



the

ROW



Take a peach inside...

Chapter Check-in, Member
Spotlight, PSC reviewing Eminent
Domain case and more!

August 2024 / ISSUE 8

President's Message



We are just under two months away from our Region 6 Fall Forum in Savannah. If you haven't registered yet, don't worry, there's still time. As your chapter president, I can proudly say that we have an exceptional planning committee, and your support in Savannah would mean the world to them. While our current registration numbers are not as expected, I am confident we can turn this around. Our Symposium boasts an impressive lineup of speakers covering topics such as permitting, right of way, appraisals, and surveying, featuring guest speakers from organizations like GA Ports Authority, GA DNR, CSX, and more.

In other chapter news, we are thrilled to welcome new members! Our ongoing goal is to enhance member engagement. The chapter is dedicated to offering various engagement opportunities, so stay updated on our latest news and

upcoming events by reading our monthly newsletter. If you have suggestions on how we can better serve our members, please reach out to me at cdurham@singlepointag.com.

If you read the previous paragraph and think it resonates with you, you're absolutely right! We have a dedicated group of individuals who put in hard work each month to make our chapter a source of pride, knowledge, and benefits. However, this effort is only worthwhile if our members actively participate. Let's aim to have a strong presence in Savannah, and if not, we hope to see you at the October chapter check-in. For event updates, visit our website at www.irwageorgiachapter22.com [[irwageorgiachapter22.com](http://www.irwageorgiachapter22.com)] and follow us on LinkedIn @IRWA Chapter 22 and Facebook IRWA Chapter 22.

- Chasity Durham

Upcoming Events

We host bi-monthly Chapter Check-Ins to offer an opportunity to network and stay active in the going's on in our field through various guest speakers. Below are the remaining luncheons for the year. Check us out!

OCTOBER

16

11:30a - 1:00p

MANUEL'S TAVERN

602 N HIGHLAND AVE NE
ATLANTA, GA

Speaker: David Shanks- Homeland Security Coordinator at Georgia Emergency Management and Homeland Security Agency



DECEMBER

11

11:30a - 1:00p

MAGGIANO'S LITTLE ITALY

4400 ASHFORD DUNWOODY ROAD
DUNWOODY, GA

LUNCH FOR A CAUSE- Bring new, unwrapped toys to be donated. Let's make this our largest donation yet!



Member Spotlight



MEET

Jennifer Sweigart

Jennifer Sweigart began her career in the right of way industry almost 10 years ago, in January 2015. It was then that she began working for BM&K where she was trained by some outstanding women who were GDOT retirees. Sweigart currently works for Colliers Engineering & Design primarily in the transportation industry leading a team that acquires right of way and easements. Additionally, she and her team work to relocate displaced persons for GDOT and local governments. Jennifer has been a member of the IRWA since October of 2021.

She was introduced to the organization by a coworker while working for the City of Atlanta as a real estate project manager. Jennifer's goal is to work towards obtaining her SR/WA designation in the coming years

Swigart is originally from Pennsylvania and graduated from Bloomsburg University of Pennsylvania. She moved to the Atlanta area in 2001. Jennifer is married with one daughter who is a sophomore at Georgia College in Milledgeville. During her off time, she enjoys "glamping" and hiking with her family along with boating and floating on Lake Hartwell.



August Chapter Check-In

Food, Football, Fun! What more could you ask for?



This month's Chapter Check-In was held on the Marietta side of town at Pappasito's Cantina. We had a decent turn out of non-members and members alike excited to hear our chapter update as well as our meeting speaker, former UGA football player, Eric Zeier. President Chasity Durham began the meeting reviewing our current budget and upcoming education classes. Afterwards the Fall Forum was briefly discussed regarding member signup and sponsorship. If you have not yet registered for this event, please do so as soon as possible. Following chapter business, we had the opportunity to listen to Eric, National Sales Manager for Homeowners Financial Group. Eric spoke about how his time at UGA and the NFL influenced and impacted his work ethic and character. The topic resonating with many as inspirational to strive to go the "extra mile". Following Zeier's presentation, he generously signed UGA merchandise that was later raffled off at the conclusion of the meeting. More about Eric can be found here on the right-hand side >>>

Eric Zeier is the National Sales Manager for Homeowners Financial Group covering 35 states, 42 physical locations and over \$1.5 Billion in funded production. Prior to his current role, Eric served as the Southeast Regional Manager for Homeowner covering South Carolina, Georgia, and Alabama where he had oversight of all production responsibilities.

Eric began his mortgage career in 2002 as a Mortgage Loan Officer at one of the areas strongest lenders, HomeBanc Mortgage. After graduating as the Valedictorian of HomeBanc's stringent mortgage training school, Eric enjoyed a successful run as a Mortgage Loan Officer. He then moved into leadership where he held roles as a Branch Manager, Area Manager and ultimately a Regional Manager. Over the course of his career, Eric has helped hundreds of loan officers develop their business and grow their careers in the mortgage arena.

Through the various teams Eric has led, he has served thousands of clients helping them achieve the dream of home ownership.

Prior to Eric's mortgage experience, he enjoyed a very successful collegiate and professional football career. Eric was all All-American quarterback at the University of Georgia. As a four year starter he broke many school and SEC records, notably the most career passing yards in SEC history. Eric was a team captain and Heisman trophy finalist both his junior and senior year. Eric is a member of the University of Georgia Circle of Honor - which recognizes and pays tributes to extraordinary student-athletes and coaches who, by their performance and conduct, have brought honor to the University. Eric is also a member of the Georgia Sports Hall of Fame and an inaugural member of the Georgia High School Sports Hall of Fame. In addition to his National Sales Manager position with Homeowners, Eric also serves as the Color Analyst for UGA football games alongside Scott Howard.

He went on to play six years in the NFL for the Cleveland Browns, Baltimore Ravens, and Tampa Bay Buccaneers. Eric, along with his wife Julie, are active in their community serving multiple charitable organizations through metro Atlanta.

Dial 678 - 893-6400 | Address 6600 Peachtree Dunwoody Road Suite 250 Atlanta, GA 30328

[HTTPS://HOMEOWNERSFCG.COM](https://homeownersfcg.com)

August Chapter Check-In

See if you can find yourself!

[illegible]

I want it, but do I need it?



Georgia PSC to the rescue?

BY CAROLINE WILSON

Earlier this month, the Georgia Public Service Commission (PSC) held a hearing on a group of landowners seeking to overturn a decision made by a court earlier this year, that would allow Sandersville Railroad Co. to acquire their land through condemnation. The company plans to install a 4.5-mile line through one of Georgia's poorest counties, Hancock, in an effort to connect manufacturing facilities with the CSX Transportation main line (www.georgiarecorder.com).



“Every condemnation is a failure of a private negotiation for sale but a recognition that a public use and a public need is enough to justify the exercise of eminent domain,”

- ROBERT HIGHSMITH,
COUNSEL FOR
SANDERSVILLE RAILROAD
CO.

The PSC heard oral arguments from both landowners and the railroad company on August 6th. This could have large ramifications regarding eminent domain going forward. The community group alleging that the railroad company has not met the requirements of Georgia's Eminent Domain law, proving that the desired land is required for their business purposes. Bill Maurer, counsel representing the landowners, simply states, “This is not just a question of our evidence versus their evidence. Instead, the railroad has failed to show either the most basic facts that this project constitutes a public use or is necessary to accommodate their business.” The Sandersville Railroad Co. claims that the new line will provide transportation to small farmers and business alike bringing new economic growth thus fulfilling the public necessity. The PSC is set to make a decision in the coming months.

Listen and Learn

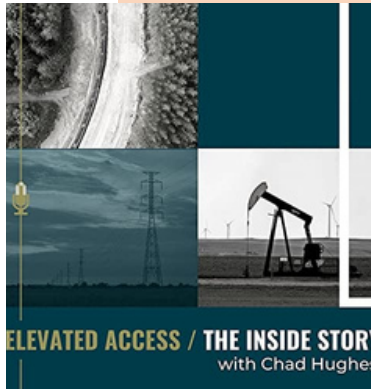
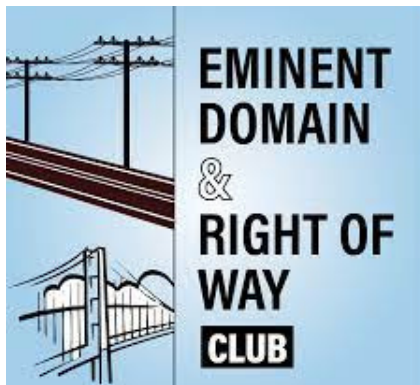


INFRASTRUCTURE JUNKIES PODCAST

Infrastructure Junkies, hosted by Kristen Short Bennett, SR/WA, and Dave Arnold, Esq., SR/WA, serves as a platform for individuals and businesses interested in the right-of-way profession. This includes right-of-way acquisition, eminent domain, the Uniform Relocation Assistance and Real Property Acquisition Act (URA), and infrastructure development. Their goal for this podcast is to create a more comprehensive platform, offering additional resources and a stronger voice for this community of professionals.

EMINENT DOMAIN & ROW CLUB

Eminent Domain & ROW Club is an app designed for professionals in the right-of-way industry to engage in live Town Hall sessions discussing a wide range of relevant topics. By joining the app, members can participate in interactive discussions, share insights, and stay updated on the latest developments in right-of-way acquisition, eminent domain, and infrastructure projects. This platform fosters a dynamic community where industry experts and newcomers alike can connect, learn, and collaborate.



ELEVATED ACCESS

Elevated Access delves into the critical access needed for energy and infrastructure projects across North America. Host Chad Hughes will meet with top experts whose experiences have significantly influenced the energy and infrastructure sectors—leaders who truly understand access. Whether you're a business leader, project developer, professional involved in the access process, or just curious about what makes development possible, this podcast highlights the meticulous effort and dedication required to secure access for development—and the immense scale of the task.

THE EMINENT DOMAIN PODCAST

The Eminent Domain Podcast, hosted by Clint Schumacher, is available on iTunes and Stitcher. Clint is a renowned speaker on eminent domain, frequently addressing industry professionals, lawyers, and law students nationwide. Clint has developed a specialized expertise in handling condemnation for highway projects. He represents property owners of all sizes affected by public projects, working to minimize impacts and, if necessary, securing full compensation for the owners.



Chapter News

Executive Board Update

Following several interviews, the Chapter 22 Board is pleased to welcome Jennifer Sweigart to the team as our 2024-2025 Secretary. Learn more about Jennifer and her IRWA journey in her member spotlight on page 4.

Stay in Touch

What better way to keep up with the goings on in our chapter than through social media. We are active on Facebook and LinkedIn. This is one of the easiest ways to get real time chapter updates regarding elections, chapter check-ins, and more! If you have any topics you want to see featured either on our socials or the newsletter, please email us at: info@irwageorgiachapter22.com

UPCOMING EDUCATION COURSES

★ LEGAL ASPECTS OF
EASEMENTS, COURSE 802
AUGUST 23, 8AM

★ CONFLICT MANAGEMENT,
COURSE 213
OCTOBER 07, 8AM

Safety Reminder

In July we observe Ultraviolet (UV) Safety Month. Below are tips to shield your eyes and skin from harm:

- Avoid the sun between 11a - 3p (when possible)
- Wear a hat
- Wear Sunglasses
- Apply sunscreen every two hours
- Stay Hydrated



Executive Board

PRESIDENT INTERNATIONAL DIRECTOR 2

Chasity Durham

SinglePoint Acquisitions Group
cdurham@singlepointag.com

PRESIDENT ELECT

Kizzy Grier

HDR

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SECRETARY

Jennifer Sweigart

Colliers Engineering & Design

Jennifer.Sweigart@collierseng.com

TREASURER

Vacant

Executive Board

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RE Appraisal Group

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Service Committee Chairs

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Webmaster

Vacant

Industry Committee Chairs

ENVIRONMENTAL

Clyde Johnson,

SR/WA, R/W-RAC, R/W-URAC

Consultant Service, Inc - Consultant

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Mandy Beavers

SinglePoint Acquisitions Group

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Communications

Vacant

IRWA REGION 6

Fall Forum

Savannah, GA
October 7-9, 2024



Monday, October 7

8am-5pm Course 213 Conflict Management

**Course registration is separate at \$265 member or \$330 non-member*

6pm-8pm YP Networking Event

Tuesday, October 8

8am-5pm Acquisitions, Easements, & Permits...Oh My!

7pm-9pm Networking Event

Wednesday, October 9

9am-3pm Region 6 Forum

Conference Registration
\$175

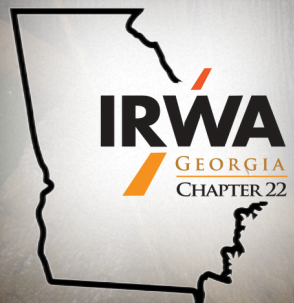
Room
Rate
\$219

DoubleTree by Hilton Hotel
Historic Savannah District

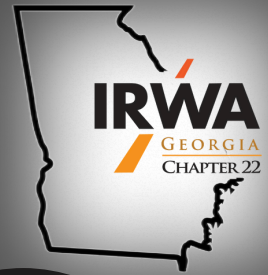
Limited room availability at this rate

For more information
& to Register
visit

<https://irwageorgiachapter22.com>



2024 FALL FORUM SPONSORSHIPS



GEORGIA PEACH (1 AVAILABLE)

- INDIVIDUAL OR FIRM LOGO DISPLAYED AT THE FORUM W/33X81" BANNER STAND
- INDIVIDUAL OR FIRM LOGO DISPLAYED ON EVENT WEBSITE & OTHER SOCIAL MEDIA PLATFORMS (PROMINENT PLACEMENT)
- INCLUDE SWAG FOR REGISTRANTS
- LOGO LANYARDS FOR REGISTRANT BADGES
- 1 COMPLIMENTARY EDUCATIONAL COURSE REGISTRATION @ FORUM
- 2 COMPLIMENTARY CONFERENCE REGISTRATIONS

CLAIMED

RIVER STREET

- INDIVIDUAL OR FIRM LOGO DISPLAYED AT THE FORUM W/24X63" BANNER STAND
- FIRM NAME DISPLAYED ON ADDITIONAL BANNER @ NETWORKING EVENTS
- INDIVIDUAL OR FIRM LOGO DISPLAYED ON EVENT WEBSITE & OTHER SOCIAL MEDIA PLATFORMS (PROMINENT PLACEMENT)
- INCLUDE SWAG FOR REGISTRANTS
- 2 COMPLIMENTARY CONFERENCE REGISTRATIONS

\$1500

FORSYTH PARK

- INDIVIDUAL OR FIRM LOGO DISPLAYED AT THE FORUM W/24X63" BANNER STAND
- INDIVIDUAL OR FIRM LOGO DISPLAYED ON EVENT WEBSITE & OTHER SOCIAL MEDIA PLATFORMS
- INCLUDE SWAG FOR REGISTRANTS
- 1 COMPLIMENTARY CONFERENCE REGISTRATION

\$1000

BONAVENTURE

- INDIVIDUAL OR FIRM LOGO DISPLAYED AT THE FORUM (TABLETOP)
- INDIVIDUAL OR FIRM LOGO DISPLAYED ON EVENT WEBSITE & OTHER SOCIAL MEDIA PLATFORMS

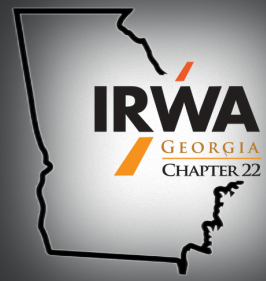
\$500

CHATHAM SQUARE

- INDIVIDUAL OR FIRM LOGO DISPLAYED AT THE FORUM (PROGRAM ONLY)

\$250

2024 FALL FORUM SPONSORSHIP FORM



Sponsorship Level

☐

River Street \$1500

☐

Bonaventure \$500

☐

Forsyth Park \$1000

☐

Chatham Square \$250

The Georgia Peach tier has already been sponsored.

Sponsor Contact Information :

Business Organization Name :

Contact Name :

Contact Email :

Contact Phone Number :

Full Address :

Forum Registrant Information :

First Name :

Last Name :

E-Mail :

River Street Sponsors provide a second registrant

First Name :

Last Name :

E-Mail :

Complete the following to finalize sponsorship :

☐

Email completed/signed form to info@irwageorgiachapter22.com

☐

Email PNG file of logo to be displayed to info@irwageorgiachapter22.com

☐

Make check payable to IRWA Chapter 22

☐

Mail check to :

Heidi Gardner

Chapter 22 IRWA Treasurer

180 Sawyer Ln

Jasper, GA 30143

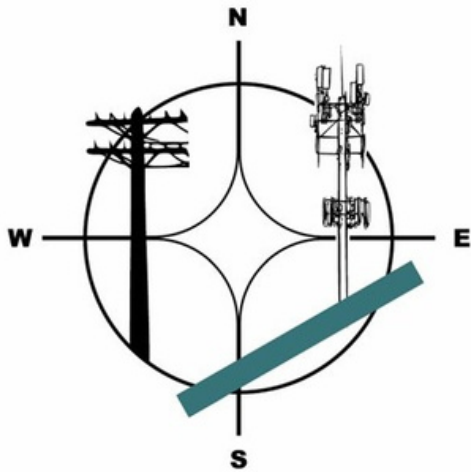
Signature :

Date :

NOTICE TO SPONSORS AND DONORS

Thank you for your generous contribution to our organization. We deeply appreciate your support and commitment to our mission. However, we would like to inform you that our organization is registered as a 501(c)(6) entity under the Internal Revenue Code. As such, contributions made to us are not classified as charitable donations and are therefore not tax-deductible as charitable contributions for federal income tax purposes.

THANK YOU FALL FORUM SPONSORS!



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Specializing in the Review of Eminent Domain
Real Estate Appraisal and Specialist Reports

SPONSORSHIP



Anderson Appraisal Associates

We specialize in commercial appraisals with an emphasis on governmental and estate assignments. The firm primarily works in the metro Atlanta area but has accepted assignments throughout the Southeastern US.



www.AndersonAtlanta.com



(404) 906-3100



andy@andersonatlanta.com

Bronze \$500

- Rotating electronic advertisement at chapter meetings
- Logo advertisement and link on Chapter 22 website
- Year long advertisement in Chapter E-newsletter (1/4 page)

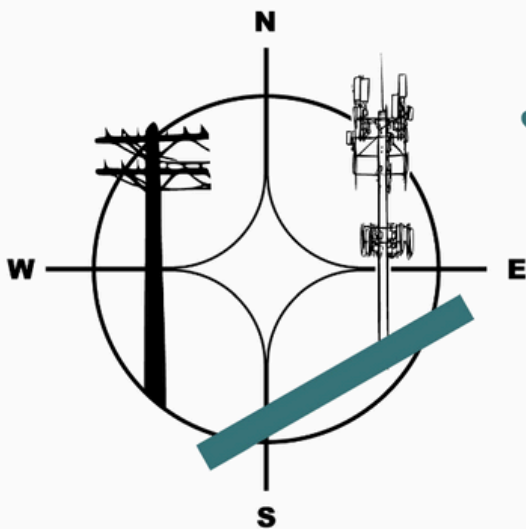
Silver \$1,000

- Rotating electronic advertisement at chapter meetings
- Logo advertisement and link on Chapter 22 website
- Year long advertisement in Chapter E-newsletter (1/2 page)
- Free individual registrations to sponsored events (1)
- Exhibit table space at the Summer Chapter Event

Gold \$1,500

- Rotating electronic advertisement at chapter meetings
- Logo advertisement and link on Chapter 22 website
- Year long advertisement in Chapter E-newsletter (full page)
- Free individual registrations to sponsored events (4)
- Registration for in-person OR virtual continuing education class (1)
- Exhibit table space at the Summer and Fall Chapter Events

Email us at info@irwageorgiachapter22.com to become a sponsor today!



SinglePoint Services

"YOUR SINGLEPOINT OF CONTACT FOR ALL LAND NEEDS"

Land Acquisition

Land Survey

About Us

SinglePoint Services, a SinglePoint Acquisitions Group subsidiary, is your preferred provider of Right of Way and Land Acquisition Management services for the Energy, Utility and Real Estate Industries.

For over 15 years, our "SinglePoint" management approach has built a reputation in the Right of Way Industry for leveraging a multidisciplinary team to achieve successful completion of your Capital and O&M projects.

Qualifications

Our Licensing and Certifications include (not limited to):

- Professional Engineer (multiple states)
- Professional Land Surveyor (multiple states)
- Licensed Real Estate Broker
- Licensed Realtors
- Various GDOT, IRWA, Survey and Utility Location Certifications
- Drone Pilot Certification
- IRWA- Sponsor of Chapter 22

Industries We Serve

- | | |
|----------------------|---------------------|
| ✓ Natural Gas | ✓ Telecommunication |
| ✓ Power Distribution | ✓ Water / Sewer |
| ✓ Power Transmission | ✓ Storm Drain |



Land Acquisition and Right of Way Services

Our Project Management Team supervises these experienced and licensed professionals equipped to accommodate your Land Acquisition and Right of Way Service needs. Our experienced team of agents bring a strong background in negotiations for property and right of way acquisition:

- Right of Way Coordinators, Right of Way Agents, Title Agents, Records and Document Specialists.
- SinglePoint can accommodate other services such as Certified Title and Land Appraisals.



Civil Engineering

SinglePoint's on-staff Professional Engineer (PE) and Project Management staff, are experienced in: Site Design / Development, including Stormwater and Hydrology Studies, Site Permitting Plans, Grading and Drainage, and Erosion Control and Sedimentation Plans.



Project Management

A "SinglePoint" of contact for project goal setting, fiscal responsibility, and execution of services throughout all project phases. SinglePoint provides unparalleled services in the ROW industry, managing various disciplines of the project cycle. Project Management Services are provided on Utility and Development Projects for: Project Feasibility, Land Title, Land Survey, Land Acquisition and Right of Way, Permitting, Encroachments, and Construction Support.



Land Survey and Mapping

SinglePoint's on-staff Professional Land Surveyor (PLS) and Project Management staff offer a wide range of experience to our clients.

Land Survey Expertise:

Linear / Cross Country Utility Project Surveys, Topographic and Corridor Surveys, Easement Surveys, As-Builts, Hydrographic Surveys, Boundary Surveys.

Call us for more info



678.635.0269



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Monroe, GA 30655



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