

NORTH TEXAS NEWS



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Attorneys at Baker Moran

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MARCH LUNCHEON

**Leveling Up:
YOUR JOURNEY
in Credentialing &
Professional Development**

PRESENTERS



Shannon Perkins
SR/WA
PDC 3 -Year



Lisa Featherstone
SR/WA, R/W-NAC
PDC 2-Year



Leighton Gambill
SR/WA
President



Ana Salazar
SR/WA, R/W-NAC
EDC Chair

MARCH 10TH | 11:30 AM

IRWA CHAPTER 36 MARCH LUNCHEON
featuring the Education and Professional Development Committees
Texas Star Golf Course
1400 Texas Star Pkwy, Euless 76040

REGISTER NOW
<https://irwachapter36.org/>



Texas Star Golf Course Conference Center

1400 Texas Star Parkway
 March 10th 11:30 am to 1:00 pm
 Click [Here](#) to Register!

Costs:

Member - \$30
 Non-Member - \$35
 First-Time Guest - Free!



UPCOMING *Events*



COURSE 218 - RIGHT OF WAY ACQUISITION FOR ELECTRICAL TRANSMISSION PROJECTS

MON-TUES
MAR

9-10

8:00 AM - 5:00 PM

Virtual

Click [here](#) to register

March Luncheon - Texas Star Golf Course Conference Center

TUES
MAR

10

11:30 AM - 1:00 PM

1400 Texas Star Parkway Euless, TX 76040

Click [here](#) to register

YP Event - Popstroke

TUES
MAR

24

6:30 PM - 9:30 PM

5770 Grandscape Blvd. The Colony, TX 75056

Click [here](#) to register

27TH Annual Steve Baggett Memorial Golf Tournament

THURS
MAR

26

10:00 AM - 5:00 PM

8718 Amen Corner Flower Mound, TX 75022

Click [here](#) to register

Chapter 36 Spring Seminar

FRI
MAR

27

7:30 AM - 5:00 PM

Grand Hall at NRH Centre

6000 Hawk Ave. North Richland Hills, TX 76180

Click [here](#) to register



www.irwachapter36.org

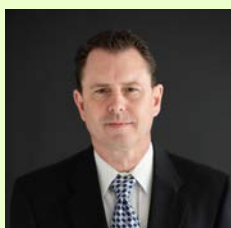
Chapter 36 is on [LinkedIn](#)
and [Facebook](#)!
Please **follow** us!



Editor's Column

With spring just around the corner, it's an exciting time for our chapter as we look ahead to upcoming events and opportunities to connect. In this issue, we're sharing a few updates while gearing up for the Spring Seminar and several scholarship opportunities. If you have company news, stories, or ideas you'd like to see featured in a future issue, we'd love to hear from you! 🌸🍀

Kreg Hodge
kreg@pyleswhatley.com



Samantha Gwinn
samantha@pyleswhatley.com



PRESIDENT'S MESSAGE



Happy Spring, Chapter 36!

March 1st kicks off the month of our annual Spring Seminar and Golf Tournament!! I know I say this every month, but I truly cannot believe we are already here. Our Vice President, Tommy Matthews, has planned an incredible two days of education and fun for our chapter. You can find all the information you need for this event on the following pages and our website. Dust off your favorite jersey and come take your shot!

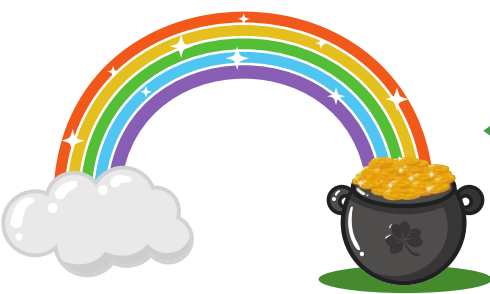
For our March Luncheon, we are taking the opportunity to dive into the IRWA's pathways for education, certification, and designations. Whether you are brand new to the IRWA or have been around for years, there will be something for you. Join me, our PDC 2-Year, Lisa Featherstone, and our Education Chair, Ana Salazar, for an overview of the current pathway to the SR/WA and the various industry-specific certifications. We are excited to offer this session as we begin planning classes for the fall so that we can schedule according to the exact needs of our local members. Please bring any and all questions to this luncheon.

February's meeting was such a special time to honor the Past Presidents of Chapter 36. We had more than twelve Past Presidents in attendance, and I will never tire of thanking them for their contributions to our chapter. As the current president, I have the privilege of helping guide the future leaders of our organization, and I am continually humbled and inspired by the depth of knowledge, skill, and care that each board member brings to the table.

We have a lot happening in North Texas. Both of our scholarship applications are now open, nominations are underway for next year's executive board, and our Seminar and Golf Tournament are right around the corner. Please visit our website and social media pages to stay current on details, deadlines, and registration.

See you soon!

Leighton Gambill, SR/WA
President, IRWA Chapter 36



"STRIVE NOT TO BE A SUCCESS, BUT RATHER TO BE OF VALUE." – ALBERT EINSTEIN



COMING SOON

2026 IRWA Chapter36 Hot Topics in Real Estate and Eminent Domain

When – March 27, 2026

Where – Grand Hall @ North Richland Hills Center

Contact Tommy Matthews or Miles Travis with questions Speaker Line Up



This year's theme is ROW Madness Bracket Edition, aligning with the NCAA Basketball tournament taking place at the same time. We're encouraging everyone, attendees and speakers, to wear something showing support for whatever basketball team you root for, whether it's a shirt, jersey, pullover, etc. Your team can be from the pros, college, high school, or even middle school. Of course, this is optional; if you'd prefer to stick with professional attire, that's perfectly fine as well.



PREVIOUS LUNCHEON

February Luncheon / Chapter 36



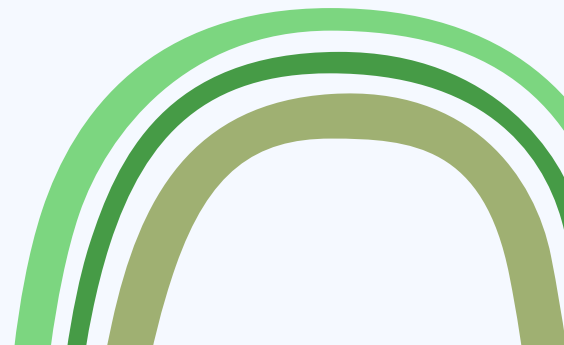
Chapter 36 reached new heights at our recent luncheon with an engaging presentation from **Richard Sidebottom** of North Texas Helicopters and **Jake Bosacker** and **Gina Cannova** of O'Brien Right of Way Valuation. The trio explored how helicopters and drones are playing an increasingly important role in right-of-way projects, from utility easement asset management to greenfield route scoping. February's meeting was also a special time to honor the Past Presidents of Chapter 36, with more than a dozen in attendance, and we are grateful for their leadership and contributions to the chapter.

Richard shared highlights from his impressive global aviation career, which has taken him from instructing in Texas to flying off a tuna boat in the Pacific, serving with the World Health Organization in Africa, and performing powerline and longline work in Scotland before returning to Texas as an Air Ambulance pilot. Jake, an FAA-licensed drone pilot and Director, and Gina, Senior Managing Director, brought valuable valuation expertise and practical application to the discussion, delivering an informative and entertaining program showcasing the intersection of aviation and right-of-way services.



MARCH MEETING

The March Luncheon will be held on March 10th at Texas Star Golf Course, located at 1400 Texas Star Parkway in Euless, TX. Join us at 11:30 AM for "Leveling Up: Your Journey in Credentialing & Professional Development," featuring the Education and Professional Development Committees. We look forward to an engaging program and hope to see everyone there!



2025 - 2026

THE EXECUTIVE BOARD



President
Leighton Gambill, SR/WA



Vice President
Tommy Matthews, SR/WA,
R/W-AC



Treasurer
Juan Salazar, SR/WA,
R/W-NAC, R/W-RAC



Secretary
Danyelle Daniels, SR/WA,
R/W-URAC, R/W-RAC



Director 2 Year
Matt Lance, SR/WA,
R/W-RAC, R/W-URAC



Director 1 Year
Will Snider, MAI,
SR/WA, R/W-AC

COMMITTEE CHAIRS

PROFESSIONAL DEVELOPMENT

Clara Castaneda, SR/WA, R/W-RAC
Lisa Featherstone, SR/WA, R/W-NAC
Shannon Perkins, SR/WA

EDUCATION

Ana Salazar, SR/WA, RW-NAC
Ben Gross, RWA, R/W-AC
Blayke Dangelmayr

MEMBERSHIP

Ciara Brown

PROGRAMS

Lisa Alexander
Dorrien Himes
Jennifer Sheetz, RWA

AUDIO

Jacian Martin

REGISTRATION

Brooklyn Patton
Jarred Robinson

HISTORIAN

Brent Patterson, SR/WA, R/W-NAC

YOUNG PROFESSIONALS

Miles Travis

COMMUNICATIONS

Kreg Hodge (Newsletter)
Samantha Gwinn (Newsletter)
Kerri Prentice (Website)
Mary Watson (Website)
Jessica Shultz (Social Media)
Miriam Salazar, SR/WA, R/W-NAC
(PR/Marketing)

INTERNATIONAL LIASONS

Leighton Gambill, SR/WA
Joel St. John, MAI, CCIM
Matt Brown, MAI, R/W-AC

2026-2027 OFFICERS

NOMINATIONS FOR 2026 - 2027 CHAPTER 36 OFFICERS

Nominations for Chapter 36 Officers for the 2026-2027 fiscal year are **now open**. The current term ends on June 30 and the new slate of officers will take their positions on July 1, 2026.

As the 1-Year Chapter 36 Director, I am the Chair of the Nominations and Elections Committee. Please complete the officer nomination form and return to wsnider12@gmail.com **no later than 5:00pm March 31, 2026**.

Nominations will be accepted through March 31st. You may download the nomination form from the Chapter Website, or contact me and one can be emailed to you.

Typically, the existing Officers move up in position. Each current Board Officer has expressed a desire to remain on the Board and move up in their respective positions. However, there will be open positions for Secretary and Professional Development Committee (PDC) 3 Year. The Nominations and Elections Committee will review the nominations and select a proposed slate of Officers that will be on the election ballot in May.

ALL positions, except PDC Chair and PDC 2 Year positions, must be elected. The positions are: Secretary, Treasurer, Vice President, President, Director 2-Year, Director 1-Year, and PDC 3 Year. If elected, the current officers have agreed to serve in the next positions for Treasurer, Vice President, President, Director 2-Year, Director 1-Year, and PDC Chair. Anyone can run from the floor against the slate of proposed Officers.

The members elected to the Board are those who have been active in the Chapter and have been seen serving in some volunteer capacity. Those elected on the Officer track are committing to service that exists well beyond a one-year term. The PDC is a three-year commitment and those elected as Secretary are expected to serve for 6 years.

Will Snider,
MAI, SR/WA, R/W-AC, SR/WA
IRWA Chapter 36 Director 1-Year
[Wsnider12@gmail.com](mailto:wsnider12@gmail.com)

IRWA REGION 2



About our Organization

Region 2 includes 1,535 members and 491 associate members from US and Mexico. Our eight chapters include Chapter 74 (Austin, TX), Chapter 43 (Louisiana), Chapter 36 (Dallas/Fort Worth, TX), Chapter 8 (Houston, TX), Chapter 51 (Little Rock, AR), Chapter 33 (Oklahoma City, OK), Chapter 39 (South Texas) and Chapter 85 (Mexico). Region 2 is proud to be a leader in our Association, supporting career advancement through educational programs and promoting the Association's mission to improve people's quality of life through infrastructure development.

The Spring Forum is officially on the calendar! The event will be held at Margaritaville in South Padre Island from April 29 through May 1, 2026. Please keep an eye out for registration. More information on the forum is to come!

March and April Events

- Chapter 8: Course 215
 - March 2-3
- 2026 International Oil And Gas Symposium
 - March 4
- Chapter 36: Course 218
 - March 9-10
- Chapter 39: Course 39
 - March 11-12
- Chapter 8: Course 203
 - March 18-19
- Chapter 8: Course 303
 - March 18-19
- Ch. 36 Golf Tournament
 - March 26
- Chapter 36 Spring Seminar
 - March 27
- Chapter 8: Course 102
 - March 27
- Chapter 33: Course 219
 - March 30-31
- Chapter 8: Course 421
 - April 7-9
- Chapter 33: Course 901
 - April 7
- Chapter 33: Course 902
 - April 8
- Chapter 8: Course 400
 - April 8-9
- 2026 IEUC Utility Sympo.
 - April 9
- Chapter 33: Course 502
 - April 13
- Chapter 74: Course 303
 - April 14-15
- Chapter 33: Course 505
 - April 15
- Chapter 39: Course 209
 - April 15-16
- Chapter 33: Course 506
 - April 16-17

THANK YOU TO OUR CHAPTER SPONSORS!

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CAA
COMMERCIAL APPRAISAL ASSOCIATES

JEFF TILLMAN, MAI, AI-GRS
Appraisal & Appraisal Review
tillmanj@flash.net
817-926-9835

BAKER★MORAN

AV ANGEL
VALUATION SERVICES

EDUCATION COMMITTEE NEWS

Hi Chapter 36 Members!

Spring is a season of progress – and what better time to take the next step in your professional journey? March brings new opportunities to advance your education through **IRWA** courses and credentialing programs. If earning or maintaining your designation is on your 2026 goals list, we're here to support you every step of the way.

As you begin—or finalize—your annual schedule, please let us know if there are specific courses you're looking for that are not currently listed. We're happy to explore additional options to better meet your needs.

Chapter 36 2026 Education Calendar

	Course	Location	Date
218	Right-of-Way Acquisition for Electrical Transmission Projects	Virtual	Mar. 9-10
413	Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)	Virtual	Apr. 27–29
200	Principles of Real Estate Negotiation	In-Person, TBD	TBD

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.

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.



DONALD J. SHERWOOD SCHOLARSHIP

For your better education

Hello Chapter 36 Members!

We are now accepting applications for the Donald J. Sherwood Scholarship in recognition of our own Chapter 36 member, Donald J. Sherwood, MAI, SR/WA, R/W-AC. Donnie Sherwood is a promoter of professional education, an IRWA instructor, Chapter 36 Professional of the Year, and 2009 Frank C Balfour Professional of the Year winner. Some of his further accolades include the 2018 W. Howard Armstrong Instructor of the Year, 2023 Region 2 Lifetime Achievement Award, and 2024 International Lifetime Achievement Award. In his honor, Chapter 36 proudly awards the Donald J. Sherwood, SR/WA Scholarship to Chapter 36 members and their family members each year. Chapter 36 accepts applications in the first quarter of each year and recipients are announced at the June Chapter meeting.

The completed application packet, with required academic support and recommendations, must be submitted to Matt Lance, Chapter 36 Director 2-Year at matt.lance@hdrinc.com no later than 5pm on **Wednesday, May 13, 2026**.

[Here](#) is the link to the application!!

Matt Lance
SR/WA, R/W-URAC, R/W-RAC
IRWA Chapter 36 Director 2-Year

IRWA Chapter 36 Donald J. Sherwood Scholarship

Application located on IRWA Chapter 36 website:

Education Tab at top/PDC & Scholarships/Donald J. Sherwood, SR/WA Scholarship/Click here to download

Scholarship Criteria

- Enrolled as a full-time college student (12+ college semester hours)
- Chapter 36 member, or family member of one
- In good standing with an accredited collegiate institution

**Preferred (but not required) fields of study in a right of way or right of way related field, e.g., appraisal, engineering, law, surveying, real estate/real estate management, drafting, finance, property management, business/public management*

Summary of Application Contents

See application for more details

- Completed and signed application
- Transcript
- Letter(s) of recommendation (at least one required)
- Current photograph
- Essay (one page limit; no specific requirements on font, margins, etc.)

Deadline is Wednesday, May 13, 2026

Deadline is 5pm

Send submissions to Matt Lance, Scholarship Committee Chair, at

director2year@irwachapter36.org or matt.lance@hdrinc.com Questions?

Email or call/text 817-403-8021

50^{FOR} FIFTY

SCHOLARSHIP PROGRAM

Funded by the Right of Way International Education Foundation (RWIEF)

The Fifty for Fifty Scholarship Program provides fifty (50) \$2,500 scholarships to support IRWA members pursuing professional certification and continuing education. Scholarship funds may be applied toward eligible IRWA coursework and may be used for in-person, virtual, or on-demand courses.

SCHOLARSHIP ALLOCATION

- **Forty (40) scholarships** allocated equally among IRWA's ten (10) U.S. and Canadian Regions (Four scholarships per Region).
- **Up to five (5) scholarships** awarded to qualified applicants from IRWA international chapters (No more than one scholarship per international chapter).
- **Five (5) additional scholarships** awarded to U.S. and Canadian Regions based on documented excess demand.

Unused international scholarships may be reallocated to Regions based on excess qualified applications.

ELIGIBILITY REQUIREMENTS

To qualify, applicants must:

- Be an **active IRWA member in good standing for at least one (1) year**.
- Have **formally declared candidacy for at least one IRWA certification program**.
- Submit an **essay of 300 words or less** addressing:
 1. Their strongest current potential contribution to IRWA and how this scholarship would enhance that contribution.
 2. What excites them about the future of IRWA and the right of way profession.
 3. The role they hope to play in the future of the profession and IRWA.

APPLICATION TIMELINE

- **Application Deadline: May 15, 2026.**
- **Notification of Recipients: June 1, 2026.**
- **Scholarship Term: July 1, 2026 – June 30, 2028.**
- **Funds must be used within the scholarship term.**

To download the application and apply, click [here](#).

Learn more about this scholarship and other RWIEF initiatives at <https://www.rwief.org>



Professional Development

COMMITTEE

The Professional Development Committee is excited to present “Leveling Up: Your Journey in Credentialing & Professional Development” at our March Luncheon. This engaging session will highlight the pathways, resources, and real-world insights available to members pursuing IRWA credentials and professional growth. Whether you’re just beginning your journey or looking to take the next step, this program is designed to inform, inspire, and help you move forward with confidence.

Best Wishes,

- **PDC Chair** - **Clara Castaneda, SR/WA, R/W-RAC**
- **PDC 2 Year** - **Lisa Featherstone, SR/WA, R/W-NAC**
- **PDC 3 Year** - **Shannon Perkins, SR/WA**

YOUR PDC CHAIR



CLARA L. CASTANEDA
SR/WA, R/W - RAC

HDR, Inc.
C: (682) 219-4243
Clara.Castaneda@hdrinc.com

Leveling Up: YOUR JOURNEY in Credentialing & Professional Development

PRESENTERS



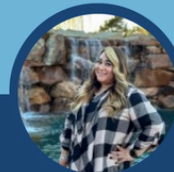
Shannon Perkins
SR/WA
PDC 3 -Year



Lisa Featherstone
SR/WA, R/W-NAC
PDC 2-Year



Leighton Gambill
SR/WA
President



Ana Salazar
SR/WA, R/W-NAC
EDC Chair

MARCH | **11:30**
10TH | **AM**

IRWA CHAPTER 36 MARCH LUNCHEON
featuring the Education and Professional Development Committees
Texas Star Golf Course
1400 Texas Star Pkwy, Euless 76040

REGISTER NOW

<https://irwachapter36.org/>

March 2026

Membership Committee

The International Right of Way Association (IRWA) is devoted solely to the right of way profession and proudly represents nearly 10,000 members worldwide. Chapter 36 is currently the largest chapter in IRWA – a distinction we are incredibly proud of – with 469 members in North Texas!

Membership offers valuable opportunities to connect, learn, and grow alongside industry professionals through educational programs, networking events, and chapter initiatives that support both personal and professional success.

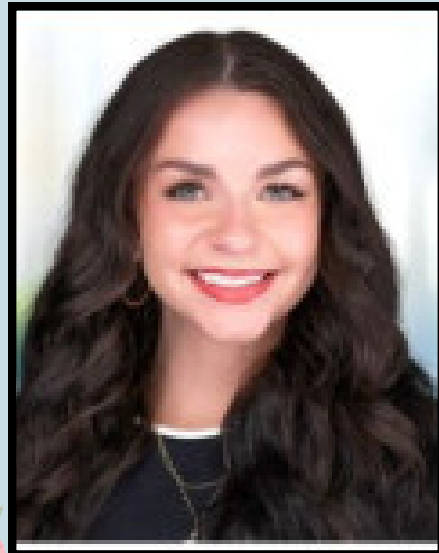
As a reminder, now is the time to renew your membership to continue enjoying these benefits and staying involved.

We look forward to seeing everyone at our Spring events – the 2026 Hot Topics in Real Estate and Eminent Domain Seminar on March 27 and the Steve Baggett Memorial Golf Tournament on March 26. With this year's ROW Madness theme, it's sure to be two great days of education, networking, and fun!

SIGN UP

"You don't need permission to become who you're meant to be."

**YOUR MEMBERSHIP
CHAIR**



Ciara Brown

O'Brien Right-of-Way Valuation
C: (918) 605-6422
cbrown@obrien-row.com



Young Professionals Committee

Chapter 36

March 2026

YP Membership

The International Right of Way Association Young Professionals of IRWA Chapter 36 continue to foster growth and connection within the right-of-way industry. Through events and collaboration, they provide opportunities to gain insight, build confidence, and strengthen professional relationships.

More than a networking group, YP serves as a supportive community focused on education, ethics, and development. As the largest chapter in IRWA, Chapter 36 proudly supports nearly 469 local members and almost 10,000 worldwide. With exciting events ahead—including the Spring Seminar and annual Golf Tournament—we can't wait to see our Young Professionals connect, learn, and make an impact in the industry.

Your YP chair




Miles Travis
Cushman & Wakefield
C: (713) 609-3350
Miles.Travis@cushwake.com

Golf Club

IRWA CH. 36 UPCOMING YP 2026 EVENTS

24 MAR, 2026	POPSTROKE (PUTT PUTT) 6:30PM POPSTROKE- THE COLONY 5770 GRANDSCAPE BLVD, THE COLONY, TX 75056
16 APR, 2026	TBD

FOR MORE INFO : WWW.IRWACHAPTER36.ORG
DATES & TIMES ARE SUBJECT TO CHANGE



Get ready for a night of fun and friendly competition! Join the Young Professionals for an evening at PopStroke on March 24, 2026, from 6:30 to 9:30 PM. Enjoy mini-golf, games, and great company in a relaxed, social setting—perfect for unwinding and connecting with fellow members. Don't miss an evening full of laughs, friendly competition, and networking!



Ask the Attorney



Question: *Can a city or other governmental entity acting in its commercial capacity related to contracts constitute a taking when said contract fails?*

Answer: No, at least in the case of *Mesquite Asset Recovery Group, L.L.C. v. City of Mesquite*, 154 F.4th 313 (5th Cir. Sept. 23, 2025).

In 2008, development groups (collectively the “Developer”) purchased land from the City of Mesquite (the “City”) and entered into a public improvement contract (a/k/a the Master Development Agreement, or “MDA”), which included a waiver from obtaining a Conditional Letter of Map Revision (“CLOMR”) from FEMA. The city later refused to honor this waiver, citing a new ordinance, leading to the termination of the contract and the city’s reimbursement obligations. The development groups sued the city, claiming a taking under federal and Texas constitutions, breach of contract, and other state-law violations, seeking compensation and declaratory relief. The district court dismissed the takings claim, finding the city acted in a commercial capacity, not sovereign, and remanded state-law claims to state court. The development groups appealed, arguing that the city’s actions were sovereign and thus constituted a taking. The appellate court affirmed the district court’s decision, agreeing that the city’s actions were contractual, not sovereign, and thus did not support a takings claim.

In reaching this conclusion, the U.S. Court of Appeals, Fifth Circuit, held:



Ask the Attorney

The Fifth Amendment, as incorporated against state and local governments under the Fourteenth Amendment, forbids the taking of private property “for public use without just compensation.” U.S. Const. amend. V. Where an alleged taking implicates government contracts, however, a successful takings claim is unlikely. A government acting “in its commercial or proprietary capacity in entering contracts, rather than in its sovereign capacity,” is treated just as any other party to a contract, and contract law remedies provide the proper recourse for any wrongdoing. *Preston Hollow Cap., L.L.C. v. Cottonwood Dev. Corp.*, 23 F.4th 550, 553 (5th Cir. 2022) (quoting *Hughes Commc'ns Galaxy, Inc. v. United States*, 271 F.3d 1060, 1070 (Fed. Cir. 2001)). Put differently, actions “that would constitute a simple breach of contract when a non-governmental entity is involved do not become a constitutional violation simply because the contracting party is a municipality.”

The Developer unsuccessfully argued that their takings claim stemmed from the alleged “thwarting of [their] previously approved development and reimbursement rights” governed by their contracts with the City. However, the Court held that these interests could be disentangled from the underlying contractual dispute.

Specifically, the Developer alleged that the City (1) would not “honor” the Developer’s previously approved CLOMR waiver at the last minute and without sufficient time, obliging them to obtain a CLOMR; and (2) subsequently failed to alter, including by vote of the City Council, the contractual terms when it became clear the Developer could not meet the MDA’s requirements. The Developer argued that these were sovereign acts: “after all,” they assert, “only a governmental entity acting in its governmental or sovereign capacity can change the regulations and rules mid-stream, as the City did here.” The Court held that although only government entities can alter a regulatory scheme, any party to a contract may attempt—or refuse—to renegotiate the terms of an agreement midstream. In such circumstances, any resulting dispute is contractual. That conclusion does not change merely because the party is a governmental entity.

The City declined to amend the terms of the MDA, and, since the Developer couldn’t meet the existing terms, the Developer lost money.

Takings claims require courts to first ask a foundational question in situations like this: “Does this case present an issue that “sounds in contract” or in sovereignty? The Court found that this case “sounds in contract,” not takings.

City wins. Developer loses.

The views, thoughts, and opinions expressed in this article belong solely to the authors – John P. Baker, Jordan A. Miller, Charles M. Wilson, and Madison T. Yasnchok – 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. Some of the information contained in this article was provided by the Texas City Attorney’s Association.

