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JANUARY LUNCHEON

January 14, 2025

Speaker: Sam Suzuki

CEO/Founder, Sire Group LLC

Exploring the Intersection of Innovation, Community, and Connectivity

Join us for an inspiring collaboration between CREW Fort Worth and IRWA Chapter 36 as we delve into the transformative potential of 3D building printing within our shared community. This groundbreaking technology is reshaping the future of construction, offering innovative solutions to streamline processes, reduce costs, and create sustainable advancements in infrastructure and real estate development. Together, we'll explore how this cutting-edge approach can impact our industries, foster community growth, and redefine the possibilities for urban and commercial spaces. Don't miss this opportunity to connect, learn, and innovate at the forefront of change.

Sammy Suzuki is the CEO/Founder of Sire Group LLC. With over 40 years of experience in the real estate finance and development industry, Sam Suzuki is a reliable and seasoned professional based in Dallas, Texas. His extensive experience is a testament to his expertise in the field.

As CEO and Co-Founder of the SIRE Group and Sperry RE Capital, he is at the pinnacle of the sustainable real estate development, financing, and investment business. Sam spent 13 years as CEO of the \$500 million real estate development business Vintage Group, LLC, which acquired value-add, development, and investment opportunities.



Sam is the co-founder of the graduate certificate/master in 3D printing real estate development and an adjunct professor at the University of Texas in Arlington. He serves on the Board of Directors for the Asian Real Estate Association of America as the Commercial Chair (AREAA) DFW Chapter and as an advisor for the Manhattan Chapter, a Board of Directors for BoCG Ventures, and a Board of Directors for the Digital Builders Association. He is a Mentor for the ICSC Foundation for college students, a member of LAI, the Land Economic Society, and a member of the Urban Land Institute (ULI).

Sam is a Doctoral candidate in Business Administration at Liberty University, majoring in real estate development in 3D Printing in 2024, and at Harvard University, majoring in Essential entrepreneurship in 2025. He holds an MS degree in finance from Liberty University and a BBA in finance from Pace University.

NORTH TEXAS NEWS

International Right of Way Association, Dallas-Forth Worth

JANUARY 2025



Texas Rangers Golf Club
701 Brown Blvd.
Arlington, TX 76011
11:30am-1:00pm
Member - \$30

Non-Member - \$35
First-Time Guest - Free!
Register at
www.irwachapter36.org

Walk-ins Welcome - \$35 (walk-in spaces are limited)
Registration will be cut off at noon Friday, November 8th, 2024
Please all AI Members register through your respective AI Chapter

President	Matt Lance, SRWA, RW-RAC, RW-URAC
Vice-President	Leighton Gambill
Secretary	Juan Salazar, RW-NAC, RW-RAC
Treasurer	Tommy Matthews, SR/WA, RW-AC
PDC Chair	Clara Castañeda, SRWA, RW-RAC
PDC - 2 Year	Darlene Snow, SRWA-TN
PDC - 3 Year	Lisa Featherstone, SRWA, RW-NAC
Director - 1 Year	Michael Hale, SR/WA, RW-URAC, RW-NAC, RW-RAC
Director - 2 Year	Will Snider, MAI, SRWA, RW-AC



NORTH TEXAS NEWS

President's Message

Hello Chapter Members,

Happy New Year! I hope that each of you had a very enjoyable holiday season and are ready to join us for all the exciting events coming up in 2025. But before we do that, let me take a moment to look back at December and congratulate our newly awarded Professional of the Year: Will Snider, Young Professional of the Year: Miles Travis; and Employer of the Year: HDR! I'd also like to say a big thank you to our sponsors, BBG Real Estate Services and Stateside Real Estate Services for making our End of Year event so memorable and successful.



Matt Lance

SRWA, R/W-RAC, R/W-URAC
HDR Inc.
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First and foremost, I can't begin to tell you how excited we are for the upcoming 2025 "Retro Right of Way" Spring Seminar and Steve Baggett Memorial Golf Tournament! Vice President Leighton Gambill and her amazing team of volunteers are working tirelessly to make this the best Seminar we've ever held. Please mark your calendars for March 27-28, 2025, and continue to watch for e-blasts and postings to the website concerning sponsorship opportunities and event registrations.

Speaking of sponsorship opportunities, if you have not already been in touch with our PR & Marketing Chair Mary Watson about advertising this year in the newsletter and on the Chapter website, please contact her at prmarketing@irwachapter36.org.

As always, I want to say thank you to our Chapter Board and Committees, as well as our very loyal and dedicated membership and sponsors. Thank you for all that you do to allow Chapter 36 to be the best and largest Chapter of the IRWA!

Please feel free to contact me if you have any questions or comments (matt.lance@hdrinc.com) and thank you all again very much.

Best Regards,

Matt Lance



Misty K Ray, MAI, AI-GRS
President/Owner

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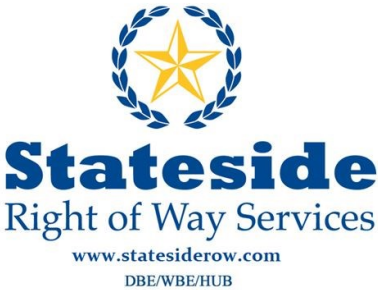


Chapter 36 Advertisers



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TEXAS LAND AND TITLE LLC



NORTH TEXAS NEWS

Vice President’s Message

Happy New Year, Chapter 36!



Leighton Gambill

Integra Realty Resources
214.632.4243
lgambill@irr.com

We are officially 3 months away from the grooviest Spring Seminar and Golf Tournament this Chapter has ever seen! Please jot down the date for March 27th and 28th. Our Steve Bagget Memorial Golf Tournament will be held at Tour 18 in Flower Mound and the Spring Seminar at The Marq in Southlake! These events would not be possible without the support of our fabulous members through volunteering and sponsorship! Our 2025 Sponsorship Package has been published on our website and is shared on the following pages. A special thanks to our already committed sponsors **Stateside, Angel Valuation Services, LJA, Commercial Appraisal Associates, Array Technologies, Edgestone, Blackbird, and IRR - Fort Worth!** We have planned for some really fun additions to this years event! I hope that you can be a part of it! If you have any questions or would like to get involved please reach out to myself, Leighton Gambill at LGambill@irr.com or 214-632-4243, Miles Travis (Sponsorships) at miles.travis@cushwake.com, and Ana Salazar (Golf Tournament) at asalazar@pinnaclegroup.biz.

Peace Out,

Leighton Gambill

Chapter 36 VP



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NORTH TEXAS NEWS

Sponsorship Packet

* Sponsorship *

* Packet *

Retro Right of Way

26th Annual Steve Baggett
Memorial Golf Tournament
&
IRWA Ch. 36 Spring
Seminar

March 27 & 28

* IRWA Ch. 36 * Spring Seminar Retro Right of Way

MARCH 28

Sponsorship Opportunities

	Dazzling Diamond \$2,000	Groovy Gold \$1,500	Slamin' Silver \$1,000	Boogie Bronze \$500
Logo Recognition in Program	☺	☺	☺	☺
Logo Recognition on Sponsor Signs Throughout Meeting Area	☺	☺	☺	☺
Verbal Recognition at the Seminar	☺	☺	☺	☺
Complimentary Registration to the Seminar	3	2	1	
Signage at the Steve Baggett Memorial Golf Tournament	☺	☺		
Tent at a Hole for the Steve Baggett Memorial Golf Tournament	☺			
Introduction of a Speaker at the Seminar	☺			

Breakfast

SOLD OUT

- Logo Recognition in Program
- Verbal Recognition at the Seminar
- Only 1 Available

Lunch Sponsor
\$1,000

- Logo Recognition in Program & Venue
- Verbal Recognition at the Seminar
- Only 1 Available

Break Sponsor

SOLD OUT

- Logo Recognition in Program
- Verbal Recognition at the Seminar
- Only 1 Available

Lanyard Sponsor

SOLD OUT

- Logo Recognition in Program
- Verbal Recognition at the Seminar
- Sponsor to provide approved printed materials
- Only 1 Available

Program Sponsor

- Logo Recognition in Program
- Verbal Recognition at the Seminar
- "Sponsor to provide approved printed materials"
- Only 1 Available

NORTH TEXAS NEWS

Sponsorship Packet

26th Annual Steve Baggett Memorial Golf Tournament

Retro Right of Way Sponsorship Opportunities

GOLF SPONSORSHIPS

Tournament Sponsor
\$2,000

- Logo Recognition on all Tournament Advertising & Awards
- Recognition at the Reception & Seminar
- Tent at a Hole
- 2 Complimentary Tournament Registrations
- Only 1 Available

Beverage Sponsor
\$1,000

- Sponsor can Provide Cups and/or Cozies for Drinks
- Recognition at the Tournament Reception & Seminar
- Only 1 Available
- *Subject to change*

Tent Sponsorship
\$750

- Tent Located at a Hole of Your Choosing
- Logo Recognition on Yard Sign at a Hole
- Recognition at the Tournament Reception
- Limited Number Available

Hole Sign Sponsorship
\$250

- Logo Recognition on Yard Sign at a Hole
- Recognition at the Tournament Reception
- Limited Number Available

RECEPTION SPONSORSHIPS

Dinner Sponsor
\$1,000

- Logo Recognition throughout Venue
- Verbal Recognition at the Tournament Reception & Seminar
- Only 1 Available

Cigar Sponsor
\$1,250



- Logo Recognition throughout Venue
- Verbal Recognition at the Tournament Reception & Seminar
- Only 1 Available

Drink Sponsor
\$1,000

- Logo Recognition throughout venue
- Verbal Recognition at the Tournament Reception & Seminar
- Only 1 Available
- *Subject to change*

Raffle Sponsor
\$750

- Logo Recognition throughout venue
- Verbal Recognition at the Tournament Reception & Seminar
- Only 1 Available

Interested?

Opportunity you don't see listed?

Contact

Miles Travis

713-609-3350

Miles.travis@cushwake.com

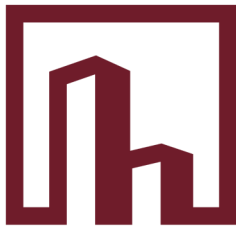
Leighton Gambill

214-632-4243

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March 27 & 28

Chapter 36 Advertisers



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Ask the Attorney

By: John P. Baker, Tony Attia, and Charles Wilson

Question: Is compliance with the bona fide offer requirement affected when property is conveyed after a bona fide offer is sent but before a condemnation petition is filed?

Answer: There is no brightline rule for bona fide offers where the property changes ownership after the offer is sent but before a condemnation petition is filed and lis pendens is recorded in the official public records of the county where the property is located.

Under the Texas Property Code § 21.0113, any entity with eminent domain authority that wants to acquire real property for public use must make a bona fide offer to acquire the property from the property owner voluntarily. This means that a bona fide offer must be made to the property owner before a condemnation petition can be filed. See TEX. PROP. CODE § 21.0113.

There is no case law that directly spells out what to do if a bona fide offer has been made to the property owner but the property owner either conveys the property to someone else or passes away leaving the property to their heirs. Despite there being no case law directly on the issue, based on other law relating to condemnation procedure, a good faith argument can be made that the bona-fide offer requirement was satisfied, even if the property has a new owner.

The notice provision of the Texas Property Code states that each party to an eminent domain proceeding must be served with notice of the special commissioner’s hearing. TEX. PROP. CODE §21.016. It is explicitly stated that if **the property being condemned belongs to a deceased's estate** or to a minor or other legally disabled person **and** the person or **estate has a legal representative**, then notice can be achieved by delivering a copy of the notice to the legal representative. TEX. PROP. CODE §21.016(d)(2). If there is no legal representative, notice can be achieved by serving notice to the party or to the party’s agent or attorney. TEX. PROP. CODE §21.016 (d)(1).

While this is a notice requirement for a special commissioner’s hearing, it is still instructive on the requirements for a bona fide offer. For example, if at the time the offers were mailed, the owner of the property was the deceased’s estate and if there was no probate of the estate filed, then there was no legal representative at the time the offers were mailed. It logically



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follows that by mailing the offers to an agent of the estate, the notice requirement would have been satisfied.

Further, the bona fide offer requirement is not a jurisdictional requirement. *City of Rosenberg v. State*, 477 S.W.3d 878, 880 (Tex. App. 2015) (extending the holding in *Hubenak v. San Jacinto Gas Transmission Co.*, 141 S.W.3d 172 (Tex. 2004) that section 21.012 of the Texas Property Code as of 2004 is not jurisdictional). In practice, this means that failure to provide a bona fide offer does not deprive the trial court of jurisdiction over the matter because the prerequisites to condemnation and the special commissioner’s hearings are administrative proceedings that convert to judicial proceedings when objections to the award of the special commissioners are filed. *Hubenak* 141 S.W.3d at 182-3.

Overall, since there are no brightline rules for bona fide offers where the property changes ownership after the offer is sent but before the petition is filed, best practice will always be to resend the bona fide offer to the current owner of the property, if possible. However, if a situation arises where this is not possible, a good faith argument can be made that under the circumstances, the bona fide offer requirement was satisfied, so long as the condemning entity followed all of the procedural requirements for a bona fide offer under Texas Property Code §21.0113 and the offers were sent to the owner of the property at that time.

The views, thoughts, and opinions expressed in this article belong solely to the authors—John P. Baker, Tony Attia, and Charles M. Wilson- and not necessarily to the author’s law firm or its clients, or any organization, committee, or other group of which the author is a member. Transmission of the information contained in this article is not intended to create, and receipt does not constitute, an attorney-client relationship between you and Baker | Moran. This article contains information on legal issues and is not a substitute for legal advice from a qualified attorney licensed in the appropriate jurisdiction.



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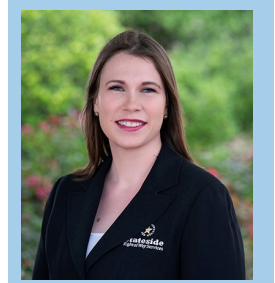
Education Committee News

Hello Chapter 36 Members!

Happy New Year to all of our amazing members! As you take a look at all you accomplished in 2024 and set your goals for 2025, don't forget to focus on furthering your education with the IRWA. We have five courses set for the first couple of months and plan to add more soon!

Also, remember that the full list of courses being offered is available on the link below. [IRWA Virtual Classes Calendar](#).

Below is the schedule of classes for the upcoming year.



Danyelle Donnelly Daniels

SR/WA, RW-URAC, RW-RAC
 Stateside Right of Way Services
 Vice President
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danyelled@statesiderow.com
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Chapter 36 2025 Education Calendar

	Course	Location	Date
421	Valuation of Partial Acquisitions	Virtual	Jan 27, 2025
801	United States Land Titles	In-Person: Plano Baker Moran Office	Feb 5-6, 2025
502	Non-Residential Relocation Assistance	Virtual	Feb 12, 2025
215	Right of Way Acquisition for Pipeline Projects	In-Person: Fort Worth TNP Office	Mar 27-28, 2025
431	Problems in the Valuation of Partial Acquisitions	Virtual	Mar 21, 2025

If your company is interested in hosting a Closed Class for your employees, please reach out to us and we can assist in helping schedule and coordinate the class. Send the Education Committee an email at education@irwachapter36.org.

Which Courses Do I Need?

Only the PDC can tell you which class you need to complete the education requirements for designation and certification. If you are planning to get your RWA, RWP or SR/WA the list of courses you need to complete your credentialing are located at www.irwaonline.org. Just visit the "Credentialing" tab.

