

# NORTH TEXAS NEWS



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## MAY LUNCHEON

IRWA CHAPTER 36 PRESENTS

# EDC FIRESIDE CHAT

### MANAGING GROWTH: WHAT IS OUR 10 YEAR OUTLOOK FOR THE METROPLEX?

Join industry leaders for a dynamic discussion on regional growth, infrastructure, and the future of the Metroplex.

**FEATURED SPEAKERS**

 <b>CHERIE GORDON</b> City of Fort Worth Economic Development Coordinator	 <b>KEVIN SHATLEY</b> Dallas Regional Chamber Vice President, Economic Development	 <b>CHRISTIE GOODMAN</b> City of Arlington Director of Targeted Attraction and State Affairs	 <b>MARCUS F. BOYD</b> Moderator Region 2 SR/WA, R/W-RAC, R/W- URAC, R/W-NAC
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**TUESDAY**  
**MAY 12, 2026**

**11:30 AM – 1:00 PM**  
Networking begins at 11:00 AM

**TEXAS STAR GOLF COURSE CONFERENCE CENTER**  
1400 Texas Star Parkway  
Euless, TX 76040

**— RESERVE —**  
**YOUR SEAT TODAY!**  
Scan to register or visit:  
[irwa36.org/events](http://irwa36.org/events)



**IRWA** BUILDING A BETTER WORLD  
Connections. Knowledge. Leadership.  
**Stronger Together.**



### Texas Star Golf Course Conference Center

1400 Texas Star Parkway  
 May 12th 11:30 am to 1:00 pm  
 Click [Here](#) to Register!

### Costs:

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

# UPCOMING *Events*

MON-TUES  
MAY

11-12

**Advanced Residential Relocation Assistance**

8:00 AM - 5:00 PM

Virtual

Click [here](#) to register

TUES  
MAY

12

**May Luncheon - Texas Star Golf Course Conference Center**

11:30 AM - 1:00 PM

1400 Texas Star Parkway Euless, TX 76040

Click [here](#) to register

FRI-MON  
JUNE

26-29

**2026 International Education Conference**

8:00 AM - 5:00 PM

455 North 10<sup>th</sup> Street Omaha, NE

Click [here](#) to register



[www.irwachapter36.org](http://www.irwachapter36.org)

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



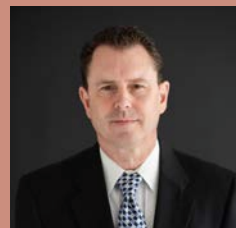
Spring  
IS IN THE  
air



## Editor's Column

As spring continues and the chapter year begins winding down, it's hard to believe we only have two meetings left! In this issue, we're sharing a few chapter updates while looking back at the Spring Forum held in South Padre Island and ahead to the International Conference coming up in June. Thank you to everyone who continues to support and participate in Chapter 36—we look forward to closing out another great year together. 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](mailto:kreg@pyleswhatley.com)



Samantha Gwinn  
[samantha@pyleswhatley.com](mailto:samantha@pyleswhatley.com)





# PRESIDENT'S MESSAGE

## Happy May, Chapter 36!



I don't know about y'all, but it feels like we are absolutely flying through 2026! Spring in Texas always seems to bring a little extra energy, and our chapter is no exception. Between luncheons, classes, conferences, networking events, and planning for the future, there is so much happening within Chapter 36 and across the IRWA.

One of the things I have appreciated most this year is watching our members continue to show up for one another. Whether it is volunteering at an event, sponsoring a luncheon, attending a class, mentoring a Young Professional, or simply welcoming a first-time guest at a meeting, those moments matter. They are what continue to make Chapter 36 such a strong and respected chapter within our association.

This month is especially important as we hold elections for the 2026–2027 leadership team. Serving this chapter has been one of the greatest honors of my professional career, and I am continually grateful for the leaders who are willing to step forward and give their time, talent, and energy to this organization. I encourage everyone to attend the luncheon, participate in the process, and support those willing to serve. Strong leadership is what keeps our chapter moving forward.

I also want to encourage our members to continue taking advantage of the educational and scholarship opportunities available through Chapter 36 and RWIEF. Investing in yourself professionally is never wasted, and our association offers incredible pathways for growth through courses, certifications, and designations. If you have been considering taking the next step, let this be your sign to go for it.

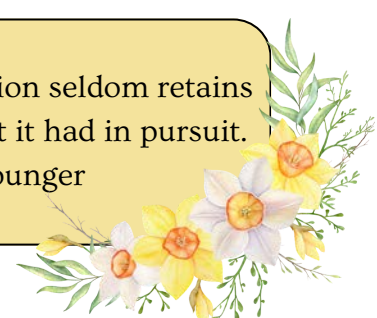
As we head into summer, I hope everyone takes a moment to appreciate just how much our chapter accomplishes together. We truly have something special here, and it is because of the people who continue to invest in this community year after year.

See you soon!

*Leighton Gambill, SR/WA*  
President, IRWA Chapter 36

An object in possession seldom retains the same charm that it had in pursuit.

-Pliny Younger



# Previous Events

## APRIL LUNCHEON / REGION 2 FORUM

### April Meeting

Chapter 36 welcomed members and guests to the April Luncheon at the Texas Star Golf Course Conference Center in Euless, TX, for an engaging presentation titled “The Electrification of Everything: The Role of Landmen in Responsibly and Efficiently Powering the Future.” Special guest speaker Kyle B. Reynolds, President of the American Association of Professional Landmen, shared valuable insights on the evolving role of land professionals in supporting the future of energy and infrastructure. Drawing from his extensive leadership experience in the energy industry, Kyle delivered an informative and dynamic presentation that highlighted industry trends, responsibility in development, and the growing importance of landmen in an increasingly electrified world.



### Region 2 Transportation Symposium

Members gathered in South Padre Island for the 2026 Region 2, 6, and 9 Transportation Symposium, held on April 30, 2026, at the Margaritaville Beach Resort. The full-day event featured several great speakers who shared valuable insight on transportation and right-of-way topics impacting the industry today. Attendees also had the opportunity to participate in Course 102, “Elevating Your Ethical Awareness,” on April 29, followed by the Spring Forum on May 1. The symposium provided an excellent opportunity for education, networking, and collaboration among professionals from across the regions.



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# THE EXECUTIVE BOARD

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**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

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## COMMITTEE CHAIRS

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### 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

# Officers Slate and Elections

The Chapter 36 board has approved and is recommending the nominations for the incoming 2026-2027 officers based on the recommendations of the Nominations and Elections Committee. The Elections will be held at our May meeting, where the Nominees will again be announced. Nominations from the floor will be accepted before each vote. Voting will be conducted by voice acclamation. In the case of multiple candidates for a position or an unclear voice vote, a written ballot voting process will be used.

The recommended nominees for the 2026-2027 Chapter 36 officers are as follows:



## *Tommy Matthews, R/WA, R/W-AC*

Tommy Matthews began his appraisal career in 2004, performing appraisals for lending institutions to underwrite loans on commercial and industrial properties including convenience stores, strip centers, industrial warehouses, apartments, and office buildings.

In 2006, with the start of the LBJ Project (Loop 635), Mr. Matthews began his career in the right-of-way industry. Since 2006, Mr. Matthews has appraised and reviewed over 1,600 land parcels.

In addition to appraisals and reviews, Mr. Matthews has provided expert witness testimony on multiple projects for Special Commissioners Hearings and trials.

Mr. Matthews holds a bachelor's degree in economics and finance from the University of Texas at Dallas. Mr. Matthews has been a member of IRWA Chapter 36 for over 20 years, holding multiple positions including Registration Committee, Newsletter Chair, PR and Marketing Chair, Membership Committee and Chair, Education Committee and Chair, PDC Committee and Chair, Secretary, Treasurer, and most recently, Vice President.

PRESIDENT

Do not go where the path may lead, go instead where there is no path and leave a trail.  
-Ralph Waldo Emerson

*May 2026 | Chapter 36*

# Officers Slate and Elections



## *Juan Salazar, Jr., SR/WA, R/W-NAC, R/W-RAC*

Juan Salazar is a Project Manager at Pinnacle Consulting Management Group, Inc. and currently serves as Treasurer for IRWA Chapter 36. He began his Right of Way career with Pinnacle in 2014, the same year he joined the International Right of Way Association (IRWA), and has since remained an active and dedicated member of both his company and the organization.

Prior to becoming a Project Manager, Juan served as an Acquisition and Relocation Agent, and Condemnation Specialist, gaining experience across State, County, City, and other local public agency projects.

Juan's service to Chapter 36 began in 2016 when he joined the board as Website Chair. Since then, he has contributed in various leadership and committee roles, demonstrating a strong commitment to the chapter's growth and success. His involvement also extends to the regional level, where he served as the Region 2 Young Professionals Chair after participating in the group for several years. In recognition of his dedication, he was named Chapter 36 Young Professional of the Year in 2017.

Also in 2016, Juan joined the IRWA Relocation Committee, further strengthening his professional development and engagement within the association. He has represented the committee at multiple conferences, including Alaska (2017) and Edmonton (2018), and served as Chair of the International Relocation Committee in 2021. He remains actively involved with this dynamic group.

Juan resides in Arlington, Texas, with his wife, Miriam, and their two children, Dominic and Amaya.

VICE PRESIDENT



## *Danyelle Donnelly Daniels, SR/WA, R/W-URAC, R/W-RAC*

Danyelle Daniels serves as Vice President of Stateside Right of Way Services, LLC and has been active in the right of way profession since 2010. A longtime member of the IRWA, she was recognized as the 2023 Region 2 Young Professional of the Year and continues to stay engaged through both leadership and education.

Danyelle has served Chapter 36 as Historian in 2020 and 2021, as a member of the Education Committee from 2022 through 2024, and as Chapter Secretary in 2025. She also became a certified IRWA PEAK Instructor in 2025, further supporting professional development within the organization.

She has presented at the Region 2 College Station Refresher, multiple CLE conferences, the IRWA International Conference in San Antonio, Chapter 36 Spring Seminars, and luncheons for Chapters 8 and 74.

Danyelle is focused on strengthening member engagement, supporting education initiatives, and continuing to build a collaborative environment that benefits both new and experienced right of way professionals.

TREASURER

# Officers Slate and Elections



## *Ana Salazar, SR/WA, R/W-NAC*

Ana Salazar is a bilingual Project Manager at Pinnacle Consulting Management Group, Inc., where she has worked since 2015. Prior to becoming a Project Manager with Pinnacle, Ana worked as an Acquisition, Relocation Agent, and a Condemnation Specialist. Ana is experienced with State, County and City projects.

Ana became a member of the IRWA Chapter 36 in 2017. She currently serves as the Education Chair, after advancing through multiple roles within the association. In addition to her committee work, Ana has played a key role in planning and executing major chapter events, including serving as Chair of the Steve Baggett Memorial Golf Tournament and coordinating the Silent Auction for the Chapter 36 End-of-Year Party. In recognition of her dedication, Ana was honored with the Young Professional of the Year Award in 2023.

Ana Salazar resides in Mansfield, Texas, where she continues to grow both personally and professionally. Above all, she takes the greatest pride in her most important role—being a devoted single mother to her six-year-old son Michah.

SECRETARY



## *Leighton Gambill, SR/WA*

Leighton Gambill is the Marketing and Business Development Director at Integra Realty Resources – Fort Worth. Ms. Gambill has been involved in real estate valuation and advisory since 2011, with a specific emphasis on right of way and eminent domain assignments. Her experience includes valuation services for a wide range of property types and clients, including government agencies, project management and engineering firms, brokers, attorneys, and private individuals. Leighton has completed assignments involving whole takings, partial takings, and easement acquisitions for condemnation proceedings, many of which required complex analyses and consideration of damages to the remainder.

Leighton is highly involved in the International Right of Way Association at both the local and regional levels and currently serves as President of Chapter 36 after previously serving the Chapter in multiple leadership roles over the past 14 years. She is a recipient of both the Region 2 and Chapter 36 Young Professional of the Year awards and remains passionate about professional development, industry outreach, and advancing the right of way profession.

Leighton lives in Carrollton, Texas, with her husband, two boys, and a menagerie of rescue pets.

2-YEAR INTERNATIONAL DIRECTOR

# Officers Slate and Elections



## *Matt Lance, SR/WA, R/W-URAC, R/W-RAC*

Matt Lance is currently serving as Director 2-Year for Chapter 36, is a lifelong D/FW Metroplex resident and a graduate of the University of Texas at Arlington. Mr. Lance has been employed with HDR since 2006, after nearly two decades with the Texas Department of Transportation (TxDOT). While employed by TxDOT and HDR, he has been responsible for the successful relocation of numerous residences and businesses displaced from federal, state and locally funded construction projects. Clients have included the City of Austin, Texas; City of Fort Worth, Texas; Central Texas Regional Mobility Authority; Trinity Metro, Dallas Area Rapid Transit, Tarrant County, Texas; TxDOT, and TxDOT's Aviation Division. Over the past 32 years, his duties have included project management, preparing relocation assistance processes and procedures, project relocation plans, replacement housing payments, personal property inventories and providing advisory services and moving plans for unusual and complex moves. His enthusiasm and experience are instrumental in finding innovative and creative solutions to complex relocation and acquisition problems.

1-YEAR INTERNATIONAL DIRECTOR



## *Silverio Garza, Jr., SR/WA, R/W-NAC*

Silverio Garza oversees the execution of Pape-Dawson's land acquisition programs. He has acquired more than 2,000 parcels and has led teams in acquiring thousands more over his 22 years in the industry. He has over 34 years of professional consulting experience in the engineering, real estate and environmental fields supporting private, municipal, state and federal clients. He has collaborated on large scale transportation and public infrastructure programs that include Program Management, Public Real Estate acquisition and Utility coordination. Previous experience includes working under environmental programs such as CERCLA, RCRA and the Clean Water Act for the Environmental Protection Agency. Over the years, he has acquired property from former NFL coaches and players and while working in the environmental field spent 28 days on the Island of Oahu with a 3-person team completing over 60 Environmental Site Assessments (Phase I's) with one day off.

3-YEAR PROFESSIONAL DEVELOPMENT COMMITTEE MEMBER



# 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.

Registration is now open for the 2026 International Education Conference, taking place June 26-29, 2026, at the CHI Health Center Omaha in Omaha. Join industry professionals from across the country for education, networking, and professional development opportunities during this exciting annual event!

## May, June, and July Events

- Chapter 36: Course 501
  - May 11-12
- Chapter 33: Course 102
  - May 20
- Chapter 8: Course 105
  - May 26
- Chapter 8: Course 203
  - May 28-29
- Chapter 39: Course 902
  - May 29
- Chapter 33: SR/WA Review
  - June 1-3
- Chapter 8: Course 502
  - June 8-9
- Chapter 39: Course 421
  - June 9-11
- Chapter 8: Course 205
  - June 17-18
- International IRWA Education Conference
  - June 26-29
- Chapter 8: Course 207
  - July 15-16

# THANK YOU TO OUR CHAPTER SPONSORS!

**PARTNER**  
Valuation Advisors



"Exceptional infrastructure real estate services delivered by dedicated professionals who care."



TEXAS LAND AND TITLE LLC



Integra Realty Resources Fort Worth



JEFF TILLMAN, MAI, AI-GRS  
Appraisal & Appraisal Review  
[tillmanj@flash.net](mailto:tillmanj@flash.net)  
817-926-9835



# EDUCATION COMMITTEE NEWS

Hi Chapter 36 Members!

May is here, and with it comes a fresh lineup of opportunities to learn, connect, and grow. We're excited to share what's ahead this month and hope you'll join us as we continue investing in education and each other.

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
501	Advanced Residential Relocation Assistance	Virtual	May 11-12
200	Principles of Real Estate Negotiation	In-Person, TBD	TBD

## WHAT 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](http://www.irwaonline.org). Just visit the "Credentialing" tab.

## WANT TO HOST A CLOSED COURSE FOR YOUR TEAM?

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](mailto:education@irwachapter36.org).

## YOUR EDC CHAIR



*Ana Salazar*  
SR/WA, R/W - NAC

Pinnacle Consulting Management Group, Inc.  
Project Manager  
C: (817) 901-2634  
[Asalazar@Pinnaclegroup.biz](mailto:Asalazar@Pinnaclegroup.biz)



# 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](mailto: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](mailto:director2year@irwachapter36.org) or [matt.lance@hdrinc.com](mailto:matt.lance@hdrinc.com) Questions?

Email or call/text 817-403-8021

# 50<sup>FOR</sup> 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

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## COMMITTEE

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### Invest in Your Future: Greg Cook Scholarship Deadline Is Fast Approaching

#### YOUR PDC CHAIR



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

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

If you've been considering applying for the Greg Cook Scholarship, now is the time to act. This scholarship represents more than financial support, it's a tribute to Greg's lasting legacy and a commitment to developing future leaders in our industry.

The Greg Cook Scholarship is designed for eligible candidates who are driven by growth, leadership, and a desire to make a meaningful impact. Whether you're looking to advance your professional journey or take the next step in building your career, this opportunity can help open doors and provide valuable support along the way.

With the application deadline quickly approaching on May 22nd, we encourage all eligible candidates not to wait until the last minute. Take the time now to review the flyer, complete the application, and submit your materials. Investing a little time today could make a lasting difference in your future tomorrow.

Please see the flyer and application for full details, eligibility requirements, and submission instructions—and don't miss this chance to be part of Greg Cook's enduring legacy.

Best Wishes,


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

- **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

CONGRATULATIONS  
to Derek VanDevander at ONCOR  
and Jennifer Sheetz at Atwell  
whom received their RWA and  
SR/WA designations, respectively.  
Great job!!

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May 2026



# Greg Cook Memorial Scholarship

In Honor of Greg Cook — A Mentor & Legacy of Chapter 36

*Live as if you were to die tomorrow. Learn as if you were to live forever.*

~ Mahatma Gandhi

Application Located on IRWA Chapter 36 Website



## Scholarship Criteria

- Chapter 36 Member
- Currently working towards an IRWA Designation (verified by Declaration of Candidacy)

## Summary of Application Contents *(see application for more details)*

- Completed and signed application
- Declaration of Candidacy for a current IRWA designation
- Current photograph

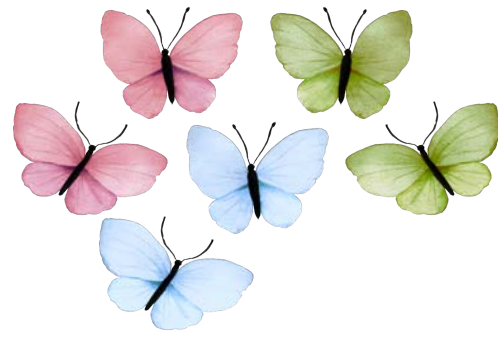
## Deadline is Friday, May 22, 2026

- There will be NO extensions or late applications considered
- Send submissions to Clara Castaneda, SR/WA, R/W-RAC, PDC Committee, at Clara.Castaneda@hdrinc.com
- Questions? Email or call/text 682-219-4243



May 2026

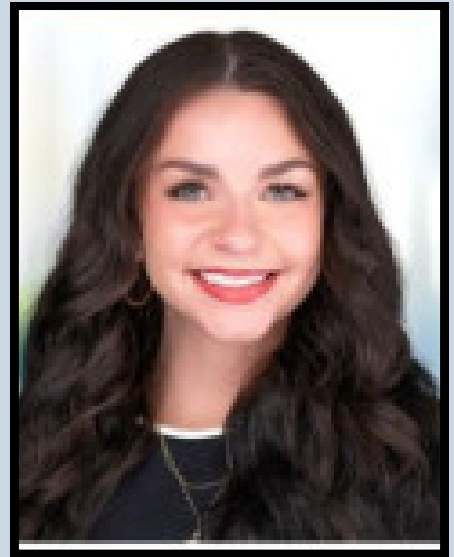
# Membership Committee



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 and we are extremely proud of this achievement. The North Texas Chapter currently has 487 members!!

Membership in our organization offers valuable opportunities for professional growth, networking, and involvement. From access to educational resources and industry updates to invitations for exclusive events, members enjoy a range of benefits designed to support their success. We encourage you to stay engaged, take advantage of upcoming workshops and volunteer openings, and help us welcome new members as they join our community. If you know someone who would benefit from becoming part of our group, please share the membership information below—we're always excited to grow and strengthen our network.

## YOUR MEMBERSHIP CHAIR

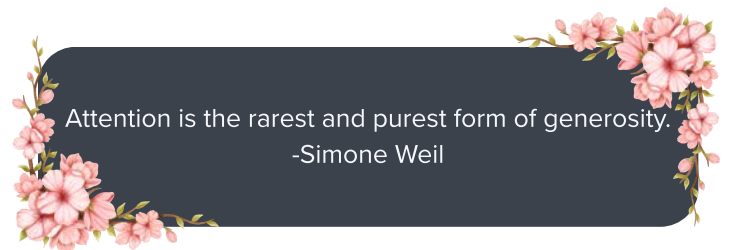


*Ciara Brown*

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

## Welcome Our New Members

- Joanie Baker
- Jennifer Daniels
- Michael Volpe - 7Arrows Land Staff, LLC



# Young Professionals Committee

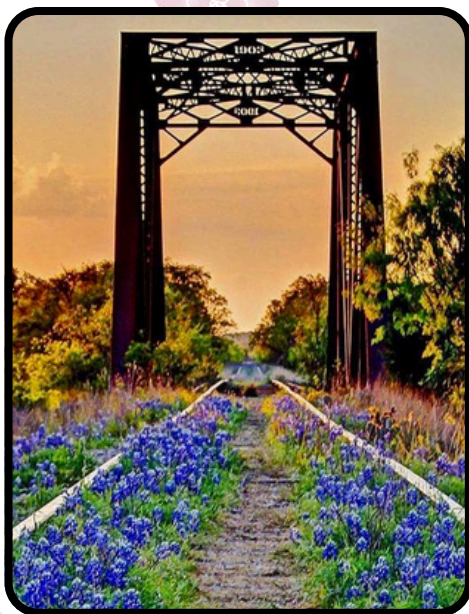
Chapter 36

May 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  
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The International Right of Way Association Chapter 36 Young Professionals enjoyed an exciting evening at Globe Life Field on April 21st as the Texas Rangers faced off against the Pittsburgh Pirates. Members had the opportunity to connect and network while enjoying great food, baseball, and a fun atmosphere alongside fellow YP members. The event was a great success, bringing together professionals from across the chapter for an evening filled with conversation, laughs, and Rangers baseball.



# CHAPTER 36

## SPONSOR HIGHLIGHT

Chapter 36 | May 2026

This month, Chapter 36 is proud to shine a spotlight on **Right of Way Appraisal Review Services by Charles Stearman, SR/WA**, a specialized appraisal review practice built on decades of industry experience, professionalism, and a commitment to quality work. After serving as a senior appraiser and supervisor with a large Dallas firm for many years, **Charles Stearman, SR/WA** opened his own practice in 2016, focusing primarily on appraisal reviews for right of way projects.



With a career in real estate appraisal dating back to 1998, Charles has provided appraisal services and expert testimony for government entities, utility companies, and acquisition firms throughout Texas. His reputation for honesty, integrity, and thoughtful problem-solving has earned the respect of clients and colleagues across the industry.

What sets Charles apart is what he describes as “a passion for good work.” His approach is centered on helping clients successfully complete projects through careful analysis, open communication, and dependable guidance. Whether reviewing appraisals or helping clients think through complex project challenges, Charles emphasizes collaboration and making himself available as a resource whenever needed.

Charles has also been deeply involved in the International Right of Way Association and Chapter 36. He served as **President of IRWA Chapter 36 in 2012**, was named **Chapter 36 Professional of the Year in 2014**, **Region 2 Professional of the Year in 2015**, and was recognized as a Balfour Award finalist in 2015. His leadership philosophy is guided by a simple but meaningful piece of advice:

“Do you want to be right, or effective? Approach everyone with kindness.”

Looking ahead, Charles remains focused on maintaining strong client relationships and continuing to support the right of way industry through experience, professionalism, and a steady commitment to helping others succeed.



# Ask the Attorney



**Question:** *I recently contacted a landowner who let me know the property upon which my client needs an easement is subject to a federal receivership. When I contacted the lawyer appointed receiver by the federal court, I was told that thanks to the Order Appointing Receiver (1) they cannot voluntarily grant me an easement, and (2) my client cannot file a condemnation petition due to a stay (basically an injunction) of any and all litigation related to the property. What do I tell my client?*

**Answer:** *When acquiring right-of-way on property subject to a federal receivership, bankruptcy, or other similar proceeding which automatically stays your deal/condemnation, you must obtain a lift of said stay from the court that put said stay in place.*

When dealing with bankruptcy proceedings, courts have discretion to lift the automatic stay. See *In re Still*, 117 B.R. 251 (Bankr. E.D. Tex 1990). In 1989, American Pipeline Company, Inc. (“American”) sought to condemn property owned by Oscar and Rebecca Still (the “Stills”) to acquire a gas pipeline easement. During the time of condemnation, but unbeknownst to American, the Stills were in Chapter 13 bankruptcy proceedings pending in the United States Bankruptcy Court, Tyler Division, which automatically stayed all litigation in which the Stills would be involved. Upon learning this, American filed an Emergency Motion for Relief with the bankruptcy court as to the pending condemnation, which was granted, and American proceeded with its condemnation of the Stills’ property. The Stills filed a Plea in Abatement in the Rusk County Court at Law, asserting that the condemnation was a violation of the automatic stay because notice of the special commissioners’ hearing was served before the effective date of the Order Granting Relief for American. The Rusk County Court at Law granted the Plea in Abatement, but American had already laid its pipeline across the Stills’ property. American filed a Motion to Annul the Automatic Stay, which was denied, so in 1990 American filed a new condemnation proceeding. The Stills filed a Motion for Contempt against American for violation of the automatic stay, but the Court sided with American in holding that actions taken in violation of the automatic stay are merely voidable not void. *Id.* (citing *Sikes v. Global Marine, Inc.*, 881 F.2d 176 (5th Cir. 1989)). Stills’ motion for contempt was denied as to all damages and attorneys’ fees sought, and American’s actions were essentially ratified by the Court, who annulled the bankruptcy stay as to American’s condemnation.

# Ask the Attorney

As for federal receiverships, there is no case that provides a precise scenario of a federal receivership being lifted specifically to permit condemnation. However, like in bankruptcy proceedings, Courts have discretion to lift the automatic stay. To do so, condemning authorities must satisfy the three-pronged *Wencke* test set forth in *S.E.C. v. Wencke*, 742 F.2d 1230 (9th Cir. 1984)): (1) whether refusing to lift the stay genuinely preserves the status quo or whether the moving party will suffer substantial injury if not permitted to proceed; (2) the time in the course of the receivership at which the motion for relief from the stay is made; and (3) the merit of the moving party's underlying claim." *Id.*

Examples of stays being lifted for various reasons abound. While not specifically for the purposes of condemnation, the Northern District of Texas in applying the *Wencke* test granted relief to the Westridge Community Development District in the case of *SEC v. Stanford International Bank, Ltd.*, No. 3:09-CV-0298-N, 2011 WL 13180449, at \*2 (N.D. Texas, Dallas Division) to proceed in a state court foreclosure against receivership property. The District Court found that the Westridge Community Development District faced the threat of a statutorily defined "financial emergency" if the stay remained in place (substantial injury); sufficient time had passed in the receivership for the stay to yield; and the District's claims were meritorious because the receiver conceded the District held the superior lien and did not dispute the District's underlying rights. The application of the *Wencke* test in that case would be analogous to a condemning authority seeking to condemn receivership property.

For example, if a special utility district is seeking to condemn a receivership property to acquire a waterline easement, that special utility district must file a request to lift the automatic stay imposed by the receivership and show (1) substantial harm would occur, (2) a sufficient amount of time has past since the receivership has been instated, and (3) their claim has merits under their right to condemn property under Section 49.222 of the Texas Water Code. Because private property can only be condemned in Texas for a public use, meeting the three-pronged *Wencke* test should be attainable by virtually every condemning authority. In many instances, the public infrastructure being planned would enhance – not diminish – the value of the remainder property, further supporting the argument in favor of lifting the stay for the easement acquisition.

In sum, if you need an easement on property subject to a court-mandated stay, the safest course is to seek relief from the Court in the form of a motion to lift stay or motion for leave to file before filing any condemnation petition or taking any other action beyond making a bona fide offer. The distinction between a condemning authority seeking the ability to acquire an easement for public use and a private creditor seeking to liquidate assets of the receivership/bankruptcy estate to pay debts is clear.

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