THE CENTERLINE NEWSLETTER

IRWA GULF STATES CHAPTER 8

2026

OCTOBER



Chapter 8,

I hope everyone is doing well and enjoying the start of the fall season. I want to extend my sincere appreciation to everyone who attended and helped make the meeting a success. A special thank you to Kirby Ewing for leading the meeting in my absence.

One of the highlights of the meeting was our presentation by Brian Quinlan, who delivered a discussion on "The Use of AI in the Right of Way Industry." As technology continues to evolve at a rapid pace, Brian provided valuable insights into how artificial intelligence is influencing our profession and creating new opportunities to improve efficiency, decision-making, and project outcomes.

We also received updates from our various chapter committees and discussed several upcoming opportunities for member involvement. Our Education Committee continues to offer excellent professional development opportunities, including Course 901, Engineering Plan Development and Application, and Course 700, Introduction to Property and Asset Management. These educational offerings are one of the many ways our chapter remains committed to supporting the growth and success of our members.

As we move into membership renewal season, I encourage everyone to take a few moments to renew their IRWA membership and continue taking advantage of the educational, networking, and leadership opportunities available through our organization. Your continued involvement strengthens both our chapter and the right of way profession.

I would also like to recognize the many volunteers who dedicate their time and talents to Chapter 8. Whether serving on committees, assisting with registration, supporting educational programs, or helping behind the scenes, your contributions are invaluable and greatly appreciated.

Looking ahead, I hope to see many of you at our November luncheon and the Chapter Holiday Party in December.

~ Allison Craighead

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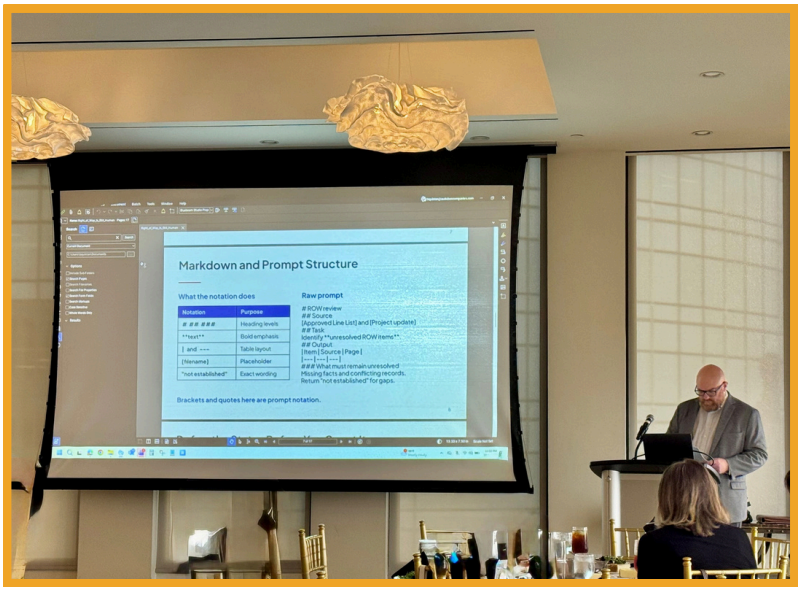
CHAPTER HIGHLIGHTS

Brian Quinlan | Audubon Companies | People First, Technology Second: Key Lessons on Responsible AI Use

At our October chapter meeting, Brian Quinlan, Audubon Companies, shared practical guidance for using artificial intelligence as a tool to enhance, not replace, professional expertise.

Attendees were encouraged to use AI to improve understanding, as better questions, and strengthen preparation rather than simply increasing output.

Key takeaways included keeping AI at the edge of the decision-making process, ensuring human judgement remains central, clearly defining assignments and context, and maintaining transparency around data, evidence, and uncertainty.



The presentation also emphasized the importance of protecting confidential information, validating workflows through testing, and recognizing that automation still requires ongoing quality control and accountability.

The session concluded with a powerful reminder that technology is only as valuable as the professionals who use it: ***"We are the product. Our right-of-way teams are the product. We need confidence in our people, not simply in the tools they use."*** Echoing this sentiment, attendees were reminded that while AI can help prepare information, responsibility, professional judgement, and decision-making ultimately remain with the people behind the work.

UPCOMING EVENTS



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

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

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



DAN EWING MEMORIAL GOLF TOURNAMENT

Know a Local Nonprofit Making a Difference?

Dear IRWA Chapter 8 Members,

ROW Cares is currently accepting applications from local nonprofit organizations for consideration as a beneficiary of the 2027 Dan Ewing Memorial Golf Tournament, taking place Thursday, May 6, 2027.

As members of IRWA Chapter 8, many of you are connected to organizations doing meaningful work throughout the Greater Houston community. If you know of an eligible 501(c)(3) nonprofit that could benefit from support from ROW Cares, we encourage you to share this opportunity with them and invite them to apply.

Eligible organizations must be located within the Greater Houston Region and must not receive national or federal funding. Additional eligibility criteria and submission requirements are included in the graphic below.

Applications are due October 31, 2026.

If an organization comes to mind, please help us spread the word. Your recommendation could introduce ROW Cares to a deserving local nonprofit and give them the opportunity to be considered as a beneficiary of the 2027 Dan Ewing Memorial Golf Tournament.

For complete submission details, visit ROWCares.org/charity-submission.

Thank you for helping ROW Cares connect with and support organizations making a meaningful impact throughout the Greater Houston community.

Sincerely,

ROW Cares Board of Directors

DAN EWING MEMORIAL GOLF TOURNAMENT



CALL FOR BENEFICIARY NOMINATIONS

2027 DAN EWING MEMORIAL GOLF TOURNAMENT

TO BE ELIGIBLE FOR SUBMISSION, NON-PROFIT ORGANIZATIONS MUST BE LOCATED WITHIN THE GREATER HOUSTON REGION AND MUST NOT RECEIVE NATIONAL OR FEDERAL FUNDING. PLEASE INCLUDE THE FOLLOWING ITEMS IN YOUR SUBMISSION PACKAGE:

+PAST YEAR ANNUAL FINANCIAL BUDGET
+NON-PROFIT TAX FORM 990 FROM PAST 3 YEARS, IF POSSIBLE
+DOCUMENTATION HIGHLIGHTING NON-PROFIT'S MISSION, CHARITY OVERVIEW & PURPOSE
+BOARD OF DIRECTORS, IF POSSIBLE
+ PAST ACCOMPLISHMENTS
+PROPOSAL FOR FUNDS RECEIVED
+3-5 MINUTE VIDEO HIGHLIGHTING YOUR ORGANIZATION'S MISSION, IMPACT, FUNDING & PROPOSED USE OF GRANT FUNDS

ROW CARES

ROWCARES.ORG/CHARITY-SUBMISSION

Deadline October 31, 2026

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

700 - INTRODUCTION TO PROPERTY AND ASSET MANAGEMENT

Start Date: 10/22/2026
End Date: 10/23/2026
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, intermediate-level course addresses all major aspects of property and asset management. Participants will gain the necessary knowledge and skills to establish a cost-effective management plan that increases profitability, conserves resources, and reduces risk exposure.

Instructor: Mary Anne Marr, SR/WA has over 30 year's experience in infrastructure real estate profession. Mary Anne most recently served as the Director of Real Estate for Consumers Energy, a Michigan based utility providing electric service to 1.8 million customers and gas services to 1.7 million customers. Her responsibilities included acquisition, management and disposition of all real estate holdings.

Mary Anne has been involved in multiple large-scale real estate divestitures, acquisitions and infrastructure projects with recent emphasis on renewable energy projects including wind and solar development.

Mary Anne has been involved in IRWA leadership, serving at both the chapter and regional level. She has also served as President of the International Right of Way Association from 2016-2017.

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

421 - THE VALUATION OF PARTIAL ACQUISITIONS

Start Date: 10/26/2026
End Date: 10/28/2026
No. of Days: 3 Days
Course Level: Advanced
CEU Credit: 24.00
Class Time: 8:00am - 5:00pm Central Time
Tuition: $565 Member/$765 Non-Member
Sponsored By: Chapter 8

Course Description: This intermediate three-day appraisal course introduces methods for valuing partial acquisitions through discussions, exercises, and case studies. Participants examine the Federal Before-and-After Rule and the State Summation Method, along with valuation principles used to identify and value the larger parcel and acquisition area and analyze benefits and severance damages.

The course addresses the components of compensation, including the value of the part taken, damages to the remainder, benefits to the remainder, and cost to cure, as well as methods for analyzing and quantifying each impact. Participants also examine remainder impacts, interim highest and best use, and temporary and permanent easement valuation. This course introduces these concepts and does not replace advice from a qualified appraiser.

Instructor: TBD

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

Course Coordinator:
Jamie Campbell
jecampbell622@gmail.com

Participant Capacity: 20

Click to Register: Course Description

FURTHERING YOUR EDUCATION

800 - PRINCIPLES OF REAL ESTATE LAW

Start Date: 11/2/2026
End Date: 11/3/2026
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 course is designed to build on the basics of real estate law provided by Course 100 “Principles of Land Acquisition” and to assist right of way agents, property managers and others in collaborating with property owners and attorneys. This introductory level course provides novice employees dealing with real estate issues with basic right of way information and experienced employees with a broader perspective on legal issues and applicable law.

Instructor: Darryl Root, R/W-RAC has successfully led and trained acquisition/relocation consultants and sub-consulting firms while managing such services as real estate appraisal, F&E appraisal, title and escrow, environmental, and property management. These services have been performed throughout the United States and Canada including the states of Texas, Arizona, Nevada, Missouri, Florida, Hawaii, North Carolina, New Hampshire, West Virginia, Washington, North Dakota, Illinois, Oregon, Louisiana, Indiana, Georgia, Guam and the provinces of Alberta and Ontario. He also prepares and reviews various proposals for competitive bids. Mr. Root has more than 20 years of professional real estate experience involving acquisition of right of way, as well as residential and commercial relocation assistance. He is a frequent contributor to the IRWA Magazine and has spoken at every IRWA annual education seminar since 2006. He is a Senior Right of Way Project Manager at HDR. Mr. Root currently works for LA Metro in Southern California.

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

Course Coordinator:
Jamie Campbell
jecampbell622@gmail.com

Participant Capacity: 20

Click to Register: Course Description

FURTHERING YOUR EDUCATION

600i - ENVIRONMENTAL AWARENESS (INTERNATIONAL)

Start Date: 11/5/2026
End Date: 11/5/2026
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 has been developed to provide IRWA members and non-members with an awareness of the environment and an overview of the environmental issues that may arise on right of way (ROW) projects. It discusses the environmental impact of right of way projects and of energy sources. The course also provides information on the processes related to mitigation of environmental impacts and sustainability.

Instructor: TBD

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

Course Coordinator:
Lorie Baird
208.373.2152
lorie.baird@percheronllc.com

Participant Capacity: 20

Click to Register: Course Description

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.

Download for iPhone

Download for Android

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!

Arianna Cavazos
Kimberly Forbes
Kristal Hoot
Karen Pollock
Bo Ren
Marisella Thompson
Arthur Urdiales