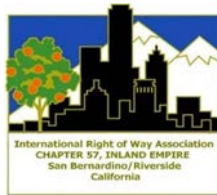


IRWA MISSION STATEMENT

The international Right of Way Association will be the worldwide leader for innovation and excellence in the acquisition and management of right of way and public use.



President's Message



For those of you who do not know me, I am Kim Bibolet, your new Chapter 57 President. I started my right of way career at Epic Land Solutions 11 years ago. I still remember being asked if I knew what an easement was during my interview (and my answer was no). I thought for sure I would be shown the door never to return once "right of way" was explained to

me. Luckily, the Overcamps saw something in me and I was given a chance. I was introduced to the IRWA a couple years later. In fact, I got engaged to be married the night before my very first lunch. I began taking classes and working my way along the path to reach my SR/WA. I drove to Arizona shortly after the birth of my 1st daughter, she was 8 weeks old, to take the SR/WA 3-day cram course. That was the only course offered on the West Coast that year and three of us from Chapter 57 made the trip. Somehow,

although sleep deprived, I passed. When I was sworn in as Secretary, my 2nd daughter (4 weeks old) attended the installation with me. As you can see, major milestones have been celebrated with my family and the friends I have made in the industry over the years. Whether we are colleagues or competitors, we support one another and the strive for the common goal of improving people's quality of life through infrastructure development. This is why I chose to join the Executive Board. I am excited for the year ahead and I look

"I am excited for the year ahead and I look forward to leading the board and the chapter through a successful year."

forward to leading the board and the chapter through a successful year.

Shortly after the installation lunch in June, the International Education Conference was held in Portland, Oregon. It was the 2nd highest attended conference to date. Chapter 57 had many members in attendance as did the rest of the Southern California chapters. There were so many great sessions, it was hard to decide which ones to attend.

Many thanks to our members who routinely attend our

luncheons. We've been averaging 50-60 members at the luncheons and I hope we can continue to introduce the IRWA to new people and grow that attendance even further. Chapter 57's very own Mark Easter will be presenting at the upcoming luncheon on September 4th. To add to the excitement, we changed venues and our luncheons will now be held at the Canyon Crest Country Club in Riverside. I look forward to seeing you.

Finally, Chapter 57 will be hosting the Tri-Chapter Lunch this year at the Mission Inn. If you would

like to dedicate your time to help with this event, the Events Committee would welcome your participation. We are also looking for sponsors – this is a great time for your business to advertise!

Thank you again for allowing me to serve as your President.

Cheers!

Kim Bibolet, SR/WA, R/W-NAC
Chapter 57 President

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Membership Luncheon – September 4, 2019

Speaker:

Mark Easter, Partner



Topic:

Expert Witness Depositions:
The Search for the Hidden
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Mark Easter is a Partner in the Riverside office of Best, Best & Krieger. He represents public agencies throughout California on a wide variety of public acquisitions, including projects for cities, counties, school districts, special districts, water districts, transportation agencies and housing authorities, and has extensive court and jury trial experience in eminent domain-related matters.

Mark is an active member of the Riverside County Bar Association and has been involved in the Riverside County High School Mock Trial Competition since 1994.

Industry Buzz – Sensors for Safety



According to phys.org, sensors have the potential to offer a new way for inspectors to peer inside infrastructure systems almost continuously. Researchers from Carnegie Mellon University's Civil Environmental Engineering (CEE) Department are currently studying the impact of information gathered from this type of technology in regards to decision-making for infrastructure systems. A recent paper published n

Structural Control Health Monitoring suggests a general framework that evaluates the benefit of applying sensing and monitoring systems to infrastructure based on information surrounding the infrastructure component. A sensor (or the monitoring system created by the sensor) could provide constant information, allowing professionals to periodically check on the state of infrastructure. Such a system could even detect

Continued on Page 10

Did you know?

Mongolia has the highest percentage of private housing. 100% of all properties are owner-occupied.



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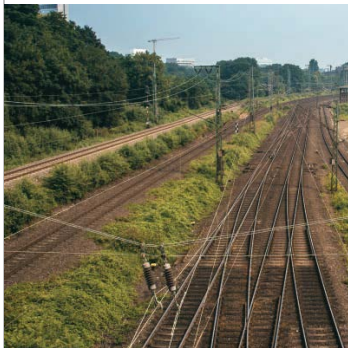

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IRWA Courses – Region 1

- C700** Introduction to Property/Asset Management, 8/5/19, Glendale, AZ
- C409** Integrating Appraisal Standards, 8/5/19, San Diego, CA
- C410** Reviewing Appraisals in Eminent Domain, 8/6/19, San Diego, CA
- C431** Problems in the Valuation of Partial Acquisitions, 8/7/19, San Diego, CA
- C501** Residential Relocation Assistance, 8/8/19, San Jose, CA
- C421** The Valuation of Partial Acquisitions, 8/20/19, Concord, CA (Class is full)
- C400** Principles of Real Estate Appraisal, 8/22/19, Las Vegas, NV
- C421** The Valuation of Partial Acquisitions, 9/3/19, San Diego, CA
- C600** Environmental Awareness, 9/9/19, Las Vegas, NV
- C100** (2-Day) Principles of Land Acquisition, 9/17/19, Los Angeles, CA
- C400** Principles of Real Estate Appraisal, 9/17/19, Sacramento, CA
- C105** The Uniform Act – Executive Summary, 9/20/19, Las Vegas, NV
- C501 Residential Relocation Assistance, 9/24/19, Riverside, CA**
- C218** right of Way Acquisition for Electrical Transmission Projects, 9/26/19, Reno, NV

Are you interested in taking a free class? Contact Jenny Goodell, Kelley Kelley, or any member of the Board, to find out how you can become a coordinator.

Additional courses are listed on IRWA's website at www.irwaonline.org



INTRODUCING THE CORRIDOR VALUATION BOOK

An interview with Randy Williams, SR/WA

By Ethel Navales

1. Tell us about yourself and your IRWA career.

I have been a real estate appraiser since 1977 and hold the MAI and SR/WA designations. I retired (for the most part) at the end of 2018, although I am still active in the IRWA both in teaching and by being the International Relations Chair for 2019-2020. I also represent my employer JLL at various functions like IRWA's Annual International Education Conference. My IRWA career is approaching 35 years. During my career, I have served as a Chapter President, Region Chair and finally, I served as the International President of the Association in 2011-2012.

2. When did the idea of creating a book focused on presenting an overview and new alternatives to corridor valuation first come to mind?

It started four years ago at our Conference in San Diego.

Bonnie Roerig, MAI, AI-GRS, was chairing the International Valuation Community of Practice. At the Valuation meeting, she discussed the idea of creating a book on Corridor Valuation. Scott Robinson, MAI, SRA, AI-GRS, AI-RRS, the Appraisal Institute President-Elect at the time, approached Bonnie after the meeting and expressed interest on partnering with us on this publication. At this same meeting, Bonnie asked for my opinion. I suggested we take up Scott on his offer and move forward with a steering committee. She agreed upon the condition that I too would serve on the steering committee.

3. What was the main purpose and goal behind the creation of this book?

Our main purpose was to add to the body of knowledge about valuing corridors. Corridors are very complex and there are multiple—and sometimes opposed—theories/techniques on valuation. Our goal was to present

these multiple techniques as tools to understand valuing corridor properties. As such, the book does not place any technique over another.

Virtually any city of any size in North America has some kind of corridor within its territory, be it utility, rail or other. That means that not only appraisers, but also property agents will deal with a corridor issue sometime in their career. So we believe this publication is of value to every real estate department in every municipality and utility company. Research confirmed that a current text of this type was not available.

4. Describe the steps you took during this publishing process.

We initially formed a steering committee to decide the content and shape of the book. We were fortunate to have Richard Marchitelli, MAI—an appraiser with extensive corridor valuation experience—to chair the

IRWA Mentor Match



This IRWA is proud to announce the launch of this exciting new member benefit that reflects our commitment to you and your professional development. This unique online networking and career development tool helps you find, connect and share your experiences with your fellow industry peers across the globe! You can simply apply to our IRWA Mentor Match program by following the four steps below:

1. START

First, complete your IRWA profile by ensuring that your contact information, professional profile picture, and bio are all up to date. You can even import your education and job history information from LinkedIn. A complete and accurate profile is crucial to the success of selecting and matching.

2. ENROLL

Next, decide whether you're looking to be a mentor, mentee, or both and sign up today by clicking on the links below:

- Enroll [here](#) as a Mentor
- Enroll [here](#) as a Mentee

Make selections for each of the program demographics to set your preferences. Demographics include: topics, venue, specialties, career stage and start/end date. Please note: Some fields are required for enrollment. The more information you provide, the easier it will be to make the best match. Keep in mind: in order to request a mentor or mentee, you must be enrolled in the program.

3. SEARCH

Then, use the Mentor Program Directory to input your search criteria. You can also take advantage of features to help you find and recruit matches:

- Track your mentoring relationships
- Participate in discussion forums on mentoring topics
- Search for helpful mentoring resources

4. CONNECT

Congratulations! You're all set. You completed steps 1-3 and are now ready for the fun to begin! Enter one or more searches. If you're unsure of the search criteria, select "Search for ALL of the selected values." The Mentor Program Directory will do the work for you and populate the results.

Next, click on the member's name who you're interested in establishing a mentor/mentee connection with. The link will bring you to their profile page. If you think it's an ideal match, look under their profile image for the Mentor Match badge, which when clicked will allow you to request a connection. If it's not a desired match, you can simply select the back button to return to your previous search results.

Let the mentoring begin!





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We would love to hear from you!

Hello fellow members of Chapter 57!

Would you like the Chapter to host a luncheon on your favorite topic? Do you know anyone who would like to speak at an upcoming luncheon? If so, please contact Ruby Arellano, President-Elect, at (951) 787-7141, or via e-mail at rarellano@rctc.org.

We value your opinion and welcome your input! If you have any comments or recommendations for the newsletter, please contact Sheryn Smay, Newsletter Chair, at (951) 826-5343 or via e-mail at ssmay@riversideca.gov.



Save the Date!!

2019 Tri-Chapter Luncheon

Wednesday, December 11th 2019

Check-in/Reception 11-12 · Luncheon 12-2

Riverside Mission Inn

3649 Mission Inn Avenue, Riverside, CA 92501

More Information to Follow

If you are interested in becoming a sponsor for this event, please contact Jennifer Cole or Darcy Mendoza of the Events Committee for more information.

Their contact information can be found on page 15.



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Industry Buzz – Sensors (continued)

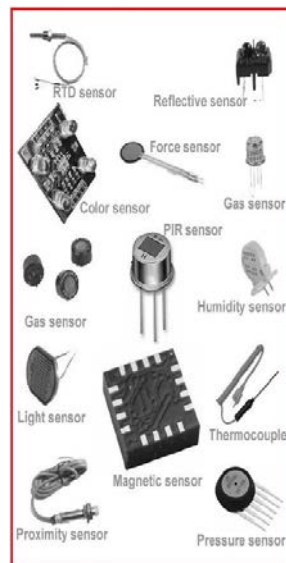
the signs of a bridge collapse.

“It’s not so obvious how much of an investment should be directed toward sensors, and how much should be directed to retrofitting and replacement,” said CEE Professor Matteo Pozzi. “It’s still ongoing work, assessing what structures should be monitored and how much to invest in each of them.”

The proposal in the recent paper found that there are several factors that can determine the value of the sensors. These include how quickly the component degrades, what actions you can take for coping with the degradation, the

economic costs related to maintenance, the cost of repairs, the cost related to the failure or malfunction of the sensor itself, how precise the sensor is, how frequently the sensors give you a response and how quickly you can react to the information from the sensor.

Reprinted from IRWA’s Right of Way Magazine: The Voice of the Right of Way Professional, Industry Buzz – Sensors for Safety, July/August 2019)



Sensors shown above are merely depictions of the different types of sensors available and are not an intentional representation of the sensor technology discussed in this article.

“It’s not so obvious how much of an investment should be directed toward sensors, and how much should be directed to retrofitting and replacement.”

Corridor Valuation (continued)

committee. We met face to face as a steering committee only one time. After that, we met electronically and by conference call. In the end, we outlined the topics necessary and produced a Request for Proposals (RFP) for authors.

We received a large number of proposals for the various chapters. All eight members of the steering committee had extensive corridor valuation experience either in the USA or Canada. As such, we assigned three members to read and discuss each author’s submission. If we agreed that the submission should be in the book, we wrote our critiques and asked for modifications or more detail in the writing. This

was not a simple task as some submissions went outside the original scope of the book. In the end, we included several of these as they were useful in adding to the overall body of knowledge for corridor valuation and impact. The steering committee screened the content and the Appraisal Institute employed professional editors to complete the publication.

5. What were some of the biggest challenges you faced and how did you overcome them?

The initial challenge was to decide the depth and breadth of the book. We eventually decided that we would focus on valuation in the USA and Canada so we could provide value to our 10

regions. A USA-centric book would not serve a large number of our membership and a book attempting the encompass corridor theory around the world would have been so complex as to be unachievable. We also did not receive the amount of submissions we deemed necessary from our first RFP. We refocused the RFP, directing it to specific authors we believed would be useful contributors.

6. How was your experience partnering with the Appraisal Institute and the Appraisal Institute of Canada?

Partnering with the AI and the AIC was one of the most rewarding parts of this project. All three associations trust each other and work well together. The most complex part was



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Corridor Valuation (continued)

that three associations would agree to share in a publication that furthers a body of knowledge. The Appraisal Institute has a vast amount of experience in publication, so we all agreed the AI would be the publishing entity. Tep Shea-Joyce, the Senior Manager of Publications with the AI, was a joy to work with. She and Richard Marchitelli shepherded us through a very complex process.

All three associations agreed we would equally share in the publication expense and income. As such, we were able to produce the book in a very cost-efficient manner. The USA authors supplied chapters that sometimes only apply to USA law. Similarly, our Canadian authors addressed issues more applicable to Canada. The AI and the AIC have let us know that the Corridor Book was a successful partnership and we have made a contribution to the body of knowledge about corridor valuation. I believe there is

interest in additional projects in the future.

7. How can IRWA benefit from further partnerships with other organizations?

The IRWA has a focus on all components of infrastructure. We have property managers who could benefit from partnering with property managing associations such as BOMA (Building Owners and Management Association) and IREM (Institute of Real Estate Management). Similarly, our engineers and utility professionals will have other associations that cross into other primary areas of expertise. Partnering with these organizations would expose them to our Association and our members.

8. Who should purchase this book and what will they gain from reading it?

Foremost, real estate appraisers are the primary target. This publication is also valuable to any entity that is involved with corridor matters. Additionally,

municipalities and DOTs often deal with railroads when they need road or bridge crossings. Corridor valuation is a complex issue. This book allows insight into what makes a corridor valuable. Some corridors do not contribute value, so it is important to understand all of the factors. The book also has a chapter on "Rails-to-Trails" which is applicable to USA law. This is a different type of valuation and can easily be mishandled.

Corridor Valuation: An Overview and New Alternatives (ISBN: 9781935328759) is a 240-page soft cover book. It is available for \$50 for the print or PDF version, or \$70 for both. Call 888-756-4624 or order online at www.appraisalinstitute.org.

(Reprinted from IRWA's Right of Way Magazine: The Voice of the Right of Way Professional, Introducing the Corridor Valuation Book, an Interview with Randy Williams, SR/WA, July/August 2019)

"Foremost, real estate appraisers are the primary target. This publication is also valuable to any entity that is involved with corridor matters."



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Newsletter Chair

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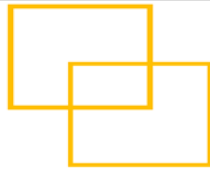


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and determines how best to allocate those funds for the betterment of right of way education. Over the last few years, funds have been allocated for educational summits, creation of new courses, upgrades of existing courses, conversion to on-line

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