



MESSAGE FROM THE PRESIDENT

In July, 2013 I was appointed to an International Young Professionals (YP) Task Force. It is comprised of fellow young professionals from several different chapters and geographical regions across this organization. Our goal is to facilitate the development and integration of young professionals into active roles within the IRWA. The future success of the IRWA depends upon having qualified leadership in a position to succeed outgoing leadership. The next generation of leaders will come from the current young professionals in our organization.



Aaron Adkins,
SR/WA, R/W-URAC,
R/W-RAC, R/W-NAC

Throughout my time on the task force, I have had the opportunity to speak with numerous young professionals across the country. There are two chapters, specifically, that have stood out above the rest. They each have a thriving, active young professionals group and are YP success stories. One is Chapter 48 in Calgary and the other is Chapter 8 in Houston. On a recent YP Task Force conference call, we were discussing what is working for the YP groups in those chapters and why it works. Someone then asked me, “Aaron, tell me about Chapter 33’s young professionals group.” It didn’t feel good to say, “We don’t have one.”

Look around you at our Chapter meetings. There’s always a large number of young professionals in attendance. There’s no reason why we aren’t one of those YP success stories. So, let’s do something to change that. I would like 2 volunteers to Co-Chair the Chapter 33 Young Professionals Committee and 3 additional volunteers to help serve. I am laying down a challenge to the committee....plan and execute the inaugural Chapter 33 Young Professionals Event prior to the installation banquet in May. Please contact me ASAP if you are willing and eager to get involved and serve on the committee.

It’s imperative for our YP’s to become engaged and take active roles. Today’s young professionals will soon be tomorrow’s leaders.

Aaron Adkins, SR/WA, R/W-URAC, R/W-NAC, R/W-RAC
President, Chapter 33

NEXT CHAPTER MEETING

The next Chapter 33 meeting will take place on April 18, 2014 at **Andy B’s Bowling Alley** located at 8711 South Lewis Ave., Tulsa, OK 74137 (telephone 918-299-9494). Board Meeting will start at 11:00 AM; Chapter Meeting & Lunch from 11:30 AM-1:00 PM; Bowling from 1:00 – 3:00 PM. There will be fun prizes for those who bowl. At this meeting we will be voting on incoming officers for the next year and Chapter Professional of the Year so **WE NEED YOU TO BE THERE!** We look forward to seeing you!

2013-2014 OFFICERS & DIRECTORS



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THANK YOU FOR YOUR SERVICE!

IRWA CHAPTER 33 MINUTES OF MEETING

President **Aaron Adkins** called the meeting to order at 12:15 p.m. Membership Chair **Sasha Jbara** reported 54 members and 9 guests for a total of 63 present. Attendees introduced themselves and their guests. The membership voted and approved the published minutes of the November 15, 2013 meeting. **Buzz Alton** moved to accept the minutes as shown. **Bill Sanders** seconded the motion. The minutes were approved as published.

COMMITTEE REPORTS

TREASURER

Treasurer, **Richard Park**, reported balances of:

- \$27,226.55 in the checking account,
- \$11,347.96 in one CD, and
- \$32,886.88 in another CD for total liquid assets of \$71,461.39 for the chapter.

MEMBERSHIP

Membership Chair, **Sasha Jbara**, reported the Chapter has 10 new applicants:

- Daniel Shaw
- Thomas Uhr
- Al Armstrong
- Christina Carignan
- Lydia Ledbetter
- Chris Bouziden
- Nathaniel Sullivan
- Zach Shirley
- Josh Powers
- Jerry Porter

Lacie Jones moved to approve the new applicants.

Sara Wylly seconded the motion. The applicants were approved as members of Chapter #33.

Since December, Chapter 33 received and approved via email vote the following membership applications:

- Brittany Andress
- Jeffrey Cooper
- Patrick Dunakey
- Jordan Harris

EDUCATION

Education Committee Chair, **Kevin Stout**, reported: Class 100 was conducted in Oklahoma City in January. There was an extremely good turn-out. The class has been scheduled again for August 2014 because of the great attendance.



PROFESSIONAL DEVELOPMENT

Professional Development Committee Chair, **Tamara Benson**, reported: no report.

SCHOLARSHIP COMMITTEE

Scholarship Committee Chair, **Sara Wylly**, reported: The scholarship committee has 2 volunteers to review

applications -Jessica King and Coleen Magness. One more volunteer is needed.

NOMINATIONS AND ELECTIONS

Nominations and Elections Committee Chair, **Annette Owens**, reported: no report.

PIPELINE

Joe Coates reported on the pipeline conference that was held in San Diego.

SOCIAL MEDIA

Social Media Committee Chair, **Lacie Jones**, reminded everyone to connect with our Chapter on Facebook and LinkedIn.

NEW BUSINESS

The winter forum to be held in New Orleans was discussed.

All the nominations for Chapter 33 officers need to be turned in by the end of February.

The chapter approved a donation of \$1000 to be given at the conference in College Station.

The Alex Souder Fund was approved.

A donation of \$751 was approved to be given at the IRWA National conference.

Chapter 33 Newsletter has been nominated for newsletter of the year thanks to Ed Opstein.

OLD BUSINESS

No old business was discussed.

A drawing was held for two \$25.00 door prizes. The winners were **Sasha Jbara** and **Dannie West**.

Kevin Stout moved the meeting to be adjourned.

Coleen Magness seconded the motion. The meeting was adjourned at 1:25 PM.

ATTEST: **Christopher Gomez**,
Chapter 33 Secretary.



Region 2 Update



Several people from Chapter 33 attended the Region 2 Winter Forum. Over 100 IRWA members from four states were involved in the review of Association issues and planning for new activities. Several staff members from IRWA HQ gave presentations on new developments in IRWA committee structures, course accreditation at the state level, and a particular concern of the Association regarding financial management.

A recent IRS audit of IRWA has indicated that some past practices by Chapters around the nation of making charitable donations to anything but the IRWA's Education Foundation are not allowed unless certain strict guidelines are in place. Considerable discussion was devoted to the topic, and your Chapter leadership will clarify with IRWA HQ how to handle future plans for such giving or donations.

Forum business included presentations by Tami Benson, Jeff Jordan, and Vivian Howell who are all seeking election to the International Executive Committee (IEC) of the Association. An additional presentation was delivered by a representative of

Region 3 which would like to host the Annual Education Conference in Minneapolis in 2018. Reports were heard on International committees and a significant change that's occurred in the structure of those committees. More information will be needed on this new system.

The Education Seminar in College Station, TX will be July 30 – August 1 and will feature the theme "Igniting the Future with Education." This will be the 25th Anniversary for the golf tournament. Last year, 304 people attended the Seminar. Next year's Winter Forum will be in Austin, TX and in 2016 it will be held at the WinStar Casino on I-35 in Oklahoma a few miles north of the Texas border.

A great deal of dedicated, volunteer service is being applied at all levels of our Association for the benefit of its members. YOU are invited to join in. You'll find the rewards of involvement are wonderful.



The IRWA's 60th Annual International Education Conference will be held in Hartford, CT on June 22-25, 2014. Have you made plans to attend? This is a great opportunity to discover the latest trends, professional development tools, and network with hundreds of right of way professionals.

This valuable industry event offers many educational opportunities.

If you would like more information about the schedule or registration costs, visit the IRWA website at <http://www.irwaonline.org/eweb/startpage.aspx?site=hartford14>

Do not miss out, register today!

IRWA CHAPTER 33—2014 EDUCATION COURSES

COURSE	NO. DAYS	DATE	LOCATION
502 Business Relocation	2	03/10 - 11/2014	Oklahoma City
400 Principles of Real Estate Appraisal	2	04/14 - 15/2014	Oklahoma City
207 Practical Negotiations for United States Federal Funded Land Acquisition	2	05/19-20/2014	Oklahoma City
804 Skills of Expert Testimony	1	06/13/2014	Oklahoma City
SRWA Study Session and Exam	3	08/18-20/2014	Oklahoma City
103 Ethics and the R/W Profession	1	09/08/2014	Oklahoma City
504 Computing Replacement Housing Payments	2	10/20 - 21/2014	Oklahoma City

IRWA UNIVERSITY LAUNCHED

If anyone has recently visited the IRWA website, you might have noticed a few changes, including the launch of the IRWA University. This “one-stop shop” for right-of-way education is transforming how we approach education in the 21st century.

As right-of-way professionals, our time is a valuable commodity. Through the IRWA University, you will now have 24/7 access to our web-based online courses; our newly released VEIT (Video Enabled Integrated Technology) courses; our Education-to-Go mini-enrichment online modules; our Leadership Institute training; and registration links to all of our classroom-based classes.

Although not fully populated, the release of the IRWA University is yet another tool to help all IRWA members reach their professional educational goals.

So, what are you waiting for? Start exploring your right-of-way educational options!

- Tamara Benson, SR/WA, R/W-RAC, R/W-URAC



CHAPTER 33 SECRETARY NOMINATIONS



Hi, I'm Lacie Jones. I started at Meshek & Associates in 2010 as the Administrative Assistant while working on my Bachelor's Degree. After receiving my degree in Business Administration in 2012, I was promoted to the Right of Way Division. I became an IRWA certified RWA in just over a year and am working toward my R/W-NAC and R/W-RAC Certifications.

I joined IRWA in December of 2012 and became the Social Media Chair in March 2013 as well as a member of the Scholarship Committee. I really enjoy working for Chapter 33 and getting to know its members. I would love the opportunity to serve Chapter 33 as its Secretary.

As a young professional, I am excited to bring innovative ideas to the table. In addition, I want to share the knowledge I have learned with the Chapter 33 members as I grow as a Right of Way Professional. I am excited about this opportunity and thankful for my company's support and encouragement. I hope you as a member of Chapter 33 will share that excitement and encouragement with me and vote for me, Lacie Jones, as its next Chapter 33 Secretary.



My name is Sean Harrison, and I'm a Lead Acquisition/Relocation agent with Pinnacle Consulting Management Group, Inc. I've been a member of the IRWA since 1999 and hold the SR/WA designation, the R/W-RAC and R/W-NAC certifications. I'm also working toward obtaining the R/W-URAC certification. I've regularly attended

chapter meetings, taken numerous IRWA classes and attended the Annual Conference 6 times.

I started with Pinnacle in 1998 doing clerical support and data entry. In 2001, I was assigned to my first R/W project in south Texas as an agent trainee. I moved to Dallas to work on another acquisition project with several complicated relocations. After 5 years there, I was promoted to Relocation Manager and moved back to Oklahoma where I've worked many projects throughout the state.

I'm running for Chapter Secretary because I want to get more involved in the IRWA. I've seen many colleagues benefit greatly from becoming involved as officers at the Chapter level and beyond. For me, becoming a chapter officer is an opportunity for personal growth and to give back to a Chapter in which I've been a long time member.

AT THE LAST MEETING...

Dr. Shannon Ferrell delivered an enjoyable and informational overview of wind energy development and principles at the Chapter meeting on Friday, January 31st. Here are a few nuggets of wisdom from his presentation:



Dr. Ferrell is an attorney and a professor at OSU

easements are needed, and be very certain which “owner” you’re dealing with (surface, ...).

We had another big crowd of nearly 70 people, and everyone was delighted with the program.

- The irony of wind energy is that it’s the most “mobile” resource but we have to build access to it!
- The foundation for a wind turbine tower can require concrete delivery from 30 trucks plus massive amounts of rebar. The blades can be 9 ½ tons each and operate like airfoils on the “lift” principle instead of as fans that are “pushed.”
- The largest land use for wind farms is for roads and other infrastructure between the towers.
- The two key factors for wind energy from a turbine are the size of the blades and the tower location.
- For acquisition, consider how the structures affect field geometry, what access and construction



JUMPSTART YOUR CAREER TODAY!

The IRWA right of way Certifications create a strong professional foundation and enhance employee skills. Most employees recognize the roles that professional development and continuing education play and encourage their staff to pursue such growth.



Credentialing Programs

IRWA has developed 6 different Credentialing Programs to help you develop a solid, competitive advantage in today’s crowded and complex marketplace. An IRWA Certification will prepare you and your company for whatever lies ahead.

Invest in your Future

Earning an IRWA Certification will help you to gain new skills, enhance your knowledge base and help you attain a wide range of workplace benefits. An IRWA Certification can often help you win.

Right of Way Disciplines

Earn your right of way certification in one or more of the following disciplines:

- Appraisal
- Asset (Property) Management
- Environmental
- Negotiation/Acquisition
- Relocation Assistance
- Uniform Relocation Act

SR/WA Senior Right of Way Professional Designation Program

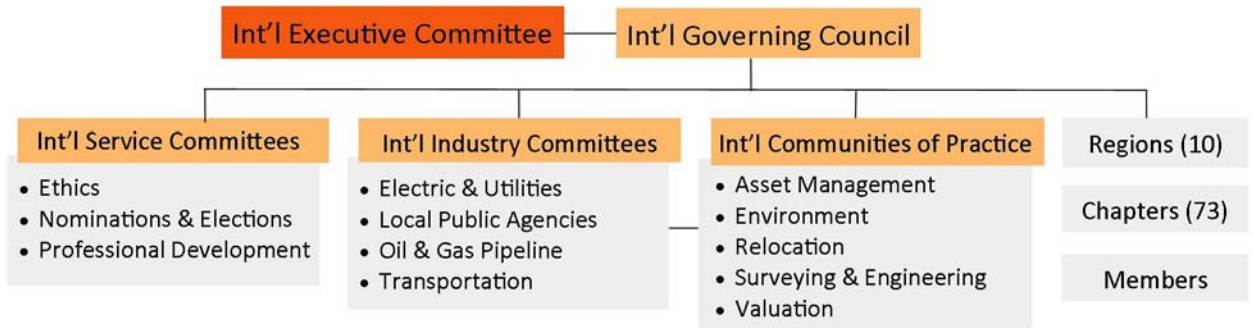
The SR/WA is the most prestigious professional designation granted to IRWA members who have achieved professional status through experience, education and examination in several right of way disciplines.

Advance your Career Today

The SR/WA Designation expands employment opportunities, increases salary potential, boosts chances for career advancement and demonstrates professional commitment. The SR/WA Designation helps employers to identify and reward employees with proven initiative, dedication and knowledge.

USEFUL INFORMATION FROM IRWA

International Organization Chart



Here are some important links for your professional growth:

Find a class <https://www.irwaonline.org/EWEB/DynamicPage.aspx?Webcode=CSCEventsSearch>

Course Description https://www.irwaonline.org/EWEB/DynamicPage.aspx?Webcode=irwa_courses

Digital Course Catalog https://www.irwaonline.org/eweb/upload/2012_Course_Catalog.pdf

Publications and Store <https://www.irwaonline.org/EWEB/DynamicPage.aspx?Webcode=COEPubSearch>

Cancellation Policy https://www.irwaonline.org/EWEB/DynamicPage.aspx?Webcode=irwa_cancellation_policy

SUBORDINATION AGREEMENTS

There are diverse property interests/owners in the same parcel. Farm land might have rights for electrical lines, pipelines, sewer/water lines, telephone lines, mortgages, roads, rights of passage, “view/scenic”, water, minerals, hunting, not to mention the farmer’s rights to farm the land. Every party has rights in the land. What happens if one of those rights is violated—how does that affect the other entities?

What if a farmer fails to pay his mortgage for a number of months and the bank forecloses on the property? The bank wants to sell the farm, but the prospective buyer doesn’t want to be encumbered by the other interests already there. What then?

In many states, whichever interest in the real property is superior wins. Usually, the hierarchy of interests are based on time — first established has higher priority. All subordinate interests can be discharged by a court. So, a brand new right-of-way established across our farm example might be inferior in interest to all those that existed before. What’s a newer entity to do?

Subordination agreements are defined in Black’s Law Dictionary as “An agreement by which the subordinating party agrees that its interest in real property should have a lower priority than the interest to which it is being subordinated.” Thus, any entity can improve their position in the hierarchy by getting a subordination agreement from a superior entity. Entities with superior interests are not prone to signing such an agreement without some compensation, so it usually involves money.

Since most entities don’t have conflicting interests in the real property, the mortgage holder is the only entity routinely sought to sign a subordination agreement. But, keep this in mind when managing your ROW projects. Be sure to consider getting subordination agreements from other interests.

- Bill Sanders, SR/WA,
Attorney

2014 CHAPTER 33 NEWSLETTER

NEGOTIATION TIP

Ed Opstein, SR/WA,
R/W-NAC, R/W-RAC

YOU MADE ME ANGRY!

The situation gets tense, people perceive things, and then anger pours out. It's a common series of events when trying to resolve a disagreement or simply interacting with another person. Some people hide it well, others can't or won't control it, and many people avoid dealing with it until much later.

The cause of anger is always – repeat always – from the internal issues of the one who is angry. External events happen that trigger a person's fears, assault their values, wound their egos, or question their world view. Those *internal* components form the furnace from which the energy of anger will come. Some anger is good when it stops harmful activities. But, most anger just causes more trouble.

When you are negotiating, be responsible for your anger and its consequences. There are many ways of resolving conflict without anger. Be aware of the sensitivities of people you deal with so you can avoid injury to their most sensitive concerns. Remember that you will gain more from mutual agreement built on shared understanding than you will from short-term personal "victories" (including conflict avoidance) that create long-term conflict. Anger is a tough subject. Accept that it's yours and you'll find more ways to negotiate with more success. Good luck!

We are on the web!
www.irwach33.org



THANKS TO OUR ADVERTISERS!

If you are interested in advertising in the 2013-2014 series of Chapter 33 Newsletters, please remit a check for \$75.00 made payable to IRWA Chapter 33 to Richard Park, Enterprise, 210 Park Ave, Ste. 1600, OKC, OK 73102.

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REAL ESTATE NEWS ITEMS

Appraisal Institute Tells Homeowners How to Prepare for Appraisal

With the spring home-buying season approaching, the nation's largest professional association of real estate appraisers today encouraged homeowners to be prepared with all relevant property information when an appraiser visits. Contrary to incorrect interpretations of appraiser independence requirements, appraisers welcome information that would assist development of a reliable, credible opinion of value. Consumers can accompany appraisers when conducting the property inspection and may provide the appraiser with any information they consider important. For more information, see <http://www.appraisalinstitute.org/appraisal-institute-tells-homeowners-how-to-prepare-for-appraisal/>

New Department of Transportation Report on Highway, Transit Conditions Points to Need for More Investment

The Department of Transportation's *Conditions and Performance* report, based on 2010 data, estimates all levels of government would need to spend between \$123.7 billion and \$145.9 billion per year to both maintain and improve the condition of roads and bridges alone. In 2010, federal, State and local governments combined spent \$100.2 billion on this infrastructure, including \$11.9 billion in American Recovery and Reinvestment Act dollars. For more information, see <http://www.fhwa.dot.gov/pressroom/dot1412.cfm>

Oil and Gas Statistics

The BLM manages nearly 700 million acres of mineral estate. This acreage includes areas where either the BLM or other federal agencies manage the surface, as well as areas where the surface is privately owned. For the purposes of the information on this page, these lands are referred to as "Federal lands." For information on oil and gas lease statistics on Federal lands, see http://www.blm.gov/wo/st/en/prog/energy/oil_and_gas/statistics.html