THE CENTERLINE NEWSLETTER

IRWA GULF STATES CHAPTER 8

2026

NOVEMBER



Dear Chapter 8 Members,

Thank you to everyone who joined us for our November Chapter 8 luncheon at The Ballroom at Tanglewood. We had a strong turnout with 49 members and guests in attendance, making for another successful gathering.

During the meeting, members received an update from several committees, including education opportunities, membership initiatives, upcoming Young Professionals events, ROW Cares activities, and regional and international IRWA developments. We also discussed our plans to begin recognizing member's tenure in 2027 and encourage member to become more involved through committee services and chapter volunteer opportunities.

A highlight for the luncheon was our featured speaker, Stephanie Sides-Sembera, Director of Real Estate for Port Houston. Stephanie provided an informative overview of Port Houston's operations, highlighted ongoing channel development initiatives that support our region's economic growth, and discussed the organization's commitment to outreach and stakeholder engagement.

As we close out the year, I encourage everyone to register for upcoming Chapter 8 events and join us for our Holiday Party on December 2, 2026. Your participation and support continue to strengthen our chapter!

Thank you and i look forward to seeing everyone at the Holiday Party!

~ Allison Craighead

IN THIS ISSUE

Letter from the President	**1**
Chapter 8 Officers & Committee Chairs	**3**
Chapter Highlights	**4**
Upcoming Events	**5**
Young Professionals	**8**
Furthering Your Education	**9**
Things You Should Know	**16**

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Education Co-Chair
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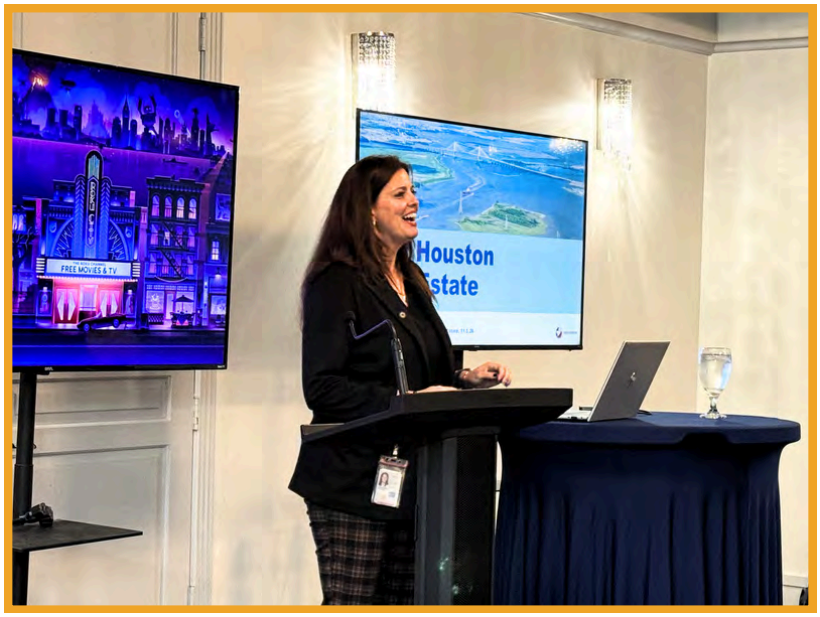
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CHAPTER HIGHLIGHTS

Stephanie Sides-Sembera | Director of Real Estate for Port Houston | Port Houston Overview, Channel Development & Community Outreach

Stephanie, Director of Real Estate at Port Houston, provided an informative overview of the Port's extensive real estate portfolio, ongoing infrastructure improvements, and its significant impact on the local and national economy. Her team manages more than 18,000 acres and approximately 160 tenants, working closely with operations, environmental teams, government agencies, and industry partners to support maritime commerce and industrial development.



Stephanie highlighted several major initiatives, including Project 11, the expansion of the Houston Ship Channel, continued growth at the Bayport and Barbours Cut container terminals, and planned investments in roadway improvements and logistics infrastructure. She emphasized the critical role of right-of-way professionals in supporting these projects and discussed the importance of early coordination, clear communication, and collaboration with Port Houston and the U.S. Army Corps of Engineers when navigating permitting and property access.

The presentation reinforced Port Houston's commitment to long-term growth, economic development, and infrastructure investment while recognizing the essential contributions of industry partnerships in keeping commerce moving throughout the region.

UPCOMING EVENTS



Ch. 8 Holiday Party
6:00-9:00pm
Trattoria Sofia
911 W 11th St
Houston, TX 77008

January Chapter Meeting
11:00am
The Ballroom at Tanglewood
5430 Westheimer Way
Houston, TX 77056





February Chapter Meeting
11:00am
The Ballroom at Tanglewood
5430 Westheimer Way
Houston, TX 77056

March Chapter Meeting
11:00am
The Houston Club
910 Louisiana St, 49th Floor
Houston, TX 77002



UPCOMING EVENTS



RSVP

UPCOMING EVENTS



The 2027 Conference Host Committee is excited to welcome you to Calgary, Alberta, June 27-30, 2027, for IRWA's 73rd Annual International Education Conference!

Get ready for an engaging experience filled with educational opportunities, meaningful connections, and exciting new additions. We're planning an unforgettable conference and look forward to sharing more details as they become available.

Registration is now open!

Click Here

YOUNG PROFESSIONALS



FURTHERING YOUR EDUCATION

2026-2027 SCHEDULED COURSES

DATE	COURSE	LOCATION
10.6.2026	901 - Engineering Plan Development & Application	CenterPoint Energy
10.22.2026	700 - Introduction to Property/Asset Management	Virtual
10.26.2026	421 - The Valuation of Partial Acquisitions	Virtual
11.2.2026	800 - Principles of Real Estate Law	Virtual
11.5.2026	600i - Environmental Awareness (international)	Virtual
11.17.2026	900 - Principles of Real Estate Engineering	Virtual
12.3.2026	400i - Principles of Real Estate Appraisal	Virtual
12.21.2026	200 - Principles of Real Estate Negotiation	Virtual
12.29.2026	213 - Conflict Management	Virtual
1.20.2027	501 - Residential Relocation Assistance	Virtual
2.1.2027	801 US Land Titles	Virtual
2.4.2027	400i - Principles of Real Estate Appraisal	Virtual
3.2.2027	100 - Principles of Land Acquisition	Virtual
3.23.2027	800 - Principles of Real Estate Law	Virtual
3.29.2027	503 - Mobile Home Relocation	Virtual
4.9.2027	505 - Advanced Residential Relocation Assistance	Virtual
4.20.2027	506 - Advanced Business Relocation Assistance	Virtual
5.27.2027	504 - Computing Relocation Housing Payments	Virtual

FURTHERING YOUR EDUCATION

900 - PRINCIPLES OF REAL ESTATE ENGINEERING

Start Date: 11/17/2026
End Date: 11/18/2026
No. of Days: 2 Days
Course Level: Core
CEU Credit: 16.00
Class Time: 8:00am - 5:00pm Pacific Time
Tuition: $415 Member/$575 Non-Member
Sponsored By: Chapter 8

Course Description: This two-day, beginning-level course introduces participants to the basic principles of engineering drawings. By the end of this course, participants will be able to understand and interpret engineering drawings, use an engineer's scale, determine the engineering effects of a project on a property, understand the background and become knowledgeable about the most common systems and methods of property descriptions, and be able to write and plot property descriptions using various methods.

Instructor: TBD

Facility Information:
Virtual
Newrow Conference Call
Start Time: 8am Central

Course Coordinator:
Laura De La Cruz
laura.delacruz@contractlandstaff.com

Participant Capacity: 20

Click to Register: Course Description

FURTHERING YOUR EDUCATION

400 - PRINCIPLES OF REAL ESTATE APPRAISAL

Start Date: 12/3/2026
End Date: 12/4/2026
No. of Days: 2 Days
Course Level: Core
CEU Credit: 16.00
Class Time: 8:00am - 5:00pm Central Time
Tuition: $415 Member/$575 Non-Member
Sponsored By: Chapter 8

Course Description: This two-day, beginning-level course introduces the valuation process, basic terminology, and three approaches used to develop real value opinions. It is intended for the right of way professional or right of way experience and right of way practitioners with several years of experience.

Instructor: David Wortman, MAI, R/W-AC, is a Senior Director with Cushman & Wakefield's Valuation & Advisory group and a member of the firm's Infrastructure Practice Group, specializing in eminent domain, right-of-way appraisal, and complex land valuation assignments. He brings many years of classroom teaching experience to his instruction and holds a Master's Degree in Education. David is a National Board Certified Teacher, a Distinguished Member of the Appraisal Institute, an IRWA Right of Way-Appraisal Certified professional, and a PEAK Certified Instructor. He is an approved right-of-way appraiser for NCDOT, SCDOT, and VDOT, and his courses emphasize clear instruction grounded in real-world appraisal practice and current standards.

Facility Information:
Virtual
Newrow Conference Call
Start Time: 8am Central

Course Coordinator:
LaTanya Whitaker
281.206.9509
latanya.whitaker@hdrinc.com

Participant Capacity: 20

Click to Register: Course Description

FURTHERING YOUR EDUCATION

200 - PRINCIPLES OF REAL ESTATE NEGOTIATION

Start Date: 12/21/2026
End Date: 12/22/2026
No. of Days: 2 Days
Course Level: Core
CEU Credit: 16.00
Class Time: 8:00am - 5:00pm Central Time
Tuition: $415 Member/$575 Non-Member
Sponsored By: Chapter 8

Course Description: This course presents a blend of the legalities and communication skills associated with successful right of way negotiations. This two-day course introduces you to the primary communication principles and concepts associated with right of way acquisitions. The course begins with a brief introduction to the three major types of negotiation: Integrative, Bargaining, and Intra-Agency, followed by the basic negotiation principles, as well as the characteristics and attitudes of successful negotiators. You will engage in an in-depth study of the acquisition process and develop a plan for effective negotiations. Finally, you will discuss communication variables affecting negotiations and strategies to employ when negotiations fail.

Instructor: TBD

Facility Information:
Virtual
Newrow Conference Call
Start Time: 8am Central

Course Coordinator:
Hayley Henry
346.297.9620
hayley,henry@hdrinc.com

Participant Capacity: 20

Click to Register: Course Description

FURTHERING YOUR EDUCATION

213 - CONFLICT MANAGEMENT

Start Date: 12/29/2026
End Date: 12/29/2026
No. of Days: 1 Day
Course Level: Core
CEU Credit: 8.00
Class Time: 8:00am - 5:00pm Central Time
Tuition: $265 Member/$385 Non-Member
Sponsored By: Chapter 8

Course Description: This course presents specific methods for reaching collaborative solutions and minimizing negative aspects of conflict with maximizing benefits of resolving conflict. During this course, participants will learn how effective conflict management can open doors to healthier workplace relationships and more productive working relationships with both property owners as well as the general public.

Instructor: TBD

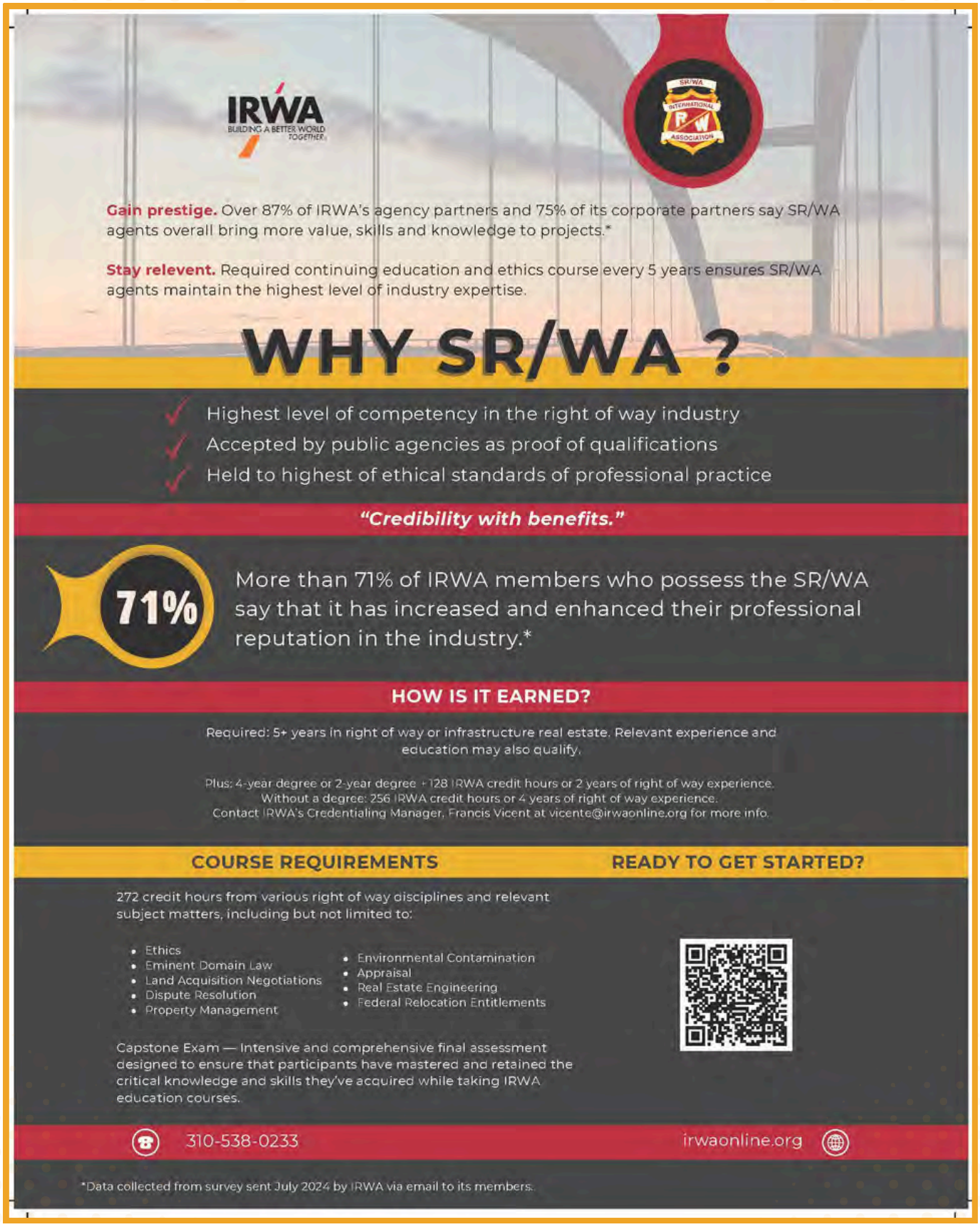
Facility Information:
Virtual
Newrow Conference Call
Start Time: 8am Central

Course Coordinator:
Laura De La Cruz
laura.delacruz@contractlandstaff.com

Participant Capacity: 20

Click to Register: Course Description

FURTHURING YOUR EDUCATION




Congratulations!
Kevin Maddox
ON EARNING YOUR
SR/WA
SENIOR RIGHT OF WAY PROFESSIONAL
Your hard work, dedication, and commitment to professional development are an inspiration. Thank you for your continued contributions to our profession and to our community!
SR/WA
KNOWLEDGE
EXPERIENCE
COMMITMENT
Well done, Kevin!
PEOPLE | PROFESSIONALISM | PROGRESS

ARE YOU ON IRWA MEMBER NETWORK?



The only online community dedicated to the right of way industry

How to Access:

- Navigate to https://membernetwork.irwaonline.org/home and log in with your IRWA username and password.
- Download the Connected Community mobile app and input domain name: membernetwork.irwaonline.org for real-time access.

THINGS YOU SHOULD KNOW

IRWA Luncheons Approved for SR/WA Rectification Credits

As you may know, the IRWA International Credential Committee has moved to a "Self Reporting" model. Meaning, IRWA members simply report that they attended X amount of meetings for X amount of hours on their CE forms. Each luncheon attended will earn you one (1) hour re-certification credit. Be sure to pick up a form you can fill out and retain for your records at our next IRWA Chapter 8 Meeting!

Want a Free Lunch?

The Chapter 8 Board has decided to offer its members the opportunity to receive a free lunch for the submission, acceptance and publication of a newsletter article.

To Qualify:

1. You must be a current IRWA Chapter 8 Member (Chapter Chairs and Executive Officers excluded)
2. Submit a newsletter article and have it published in the Award-Winning The Centerline
3. You receive a free lunch voucher for one of the regularly scheduled lunch meetings.

Submit articles to Karla Breitinger via email at kjbreitinger@eprod.com

THINGS YOU SHOULD KNOW

About the IRWA

Since its inception as a not-for-profit association in 1934, the IRWA has united the efforts of its members toward professional development, strong ethics and improved service to employers and the public, along with advancements within the right of way profession. IRW is the unsurpassed sources of right of way educational programs and professional services world wide.

Our Members

Dedicated exclusively to the right of way profession, IRWA has nearly 10,000 members throughout the US, Canada and Africa. Our members are multi-disciplined professionals employed by private industry and government agencies as Acquisition Agents, Appraisers, Environment Professionals, Engineers, Lawyers, Property Managers, Relocations Assistance Agents, Surveyors and Title Experts.

Welcome New Members!

Christine Bruce
Whitney Harris
Tracy Howell
Christopher Morgan
Karen Pollock