL AWARENESS (VIRTUAL)

April 8, 2022 8:00 AM - 5:00PM

[Click Here to Register](#)

IRWA's Virtual Classroom

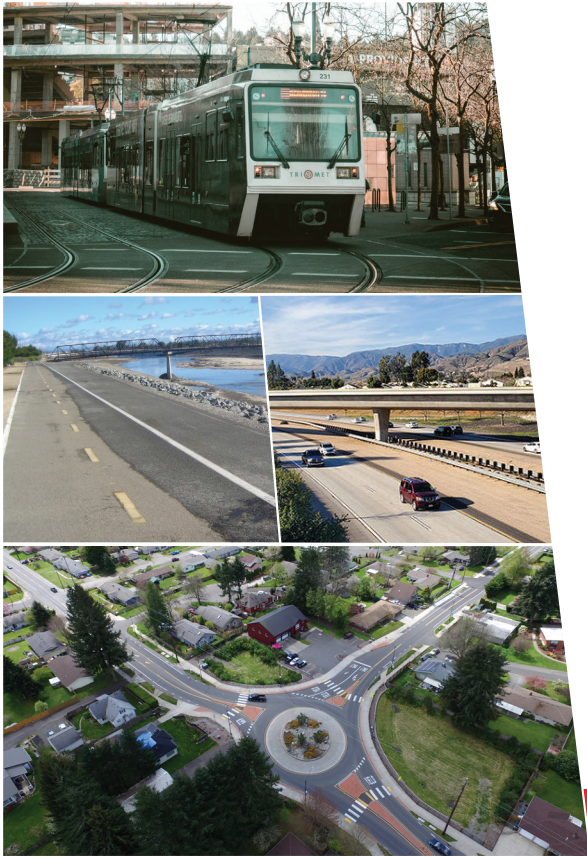
[IRWA's virtual classes](#) let you engage in courses delivered in real-time from your desk., home or anywhere with an internet connection. Through an easy-to-use digital platform, IRWA instructors facilitate live interactive courses, creating a classroom experience in a virtual environment.



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CASE OF THE MONTH



Valuing Water Rights in Eminent Domain

Bradford Kuhn, Esq., Partner
Law Firm of Nossaman LLP

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As water becomes scarcer in California, public agencies are looking for new sources and opportunities to provide water to their communities. When the government identifies those water sources but confronts unwilling sellers, eminent domain sometimes becomes necessary. This is currently taking place in the Antelope Valley, where the Rosamond Community Services District [recently approved the adoption of a resolution of necessity](#) to acquire water rights from agricultural land by eminent domain.



The District is facing shortages in its future water supplies and it is limited in the amount of groundwater it may use to serve its customers. The property identified is near an existing water distribution system, and the District could not locate another willing seller to secure sufficient water rights to meet the shortfall. It appears the owners plan to challenge the District's right to take the property, and if the District is successful, there will be a large fight on the value of the water rights. The District approved financing that would provide up to \$17.5 million to acquire the water rights, which would be repaid through rates passed on to customers.

Valuation of water rights is a complex analysis that depends on a number of factors. In addition to determining the actual water rights in existence and their transferability, appraisers also consider:

- the quality of the water and its suitability for a variety of uses (agricultural, municipal, or drinking water);
- the costs to extract the water, including necessary improvements that must be installed to secure access;
- the reliability of the water source, including its priority in the water basin in the event of low-flow conditions; and
- alternative water supplies in the area, which dictates supply and demand and the price buyers and sellers will pay for water in the geographic vicinity.

Once those factors are established, appraisers typically use methodologies that are applied to traditional real estate valuation, such as the income approach, comparable sales approach, or cost approach. For example, in valuing water rights, an appraiser could consider the anticipated revenue stream of leasing the water, discounted to present value. Alternatively, an appraiser could look at other comparable transactions of water rights and make necessary adjustments to determine the appropriate value of the water rights. Or, under a cost approach, an appraiser could analyze the cost of developing an alternative water supply.

Rights that provide a reliable source of water, provide access to high-quality water, have minimal limits on transferability, and have scarce options for alternative water sources will ultimately fetch the highest price.



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ARTICLE

The Era of Cheap Renewables Grinds to A Halt

By Irina Slav of [oil.price.com](https://oilprice.com)

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This original published article can be found at <https://oilprice.com/Energy/Energy-General/The-Era-of-Cheap-Renewables-Grinds-To-A-Halt.html> [oilprice.com]

Irina Slav is a writer for Oilprice.com with over a decade of experience writing on the oil and gas industry.

- **Raw material shortages, notably in metals and minerals and polysilicon are impacting the renewable energy industry**
- **The cost of solar panels, wind turbines, and EV batteries is climbing after years of declines**
- **Solar panel prices had surged by more than 50 percent in the past 12 months alone. The price of wind turbines is up 13 percent and battery prices are rising for the first time ever**

The **continual decline in production cost for wind, solar, and EV batteries was touted as the driver of their growing adoption** and ultimate takeover of the global grid. Up until two years ago, there was no other scenario on the table—even though inflation was as much a reality then as it is now. Only now, it has become a lot more pronounced.

At a recent metals and [mining conference \[youtube.com\]](https://www.youtube.com/watch?v=...) in Riyadh, several attendees noted that the mining industry had fallen out of favor with lenders because it was deemed as damaging for the environment as oil and gas. Yet now, **it is becoming abundantly clear that without the mining industry**, there can literally be no energy transition. Solar panels, wind turbines, transmission lines, and EVs all depend on metals and minerals in sufficient quantities.

These quantities, however, are already problematic. During the pandemic, supply chain disruptions—one of the most popular phrases of the pandemic, it would seem—wreaked havoc across industries that resulted in various raw material shortages, notably in metals and minerals and polysilicon.

Shortages typically lead to higher prices, and this is exactly what happened here as well. As a result, **the cost of solar panels, wind turbines, and EV batteries started climbing—a development that virtually no renewable energy forecaster had anticipated.**

Bloomberg reported this month that **solar panel prices had surged by more than 50 percent in the past 12 months alone.** The **price of wind turbines is up 13 percent** and battery prices are rising for the first time ever, the [report noted \[worldoil.com\]](https://www.worldoil.com/news/2022/07/20/solar-panel-prices-surge-50-percent/).

Of course, all this could be dismissed as a temporary glitch because of those pesky supply chain disruptions; once those are dealt with, prices should return to normal. Unfortunately, this argument does not hold water because the demand projections for all those metals and minerals called critical precisely because the energy transition hinges on them are invariably bullish. Put another way, the world will need a huge amount of copper, lithium, nickel, manganese, and cobalt, among others, to continue with the energy transition. **And they are not coming fast.**

That lending problem for the mining industry as well as oversupply in some segments of the metals market led to **lower investments in new mines in recent years**. That added to an already existing problem of falling ore grades: now, **a miner needs to dig out a lot more ore to find the same amount of copper**, for instance, than they had to 20 years ago.

This means that the extraction of a **ton of copper has become costlier even without the rising demand**. With the rising demand projections, the outlook for copper and other critical metals is definitely bullish. But a bullish outlook for copper means higher prices for windmills and solar farms, and for EVs as well.

This is not all, either, because there is also **the issue of new supply**. Banks are now definitely more interested in investing in the mining industry, what with those critical metals and minerals, but **their shareholders—and governments—are insisting in these metals**

and minerals being mined responsibly—that is, in compliance with certain ESG requirements. A recent [report \[metalbulletin.com\]](https://www.metalbulletin.com) by Metal Bulletin notes that carmakers are now putting their mineral suppliers through a vetting process to ensure they were mined responsibly. That's more additional costs piled on, too.

And this is not all, either, because new metal and minerals supply will be vital for the energy transition. And **one of the key characteristics of the mining industry is long lead times**. There is no way around it. **It takes about a decade to turn a prospective deposit into an operating mine, even** with the most modern technology. To sum up, then, the current trend for higher prices in the low-carbon energy sphere may very well be just the beginning of an extensive rally that could last for decades.



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CHAPTER NEWS

CHAPTER 67's OFFICER CANDIDATES FOR 2022-2023 TERM *Joe Munsey, RPL, Nominations Chair*

Ryan T. Hargrove, Chapter President, MAI, SRA, AI-GRS, R/W-AC, Chief Appraiser – Infrastructure & Right of Way, County of Orange, appointed Joe Munsey, RPL, Senior Land Advisor, Southern California Gas Company, as Chair of the Nominations Committee.

We will be electing Chapter Officers at our May 10th, 2022, either in-person luncheon or virtual luncheon. Further nominations from the floor will also be accepted at the May meeting. Feel free to contact Joe Munsey at jmunsey@socalgas.com or 714-292-2335 to offer a nominee(s) as a Chapter officer(s) by April 15th in order to publish all nominees in the May issue of the Chapter Newsletter.

Per Article IV, Section 2, "At the expiration of the term of the President, the President Elect shall succeed to the office of the President for a one-year term." Rudy Romo, SR/WA, City of Irvine, is the current President Elect and will succeed as Chapter President.

The Chapter will be electing the following officers:

- President-Elect
- Treasurer
- Secretary
- International Director – 2-year term

Nominees are:

OFFICER	NOMINEE
President	Rudy Romo, SR/WA, City of Irvine Per Article IV, Section 2, At the expiration of the term of the President, the President Elect shall succeed to the office of the President for a one-year term.
President Elect	Matthew VanEck, MAI, Senior Vice President, Kidder Mathews Valuation & Advisory Services
Secretary	Albert Del Rio, Real Estate Department, County of Orange
Treasurer	Sarah Downs, JD, RPL, Land Advisor, Southern California Gas Company
International Director - 2 year	Matthew VanEck, MAI, Senior Vice President, Kidder Mathews Valuation & Advisory Services

MEMBER SPOTLIGHT

Arianna Perez Gets her SR/WA Designation



Ms. Arianna Perez recently received her SR/WA Designation, Plaque, and Pin. We want to congratulate Ms. Perez on this well-deserved accomplishment. The Senior Right of Way Professional (SR/WA) designation is the highest credential attainable by the International Right of Way Association (IRWA). It requires a considerable amount of education, experience, and IRWA course work in the field of right of way. Ms. Perez was required to complete a total of 208 credit units/hours of IRWA courses which required dedication, motivation, and perseverance.

Ms. Perez is a Senior Real Property Agent with the Orange County Transportation Authority (OCTA) and manages the right of way for highway and transit projects together with oversight for compliance with right of way acquisition and relocation guidelines and procedures. She received her Bachelor of Arts from Whittier College (2009) and Master of Science in Transportation Management from San Jose State University (2017).

Arianna started her right of way career with Caltrans District 8 in 2011. She met her husband, Jesse Perez while working along side him in the right of way department. She has been married close to 3 years in May with a 16-month-old son Jordan and 17-year-old stepdaughter, Jasmine. She resides in La Habra and enjoys evening walks and hikes with the family. They have a sweet female Pitbull named Spots, who is always excited when someone in the family is ready to play and take her out for a walk.

When asked about Hobbies, Arianna says "anything outdoors that allows Jordan to roam around." For

music and songs, Arianna says she enjoys all genres of music, but most importantly the nursery rhymes she gets to sing to Jordan all day.

When asked who is her most influential person(s), Arianna says her parents are the most influential people in her life because they are a strong power couple that have always set goals and work hard to accomplish them. She believes her parents are genuine people that everyone views as inspirational and exemplary.

Arianna's proudest accomplishment is being where she is today, a wife, a mother, and a full-time working woman. Life brings both good and not-so-easy days, but she uses the experiences to grow and become a better version of herself for her family and all those around her.

When asked what she looks for in people, Arianna says "I just love being around people that are genuinely themselves, strive to be a better version of themselves, and want to bring positivity to those around them."

When asked why she is involved in the IRWA, she says "IRWA is a great organization that has exposed me to leading professionals in the right of way industry and has helped me in my career growth through the many courses I have taken throughout the years to bring me where I am now, a Senior Right of Way Professional, SR/WA."

We're not sure we'll be at an "in-person" lunch soon, however, when you do see Arianna next time, please do go up to her and say "Congratulations Arianna on your SR/WA accomplishment!"



WELCOME NEW MEMBERS

Albert Del Rio



THE NUTS AND BOLTS

Life: Born on July 13 in Fountain Valley and currently living in Fountain Valley.

Love: Married with two children, Damian (20) and Jasmyn (14) and living with Mr. Chip an American Hairless Terrier. Google them, they are a great breed.

Education: Undergraduate degree from USC in Organizational Management. Currently after a Masters in Public Administration.

Work: Government Real Estate, The County of Orange.

THE GOOD STUFF

Favorite Foods: Spicy foods from all cultures and surf & turf plates.

Favorite Things To Do: Family camping trips to the Sequoias. We take them 5-7 times a year.

Hobbies: Fixing and enjoying boats, mountain bikes, automobiles, computers, and household items.

Favorite Music: Classic Rock and anything from the 90's.

Last Book Read: The New Face of Government (McNabb).

Last Movie: The new Ghostbusters.

Favorite Restaurants: Mastro's Ocean Club Newport Coast and Matsu's Japanese Huntington Beach.

Favorite TV Show: Yellow Stone Dutton Ranch.

Pet Peeves: People who run red lights.

Last Vacation: Honolulu, HI.

WHAT YOU MIGHT NOT KNOW

Favorite Quote: "The single biggest way to impact an organization is to focus on leadership development.

There is almost no limit to the potential of an organization that recruits good people, raises them up as leaders and continually develops them." -John Maxwell

Most Influential Person in Life and Why: My father and mother. Together they embody kindness, empathy, and morals with a mindset to work hard and enjoy life doing it.

Proudest Accomplishment: Learning how to read and write as an adult. Through childhood a learning disability kept me from progressing.

Secret to Success: Set your own success points, not those of others.

Biggest Challenge Faced: Public speaking to a room of over 1000 people.

What I look for in people: The ability to be charismatic.

My Most Important Unrealized Goal: A leadership role in government.

Why I am involved in the IRWA: To obtain knowledge and make contacts.

WELCOME NEW MEMBERS

Lev Zartarian



THE NUTS AND BOLTS

Life: Born on September 30, 1985 in Orange and currently living in Orange.

Love: Married with two children, Anaiis(6) and Ariana (3) and living with Axel, 9 year old rat terrier.

Education: B.A., Anthropology (UCLA); J.D. (Western State University COL).

Work: Attorney with Briggs Alexander APLC, Newport Beach, CA.

THE GOOD STUFF

Favorite Things To Do: Spending time with my wife and daughters; sailing; golfing.

Favorite Music: Christian, country, blues.

Last Book Read: My Brother's Road by Markar Melkonian.

Favorite Restaurants: Vaca (Costa Mesa) and Marché Moderne (Newport Beach).

WHAT YOU MIGHT NOT KNOW

How Work Relates to the R/W Profession: Regularly represent property and business owners in eminent domain/inverse condemnation matters.

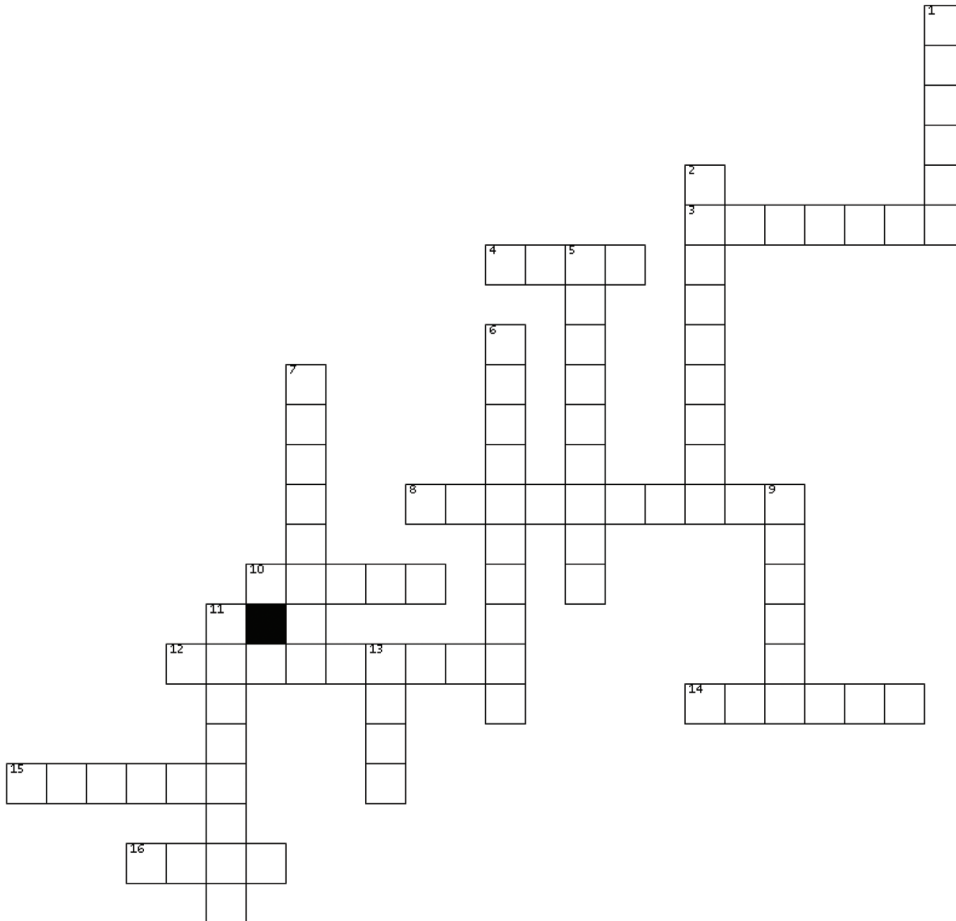
Most Influential Person in Life and Why: My father who always puts his family, friends and loved ones first.

Proudest Accomplishment: Fatherhood.

Secret to Success: Hard work; honesty in all aspects of life, with others and myself. And vacations to ease ordinary life/career stresses.

FOR FUN

Spring Crossword



ACROSS

3. On the first day of spring in the northern hemisphere, the sun rises directly over what part of the globe?
4. One who holds the right to receive a property, position, or title of somebody else when that person dies.
8. Any property pledged as security for a loan.
10. A causal link or relationship.
12. The party who lends money and receives the mortgage.
14. Another word for "vernal"
15. A procedure whereby a disinterested third party controls the legal documents & funds on behalf of a seller & buyer.
16. The material used to build up land or to obtain uniform grade for a construction project.

DOWN

1. A person licensed to engage in the real estate business.
2. The portion of the larger parcel left to the owner after a partial taking.
5. The description of a person who dies without making a valid will.
6. Document filed containing a statement that a defendant claims no interest in the property or awarded compensation.
7. A formal decision or determination on a matter or case by a court.
9. A person who advises and represents clients as to legal rights and obligations.
11. Defined by California Code of Civil Procedure section 1263.510(b).
13. , A land measurement equaling 60 square rods or 4,840 square yards.