



MONTHLY  
**Bundle of Writes**

NEWS AND EVENTS FOR IRWA CHAPTER 67

May 2023

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**PRESIDENT'S  
MESSAGE**

*Rudy Romo, SR/WA*  
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Hello All,

Now that Spring has sprung, it looks like the wet and rainy season is behind us (I hope). It has been a challenge this year for our state dealing with so much rainfall water all at once, but we survived and now we can take advantage of the much needed water reserve.

Matt and I recently attended the annual Region 1 Spring Forum in Oakland hosted by Chapter 2. The meeting was held on Saturday, April 15th at Bay Area Rapid Transit's (BART) headquarters in downtown Oakland. The forum is a meeting where the chapters from California, Arizona, and Nevada get together and learn from each other about things such as new membership suggestions, renewals, seminars, virtual and in-person class updates, and news from headquarters. It was an informative meeting and a wonderful opportunity to connect with the leaders from our neighboring chapters.



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In June, our Board will be voting on several revisions to the by-laws including: (1) qualifications for region officers (it currently reads that a candidate for a region officer must serve a minimum of 1 year on a Chapter Board to be changed to a minimum of 2 years on a Chapter Board; (2) to be eligible for International Executive Committee (IEC), a member must have served as a region officer for a minimum of 2 terms, 1 of which must be as Region Chair; and (3) in the event an IEC member resigns or vacates his/her position less than 90-days from the end of his/her term, the position shall remain vacant until the Directors cast their vote in June for the coming year. These items will be further discussed at the next Chapter luncheon.

The Chapter Incentive Program also known as CHIPS has been revised to a "Chip" incentive program similar to "Points" or "Credits". Once a chapter achieves a certain goal, they will earn 1 or 2 or 3 "Chips". One (1) "Chip" is equivalent to 1 free membership and one 1-day course; two (2) "Chips" are equivalent to receiving 2 free memberships, 2 one-day courses and 1 two-day course; and three (3) "Chips" are equivalent to 3 free memberships, 3 one-day courses, and 1 free conference registration. More information on this new program will be coming soon.

As you may recall, our Chapter is hosting the Tri-Chapter Luncheon in December of this year. Nazani Temourian, Esq. has done an outstanding job searching for venues and evaluating luncheon costs. After careful review and analysis, it was decided that the Richard M. Nixon Library in Yorba Linda will serve as this year's venue. It is the most economically feasible and centrally located facility. Stay tuned for more information and thanks again Nazani for all your hard work!

Last February we submitted our nomination and 2022 newsletters for the "International Newsletter of the Year" award. We received some exciting news from our Region Nominations and Awards Chair, Alesia Strauch, SR/WA that "Bundle of Writes" was selected as a finalist for the international competition. President-Elect Matt and I will be sitting at the finalist table during the Denver awards luncheon in June when they announce the winner. Keep your fingers crossed!

In addition to submitting "Bundle of Writes" at the international level, we submitted for the region competition for the 2022 year. And guess what? We did it again and were awarded the Region Newsletter of the Year! Congratulations to our newsletter team, Alyson Suh, Amanda Fitch and Christy Porter. Great job!

We just recently learned that Chapter 1, Los Angeles, is forming a committee to help plan for next year's IRWA Annual International Education Conference in Long Beach. We received an invitation to assist Chapter 1 with this colossal event as they will be seeking many volunteers. If you are interested in volunteering, please reach out to any Board member. Stay tuned for more detailed information.

Our next Chapter luncheon is scheduled for Tuesday, May 9th and the guest speaker will be our very own Jillian Friess Leivas, Esq. who will be presenting on "Easements: What are They and What are My Rights?" We look forward to an exciting presentation.

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Welcome back readers to the May 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

### May Monthly Luncheon

Tuesday May 9, 2023 12:00 p.m.  
Speaker: Jillian Friess Leivas  
Topic: Easements: What Are They And What Are My Rights?

### 31st Annual Valuation Seminar

Thursday May 25, 2023  
Quiet Canyon - Conference and Event Center, Montebello CA

### 2023 IRWA Education Conference

June 25 - 28, 2023 - Denver, CO



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## CHAPTER 67 COMMITTEE CHAIRS

### CASE OF THE MONTH

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## MAY LUNCHEON



### Jillian Friess Leivas Nossaman, LLP

#### Easements: What Are They And What Are My Rights?

Easements play a large role in condemnation actions, whether they are the sole property interest being acquired, they accompany a fee acquisition, or they encumber property that is being acquired. Jillian Friess Leivas will provide an overview of the different types of easements, rules for interpreting a vague or ambiguous easement, and provide best practice tips and examples when drafting easements.

Please Join Us

Tuesday, May 9, 2023 at 12:00 PM

Holiday Inn - Santa Ana/OC ARPT  
2726 S Grand Ave, Santa Ana, CA 92705

[RSVP HERE](#)





## EDUCATION

*James Vanden Akker*

Metropolitan Water District

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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.

### 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.

### 31st Annual Valuation Seminar

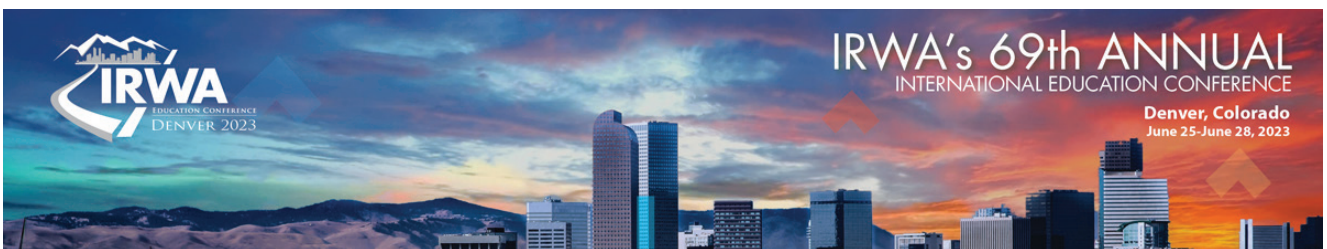
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May 25, 2023 Quiet Canyon – Conference and Event Center, Montebello CA

Early bird rate (through 5/15/23): \$125 per person

5/16/23 through 5/25/23: \$140 per person

[Click here to Register](#)



### International Education Conference

The full list and schedule of education sessions is available now. Check out the wide variety of topics that will be presented at this year's highly anticipated conference in Denver!

[View Full Schedule Here](#)

# EDUCATION SCHOLARSHIP

## THE ALAN D. WURTZ, SR/WA SCHOLARSHIP FUND

Funded by Percheron, LLC



### **Objective**

The Alan D. Wurtz, SR/WA Scholarship Fund seeks to award a \$1000 scholarship to an active IRWA Young Professional who exemplifies Alan's enthusiasm for learning and his passion for the IRWA. The Alan D. Wurtz, SR/WA Scholarship Fund will reimburse the Scholarship Recipient up to \$1000 for educational courses and seminars sponsored by the IRWA over a 3-year period.

### **Eligibility**

Percheron, LLC welcomes applicants to apply for the Alan D. Wurtz, SR/WA Scholarship Fund. To qualify for the scholarship, applicants must be (1) a member in good standing of the IRWA for a minimum of one year, (2) a young professional (age 35 or younger) practicing in the right of way profession (3) committed to enhancing their knowledge of the industry, and (4) willing to honor the legacy of Alan D. Wurtz, SR/WA by furthering the IRWA's Purpose and Mission.

APPLICATION DEADLINE: JUNE 1, 2023

[APPLY HERE](#)

# EDUCATION SCHOLARSHIP



On behalf of the International Right of Way Association, the International Professional Education Committee (IPEC) has issued a request for proposals (RFP) for the development of the following new course:

Principles and Use of GIS for Land Acquisition (8-hour course). The successful bidders will be compensated \$20,000 upon completion of this project on or before May 31, 2024. To learn more about this RFP, [click here!](#)

The submission deadline is Friday, May 26, 2023, at noon (PT).

If you have any questions, please contact Amir Vafamanesh, IRWA Organizational Learning & Development Manager, at [vafamanesh@irwaonline.org](mailto:vafamanesh@irwaonline.org) or 310-538-0233 Ext. 142.



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# CHAPTER ELECTIONS

## CHAPTER 67's OFFICER CANDIDATES FOR 2023-2024 TERM

Joe Munsey, RPL, Nominations Chair

Rudy Romo, SR/WA, City of Irvine, Chapter President, 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 9th, 2023, luncheon. Further nominations from the floor will also be accepted at the May meeting.

Feel free to contact Joe Munsey at [jmunsey@socalgas.com](mailto:jmunsey@socalgas.com) or 714-732-0089 to offer additional nominee(s) as a Chapter officer(s).

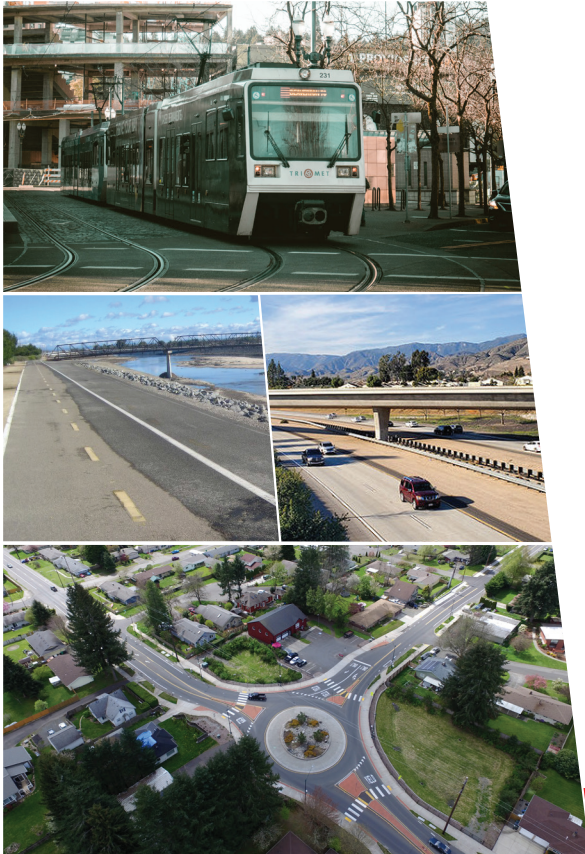
Per Article IV, Section 2, "At the expiration of the term of the President, the President Elect shall succeed to the office of the President for a one-year term." Matthew VanEck, MAI, Senior Vice President, Kidder Mathews, is the current President Elect and will succeed as Chapter President.

The Chapter will be electing the following officers:

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

Nominees are:

OFFICER	NOMINEE
President	Matthew VanEck, MAI, Senior Vice President, Kidder Mathews Valuation & Advisory Services  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	Jillian Friess Leivas, Esq., Associate, Nossaman LLP
Secretary	Lara Boyko, JD, Principal Consultant, ERM
Treasurer	Dwayne Ozenne, JD, Land Advisor, Southern California Gas Company
International Director – 2 Years	Jillian Friess Leivas, Esq., Associate, Nossaman LLC



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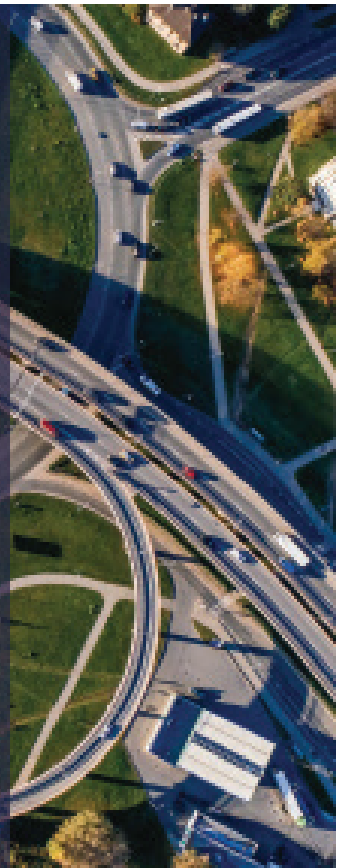
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# CASE OF THE MONTH

## Understanding the Tax Implications of Eminent Domain Proceeds When Property is Condemned



*Rick Rayl, Esq., Partner  
Law Firm of Nossaman LLP*

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One of the issues that comes up frequently in eminent domain is whether the proceeds a property or business owner will receive from the government is treated as ordinary income, capital gains or is exempt from federal and/or state taxes. And when eminent domain attorneys get that question, they almost always start with the largely unhelpful response of “it depends.” But it really does depend on exactly what the money is, how the property was held, how the money will be used and whether we are talking about state or federal taxes.



Now, I could spend a lot of time trying to walk through all the scenarios and how it works, but fortunately, I do not have to do that. Instead, my partner, Douglas Schwartz, has already done all the hard work for me, creating a really helpful matrix that walks through various scenarios that typically occur. Now I’m sure Doug would tell me to tell you that this is not tax advice and that you should seek out a tax professional if you are facing condemnation (and he’d be correct, because every situation is a bit different), but hopefully you will find this helpful – and it really does cover most situations we see. In any event, here is Doug’s matrix:

(1) How are eminent domain payments taxed?	If the proceeds are for ...	... then the tax treatment is
	(a) principal or vacation residence	Long-term capital gain if held for more than 1 year (23.8% federal, up to 12.3% California)
	(b) property used for agriculture, investment, or business, and buildings	Long-term capital gain if held for more than 1 year (23.8% federal (28.8% to extent of “recapture” of prior depreciation), up to 12.3% California)
	(c) depreciable other property (fences, orchard trees, etc.)	Ordinary income to extent of “recapture” of prior depreciation (up to 37% federal, 12.3% California)
	(d) annual crops (nuts/ fruit on trees, “in ground”, etc.)	Ordinary income as if owner had harvested and sold the crops (up to 37% federal, 12.3% California)
	(e) relocation expenses	Not taxable

<p>(2) Can I exclude (or at least defer) taxable gains or income in “(1)(a)” through “(1)(d)” above?</p>	<p>(a) In “(1)(a)” above, you may be able to exclude up to \$500,000 of gain for a principal residence (but not a vacation home) depending on how long you occupied it under <a href="#">Internal Revenue Code (“Code”) section 121</a></p> <p>(b) In “(1)(b)” and “(1)(c)” above, you may be able to defer tax under <a href="#">Code section 1033</a> if you use the eminent domain proceeds to purchase replacement property used for business or investment, or “similar in use” to the property condemned, within 2 years after the year in which you received the proceeds (though you can ask the IRS for one and perhaps even two 1-year extensions)</p> <p>(c) In “(1)(a)” or “(1)(d)” above, you may be able to defer tax under Code section 1033 if you use the eminent domain proceeds to purchase property “similar in use” to the property condemned</p>
<p>(3) What if part of my property is condemned, and I receive additional “severance” damages for the diminution in value of the rest?</p>	<p>Under <a href="#">IRS Revenue Ruling 83-49</a>, you would allocate your “basis” in the overall property (i.e., original purchase cost, plus additional investment, less depreciation) to the parcel you keep and the parcel you don’t keep based on their relative fair market values; reduce the basis allocated to the property you keep (but not below zero) by the severance damages; and treat any remaining severance damages as gain. You can defer this gain under Code section 1033, under the same principles as in “(2)(b)” and “(2)(c)” above. (Revenue Ruling 83-49 gives an example of how this calculation works.)</p>
<p>(4) Can I keep my lower assessed value for California property tax purposes from the property I lost if I acquire replacement property??</p>	<p>Generally yes, provided you apply to the assessor’s office of the county where your replacement property is located and the replacement property is “similar in size, utility, and function” to the property taken. “[S]imilar in size” for this purpose means that the value of the replacement property is no more than 1.2 times the value of the property taken. For more information see <a href="#">California Board of Equalization (“BOE”) Rule 462.500</a> and sample <a href="#">BOE Form 68 Claim for Base Year Value Transfer – Acquisition by Public Entity</a> (each county will have its own form)</p>

One thing I did want to note about the matrix is the various references to [Internal Revenue Code section 1033](#). Many of you are likely familiar with the phrase “1031 exchange.” IRS Code Section 1031 is a provision that property investors can utilize to defer tax on the sale of investment property by rolling the sale proceeds into a new investment property. Section 1033 is similar, but it applies specifically in the context of property being acquired by eminent domain or under threat of condemnation, and it includes some differences from Section 1031 that can be favorable to owners, including providing owners with more time to complete the transaction.

Having said that, there are a few situations in which Section 1031 can be more advantageous than Section 1033, and a condemnee is always free to complete a “1031 exchange,” even in the context of a condemnation, if that is more favorable than a “1033 exchange.” Again, this is an area where consulting a qualified tax professional is crucially important, because one misstep can invalidate a 1031/1033 exchange with expensive tax consequences.

Hopefully this clears up most of the common questions concerning the tax implications of an eminent domain proceeding.

Mr. Rayl can be reached at rrayl@nossaman.com.

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## ARTICLE



### *How Responsible Labor and Trade Issues Affect the Solar Energy Industry*

*By Carl A. Valenstein, Esq. Partner & Casey Weaver, Esq., Associate of Morgan, Lewis & Bockius LLP*

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*An abbreviated version of this article ran in Power Magazine [powermag.com]. This article is provided as a general informational service and it should not be construed as imparting legal advice on any specific matter.*

The solar power industry seems to be caught in the crosshairs of competing legislative agendas. The [US Inflation Reduction Act](#) (IRA) created incentives to increase solar capacity via tax credits. The [Uyghur Forced Labor Prevention Act](#) (UFLPA) creates a rebuttable presumption that any goods that were mined, produced, or manufactured, wholly or in part, in the Xinjiang Uyghur Autonomous Region (XUAR) were made with forced labor, and bars their importation into the United States. More than 90% of the world's ingots and wafers (made from polysilicon) are produced in China, and 80% of solar panels going into both residential and commercial projects in the United States come from abroad. The push for more solar capacity is potentially hindered by supply chain-based trade restrictions, resulting in competing agendas.

#### **Forced Labor Legislation**

Trade restrictions related to allegations of forced labor have been in play in the United States for some time. Section 307 of the Tariff Act of 1930 (19 USC § 1307) expanded that prohibition to include the importation of merchandise mined, produced, or manufactured, wholly or in part, by forced labor, including forced or indentured child labor. Merchandise procured by such labor is subject to exclusion from the US and seizure upon attempted entry into the US, and may lead to criminal investigation.

Forced labor concerns are not restricted to one country, though imports from China have been a target of Section 307 enforcement since the 1990s, with renewed emphasis beginning in 2016. The United States has specifically accused China of using forced labor against the Uyghur Muslim

minority in the XUAR. In 2021, US Customs and Border Protection (CBP) issued a withhold release order (WRO) against Hoshine Silicon Industry Co. Ltd., a major supplier of polysilicon from XUAR, for using forced labor in its product. The Chinese government strongly opposes and categorically denies the XUAR forced labor accusations and has vowed to respond strongly to the enforcement of the UFLPA, which took effect in June 2022.

#### **Impact of UFLPA on Solar Imports**

Eliminating forced labor in the solar supply chain has been a critical focus for the industry as led by Solar Energy Industry Association (SEIA). The solar industry has proactively implemented tracing protocols to keep forced labor out of the supply chain, and is now seemingly the first industry to feel the effects of enforcement of the UFLPA.

According to a January 2023 [Axios report](#), CBP officials have seized around \$1.3 billion worth of imports since the UFLPA went into effect in June 2022, the majority of which were solar panels. The president of SEIA said in a statement that many of the IRA's intended benefits are being undermined by legislation on forced labor and other trade issues. A SEIA report co-authored with Wood Mackenzie states that the United States saw a 17% decrease in additional solar capacity from the same quarter in 2021. The report attributes the decrease to trade barriers and ongoing supply chain constraints.

#### **Commerce Investigation Complicates Trade Issues**

An additional trade issue that impacted the solar industry in 2022 was the US Department of Commerce (Commerce) investigation into whether [suppliers from four countries in Southeast Asia](#), some of which are using Chinese wafers, are circumventing antidumping and countervailing duty (AD/CVD) orders on certain Chinese-origin imports.

Following a 2012 investigation, Commerce issued AD/CVD Orders A-570-979 and C-570-980 (see 77 Fed. Reg. 73017-18) (the Orders), which cover crystalline silicon photovoltaic (CSPV) cells, and modules, laminates, and panels consisting of CSPV cells, whether or not they are partially or fully assembled into other products, including, but not limited to, modules, laminates, panels and building integrated materials from China.

On February 8, 2022, Auxin Solar, a US solar panel manufacturer, petitioned Commerce, alleging that manufacturers in Cambodia, Malaysia, Thailand, and Vietnam are circumventing the Orders. Commerce issued a notice on April 1, 2022, that it would be opening a country-wide circumvention investigation. At the same time, the United States has been enacting various trade measures to support increased renewable energy efforts, including by expanding and unburdening importation of solar panels and modules.

On June 6, 2022, President Biden issued Proclamation 10414 declaring an emergency under Section 318(a) of the Tariff Act of 1930 with respect to the threat to the availability of sufficient electricity generation capacity to meet expected customer demand and specifically related to imports of solar cells and modules from Southeast Asia.

On September 16, 2022, Commerce published a final rule to implement Biden's Proclamation, directing CBP to discontinue the suspension of liquidation and collection of cash deposits based on the circumvention inquiry.

On December 8, 2022, [Commerce issued its preliminary determination](#) that imports of certain CSPV cells exported from Cambodia, Malaysia, Thailand, or Vietnam using parts and components produced in China are circumventing the AD/CVD orders on solar cells and modules from China. The circumvention inquiry covers the following:

- CSPV cells, whether or not partially or fully assembled into other products, that were produced in Cambodia, Malaysia, Thailand, or Vietnam from wafers produced in China
- Modules, laminates, and panels consisting of CSPV cells, whether or not partially or fully assembled into other products, that were produced in Cambodia, Malaysia, Thailand, or Vietnam from wafers produced in China and where three or more of the following components in the module/laminate/panel were produced in China: silver paste; aluminum frames; glass; backsheets; ethylene vinyl acetate sheets; and junction boxes

Wafers produced outside of China with polysilicon sourced from China are not considered to be wafers produced in China for purposes of this circumvention inquiry. Commerce issued a negative circumvention determination for the four entities listed in the preliminary determination, finding that they are not

circumventing the Orders. Commerce has since clarified that exports from third-party countries such as India and Korea are not covered in the anti-circumvention inquiry or under the Orders even if they include Chinese inputs.

Despite the moratorium, Commerce has now directed CBP to suspend liquidation and collect cash deposits of AD/CVD based on the affirmative preliminary determination for imports that are not entered or withdrawn from warehouse for consumption in the US before the Date of Termination (currently June 6, 2024) and for entries that entered after November 15, 2022 and are used or installed in the United States by the Utilization Expiration Date (currently December 3, 2024). The deadline for use in the United States is intended to prevent stockpiling of imported solar cells and modules.

Commerce's final determination is scheduled to be issued May 1, 2023.

### What to Watch

The issue of forced labor prevention continues to have bipartisan support of the focus on competition with China. We expect to see oversight hearings and other forms of scrutiny in 2023 to explore the effectiveness of the enforcement of the UFLPA.

Solar purchasers and developers need to conduct due diligence on foreign suppliers' tracing programs, though there are significant challenges with tracing the supply of polysilicon within China. Consequently, many foreign suppliers are trying to allocate or share risk with purchasers/developers through incoterms, specific contractual import responsibilities, and the ability to adjust purchase order pricing based on trade developments with an eye on Commerce's circumvention inquiry.

Developers and lenders will see forced labor provisions in supply contracts as well as power purchase agreements trying to allocate risk among the parties. Lenders will see similar provisions in business transactions, including a push for representations that imported merchandise has not been procured by forced labor.

Commerce's final determination, expected in May 2023, will have implications for solar panels imported from Cambodia, Malaysia, Thailand, or Vietnam, particularly after expiration of the moratorium, expected in June 2024. In the interim, importers and exporters must file the required certifications or be subject to the suspension of liquidation and collection of cash deposits on imports of subject merchandise.


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Ms. Weaver can be reached at [casey.weaver@morganlewis.com](mailto:casey.weaver@morganlewis.com)

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## MEMBER SPOTLIGHT

### Rudy Romo Gets SR/WA Recertified

Our very own Chapter President, Rudy Romo, SR/WA, just received his recertification as a SR/WA member. As you may know, IRWA requires all SR/WA members to recertify every five (5) years and complete a total of 72 CEU's or Continuing Education Units. The 72 units are made up of IRWA coursework, seminars, or any other approved IRWA education materials. Rudy keeps up on his credentials and believes it's important to stay abreast of the everchanging rules and regulations in the right of way industry. Way to go Rudy—you make us proud!

Rudy works for the City of Irvine as a Senior Project Manager in the newly established Department of Project Delivery and Sustainability. This new department was established because of the increased magnitude of projects planned for the City of Irvine.



Rudy was born in San Bernardino, California in 1958 and grew up in a large family of eight (3 girls, 3 boys, and mom and dad). He says the greatest things about growing up in a large family are “you learn to share” and “you have the greatest fun with your own brothers and sisters.” He is married to his lovely wife Natsuyo and they reside in Long Beach. They enjoy BBQ, boating, home remodeling, and picnicking. Rudy and Natsuyo visit her hometown Matsumoto in Japan every year and he loves authentic Japanese food, culture, and events.

Rudy likes to listen to all kinds of music from the 60's and 70's, Motown and anything country. He enjoys dancing and has even taken salsa and country line dancing. Rudy took piano for a year in college and said he will again learn to play proficiently, maybe during retirement.

Rudy attended California State University, San Bernardino and received his bachelor's degree and Master of Business Administration. He also has his California real estate broker's license, is a Notary Public, and has an IRWA SR/WA designation. When his father gave him and his brothers a boat, his dad made them all take a Coast Guard auxiliary small boat pilot training class. And when Rudy's son, Rudy Jr., turned 16 years old he made his son take the same class just like he did. Rudy still has his safety certificates hanging in a frame on his wall and he is very proud of them.

When asked why he joined IRWA, Rudy says “everyone should engage themselves in whatever professional association their industry offers.” Rudy commented that the networking opportunities within IRWA are tremendous and you can learn how others tackle similar situations you encounter in your own work. Rudy appreciates that IRWA offers exceptional training and development in this industry.

The next time you see Rudy don't forget to congratulate him on a job well done!

## WELCOME NEW MEMBERS

### John D. Penner, MAI

SENIOR MANAGING DIRECTOR, VALBRIDGE PROPERTY ADVISORS | ORANGE COUNTY, CA  
NATIONAL DIRECTOR – FRACTIONAL INTEREST VALUATION

John Penner has 40 years of experience in appraisal and consulting services; specializing in industrial, retail, medical office, development, fractional interest valuation, and eminent domain. Mr. Penner has worked with many public and private entities throughout Southern California on Right of Way appraisals, with emphasis on water and transportation, including street widening, flood control, highway improvement, and rail projects. He is well versed in full and partial acquisitions, permanent and temporary easements, and determination of just compensation. Mr. Penner has qualified as an expert witness in bankruptcy and superior court for Orange, Los Angeles, and San Diego Counties. He is a member of the Appraisal Institute with an MAI Designation and a Certificate in Litigation, has served as Chair of the Southern Branch, and was honored as the 2016 Southern California Appraisal Institute Volunteer of Distinction. Mr. Penner holds a certificate in Real Estate Development from the Urban Land Institute; is a member of Lambda Alpha International, an elite global land economics society; is a Certified Valuation Specialist with the Orange County Estate Planning Council; is a member of the International Right of Way Association (IRWA) and was a founding Board Member of Valbridge Property Advisors, the largest independent commercial property appraisal firm in the U.S.



- **B.S. Business Administration Finance & Investments, San Diego State University**

### John Penner, Jr APPRAISER



John Penner Jr. has worked for Valbridge Property Advisors for eight years and is a seasoned appraiser. He has performed appraisals on a variety of property types, including portfolio assignments and is a Certified General Appraiser for the State of California. John's academic background provides broad experience in writing, research design, data analysis, and statistical methodology and programming. He has two academic journal publications and has performed internal research and presentations for Valbridge's corporate business development. John has an undergraduate degree in psychology and music composition and a master's degree in clinical psychology, pending thesis completion. Prior to his work at Valbridge, John worked as a Research Assistant, Therapist, Content Writer, and Tutor. In his personal time, John is an avid investor in Bitcoin and a student of the financial markets.

- **M.S. Clinical Psychology, California State University, Fullerton (Pending)**
- **B.S. Music Composition and Psychology, Point Loma Nazarene University**

Magna Cum Laude Graduate, Psi Chi International Honor Society

# MWD OUTREACH EVENT

Each spring, The Metropolitan Water District of Southern California (Metropolitan) hosts an outreach event with the goal of introducing attendees to the right of way industry, presenting an opportunity to learn more about public agency practices. This event also promotes student internships and career opportunities within Metropolitan’s Real Property Group.

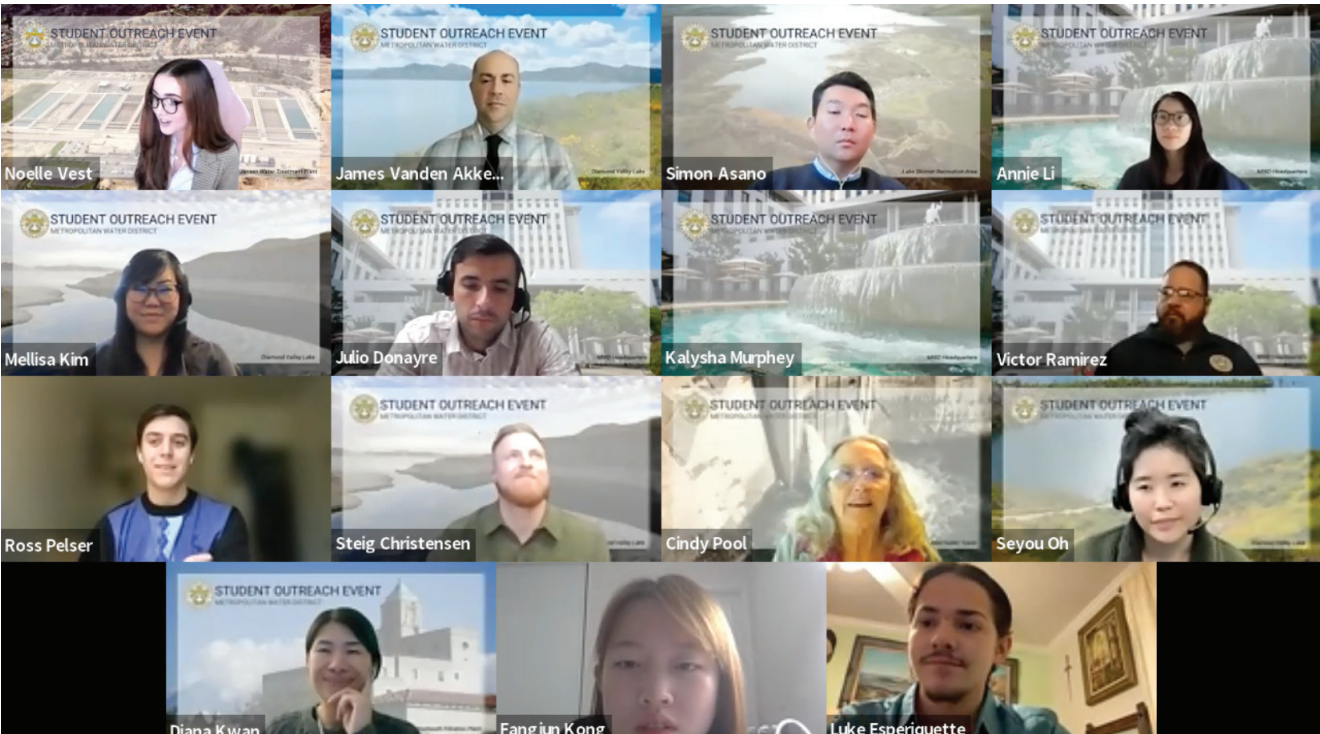
This year, Metropolitan held its 6th annual outreach event, the third held virtually. It featured an introduction to Metropolitan and right of way, a panel of speakers from various roles in the Real Property Group, and a breakout session highlighting an internship opportunity and how to apply.

Metropolitan’s commitment to hosting this event annually is well worth the effort. The benefits are twofold: students and the public can learn more about a niche industry in real estate not taught about in schools, and potential candidates are enlightened on career opportunities they may not have known of before.

Metropolitan spotlights different speakers and discussion topics from year to year, but the focus on right of way education and the invitation to get involved remains at the core. This event is a valuable opportunity to shed light on what right of way entails and the various ways to get involved. For students and new professionals, this is great exposure to an enriching and dynamic field of work.

The event also facilitates a networking environment that could open doors for potential candidates, allowing them to interface directly with public agency right of way professionals. Creating this opportunity is one of the key reasons Metropolitan continues to host this event every year.

Whether it be virtual, in-person or hybrid, you can look forward to this outreach event each spring. If you’d like to be added to a mailing list to be notified when the next one is scheduled, please email [RealEstateServices@mwdh2o.com](mailto:RealEstateServices@mwdh2o.com).



# RIGHT OF WAY MAGAZINE

## Accepting Submissions!

Right of Way Magazine is excited to offer you a chance to submit your stories. We're open to articles on solutions, best practices or opinion pieces on topical events. Our feature articles are targeted to right of way professionals in the four core industries: oil & gas pipeline, electric & utilities, transportation and public agencies.

If a feature article is too intimidating, you can also submit shorter pieces to any of the following categories:

**Inside Association (500-800 words)**

Chapter/Region updates, anniversaries, achievements or event recaps

**People on the Move (150-250 words)**

Announcements on new company hires and/or new transitions

**Industry Buzz (200-300 words)**

News concerning the right of way industry or company milestones

**In Remembrance (200-300 words)**

Honoring members who have passed away

**Field Action (word count varies)**

Lighthearted stories featuring unique encounters or experiences in the field



**Upcoming Article Pitch/Submission Deadline:**

July/August 2023 Issue: **DEADLINE EXTENDED** to May 22, 2023

Please contact Right of Way Magazine Editor Vivian Nguyen at [nguyen@irwaonline.org](mailto:nguyen@irwaonline.org) for submission guidelines and details.

