

32ND ANNUAL

RIGHT OF WAY PROFESSIONALS WORKSHOP



September 17-19, 2025
Mayo Civic Center in Rochester, Minnesota

32nd Annual Right of Way Professionals Workshop

September 17 – 19, 2025

Sponsored by:

The MN Department of Transportation, Office of Land Management

Director

Office of Land Management Joseph D. Pignato

Assistant Director

Real Estate and Policy Development Section Julie Groetsch

Workshop/Training Coordinator &

Continuing Education Coordinator Lorianna Yang

Workshop Technical Support (MNIT) Jeremy Griffin

Workshop Technical Support (MNIT) Blaine McKeever

WORKSHOP PLANNING COMMITTEE:

Kirk Corson MnDOT (St. Paul)

Jeremy Douglas Olmsted County

Faye Gillespie WSB

Julie Groetsch MnDOT (St. Paul)

Sonya Henning Henning Prof. Services.

Danielle Holder Xcel Energy

Bridget Jacobson MnDOT (St. Paul)

Kelly Lindstrom Independent Contractor

Matthew Marsh MnDOT (St. Paul)

Kerry O'Brien MnDOT (St. Paul)

Becky Parzyck MnDOT (Roseville)

Sharon Price Washington County

Molly Willing Minnesota DNR

FROM THE WORKSHOP COMMITTEE MEMBERS

On behalf of the Minnesota Department of Transportation's Office of Land Management, we welcome you to the 2025 Right of Way Professionals Workshop. We are proud to have sponsored this workshop for 32 years. MnDOT values the relationships we have forged with our public and private sector right of way professional partners throughout the State of Minnesota. What began as an information sharing event in 1993 for MnDOT right of way staff has grown over the years and we are grateful for the support we have received.

For many years we have had the good fortune to have many talented and knowledgeable presenters contribute to the quality of the workshop program. We have also had a group of hard-working committee members who have helped to design the workshop's content, secure presenters, and contribute their time and effort in presenting the best program possible. The contributions of our public and private sector partners have been invaluable as MnDOT does not do this alone.

Just like the very first workshop in 1993, this workshop will include topics of interest to practitioners engaged in the acquisition of right of way for transportation improvement projects. The core subjects offered include various appraisal, purchasing, relocation, legal and other real estate topics.

The workshop sessions are arranged in both plenary and concurrent formats. Please take time to review the schedule and read the session descriptions and presenter biographies found in this booklet. Note that almost all the sessions are repeated; this will allow you to attend a different class during each hour of the workshop.

During the workshop, we encourage all attendees to complete the evaluation form, that you received at registration. Please fill out the form at the end of the sessions you attend while it is fresh in your mind. The presentations are listed by their title from A – Z on the evaluation form. Your feedback will assist the workshop committee in planning for future training events. We value your opinions and suggestions as they make each succeeding year's event more valuable. We encourage you to share what you learn with your colleagues.

THE WORKSHOP PLANNING COMMITTEE

The workshop committee is comprised of members from state, county, public and private agencies, and they have worked diligently to present session topics that are pertinent and interesting to the right of way professional. It should be noted that it is with the efforts of this committee that this workshop received the continuing education approvals you desire. You can find a list of the workshop committee members on the first page of this booklet. Please contact any of them during, or after, the workshop if you would like to convey your thoughts regarding the program. They are interested in hearing your feedback on the program. If you are interested in serving on this committee, please contact Lorianna Yang.

NAME TAG BARCODE SCANNING

All attendees will have a barcode on their name tag, which will be scanned upon entering each session of the workshop. This is a way to track the attendance at the workshop and help us in gathering valuable information regarding the sessions that participants found to be of interest. It is also a way for us to develop a database of training records in the event a participant desires such information in years to come. It is critical that all licensed appraisers and real estate professionals desiring continuing education credits be diligent in getting the barcode on their name tags scanned. Failure to do so will result in forfeiture of all continuing education credits. We strongly encourage all attendees to follow this practice, not just the attendee's desiring appraiser and real estate continuing education credits. All MnDOT staff are required to get scanned as well.

CONTINUING EDUCATION

The Minnesota Department of Commerce has approved this workshop for 14 Appraiser and 14 Real Estate Continuing Education Credits. In addition, the Minnesota Board of Continuing Legal Education approved 14 Standard Continuing Legal Education Credits (**Event Code: 533754**). There is no Ethics or Elimination of Bias credit this year.

Note: To earn real estate and appraiser continuing education credits, full attendance at the workshop is required by attending a different class during each hour of the workshop. Attendees will not be able to qualify for a portion of the credits offered, thus real estate and appraiser credits will be earned on an "all or nothing" basis. This is necessary for the Minnesota Department of Transportation to be in compliance with the Minnesota Department of Commerce rules and guidelines in qualifying for continuing education credits for this workshop. For real estate and appraiser continuing education purposes, failure to have the barcode on their name tags scanned during each session will result in a forfeiture of all continuing education credits for this workshop. We strongly encourage all attendees to follow this practice, not just attendees desiring appraiser and real estate continuing education credits.

For those attendees submitting for Professional Development Hours with the *Board of Architecture, Engineering, Land Surveying, Landscaping Architecture, Geoscience, and Interior Design (AELSLAGID)*, please select those sessions that will meet your personal training needs and satisfy your defined licensing standard requirements. Workshop participants are responsible for submitting for Professional Development Hours with the board.

The workshop committee encourages you to read the *Continuing Education Information document*. Please remember, MnDOT is merely offering you an opportunity to earn continuing education credits and it is our pleasure to do so. ***However, it is ultimately your responsibility to comply with your respective license requirements.***

Appraiser/Real Estate Online Identification Form – The online form gives specific information directing you to submit your name, address, and license number EXACTLY as it appears on your appraiser/real estate license. By the end of the workshop, it is required that those attendees desiring appraiser and/or real estate continuing education credits submit the online IDENTIFICATION FORM. **(DUE: Friday, September 19, 2025)**

Note: The online Appraiser/Real Estate Identification Form asks you to provide Not Public data about yourself. You are not legally required to provide any data, however without your data you may not be able to have your information processed for continuing education credits. The data you provide is subject to the Minnesota Government Data Practices Act and in addition to the conference organizers may be accessible to anyone who requests the data.



Scan the QR code to complete the form or go to <https://forms.office.com/g/51H1XqbaRK>

We would like to thank the presenters for their generosity in sharing their time and knowledge, and for providing us all the opportunity to learn and ultimately improve the services we provide.

Finally, we would also like to thank you, the participants! The success of this workshop has always been dependent upon your involvement. We encourage your participation in each of the sessions. The evenings will provide you with a more casual environment to consider and discuss the day's materials.

So again, welcome! We're glad you came. Please enjoy the workshop!

FOR YOUR INFORMATION:

- **Workshop Program** – The program contains session descriptions, presenter biographies and other workshop information you may find of interest.
- **Quick Reference Guide** – This guide is for your convenience in finding sessions of interest. Please pre-plan the sessions you want to attend so that you are sure to attend a different session each hour.
- **Evaluation Form** – Please turn in this form at the end of the workshop. These evaluations are essential to ensure our ability to offer pertinent topics in the future.
- **Name Tag & Lanyard** – Please wear the name tag and lanyard throughout the workshop. Not only do we want to know who you are, but your name tag will identify your company and/or place of employment. The lanyard will also give you access to the workshop meals, breaks, and beverages. Please **DO NOT** change the lanyard on your name tag. **ALL** attendees must have the barcode on their name tags scanned upon entering each session. Please understand the critical nature of this request and remember to have your name tag scanned at the beginning of each class you attend. If you **do not** have a barcode on your name tag, please see Lorianna Yang or any of the workshop staff at the registration desk in the Ballroom Lobby West immediately. We will NOT be collecting the name tags after the workshop this year.
- **Instructor Syllabus** – This syllabus will give you instructor contact information.

2025 RIGHT OF WAY PROFESSIONALS WORKSHOP SCHEDULE

WEDNESDAY, SEPTEMBER 17

9:00 AM	BALLROOM LOBBY WEST			
	WORKSHOP REGISTRATION			
	BALLROOM 2			
10:30 AM	WELCOME & OPENING REMARKS Julie Groetsch, Assistant Director, Office of Land Management			
10:45 AM	DESTINATION MEDICAL CENTER (DMC) UPDATE Jamie Rothe			
12:00 PM	LUNCH IN BALLROOM 2			
1:00 PM	SUITE 108	SUITE 109	SUITE 110	SUITE 111
	MNDOT'S TWIN CITIES-MILWAUKEE-CHICAGO PASSENGER RAIL PROJECT (I) Julie Duckstad Greg Mathis Nate Schutte	CONDEMNATION FROM THE LANDOWNER'S PERSPECTIVE (I) Igor Lenzner	WISCONSIN DEPARTMENT OF TRANSPORTATION RIGHT OF WAY/REAL ESTATE ACQUISITION PROCESS (I) Norman Pawelczyk Amanda Weaver	MNDOT'S APPROACH TO ENERGY INFRASTRUCTURE PERMITTING (B) Stacy Kotch Egstad
	Repeated 9/17 at 3:30 PM	Repeated 9/18 at 9:10 AM	Repeated 9/18 at 8:00 AM	Repeated 9/17 at 3:30 PM
2:10 PM	HOW RIGHT-OF-WAY IS CREATED (B) Rick Sheridan	ABUTTER'S RIGHT OF ACCESS: ORIGINS AND EVOLUTION (A) Mathew Ferche Andrew Gross	COMPARISON OF THE 2005 UNIFORM ACT AND THE 2024 FINAL RULE (I) Bridget Jacobson	THE WHAT & WHY OF FIELD TITLE REPORTS (I) Lynn Hann Jeff Reisinger
	Repeated 9/18 at 8:00 AM	Repeated 9/18 at 3:00 PM	Repeated 9/18 at 9:10 AM	Repeated 9/19 at 8:00 AM
	BREAK IN BALLROOM 2			
3:10 PM	SUITE 108	SUITE 109	SUITE 110	SUITE 111
	MNDOT'S TWIN CITIES-MILWAUKEE-CHICAGO PASSENGER RAIL PROJECT (I) Julie Duckstad Greg Mathis Nate Schutte	2025 CASE LAW UPDATE (I) Erik Johnson Jeff Thompson	CONSOLIDATING OWNERSHIP OF THE HISTORIC FOND DU LAC CEMETERY (I) Randy Costley Keith Jellinger	MNDOT'S APPROACH TO ENERGY INFRASTRUCTURE PERMITTING (B) Stacy Kotch Egstad
	REPEAT	Repeated 9/18 at 10:30 AM	Repeated 9/18 at 12:30 PM	REPEAT
4:30 PM	ADJOURN			
5:00 PM	DINNER IN BALLROOM 2			

2025 RIGHT OF WAY PROFESSIONALS WORKSHOP SCHEDULE

THURSDAY, SEPTEMBER 18

6:30 AM BREAKFAST IN BALLROOM 2				
8:00 AM	SUITE 108 <i>HOW RIGHT-OF-WAY IS CREATED (B)</i> Rick Sheridan	SUITE 109 <i>MINNESOTA WATER LAW 101 (I)</i> Jill Nguyen	SUITE 110 <i>WISCONSIN DEPARTMENT OF TRANSPORTATION RIGHT OF WAY/REAL ESTATE ACQUISITION PROCESS (I)</i> Norman Pawelczyk Amanda Weaver	SUITE 111 <i>THE PUBLIC WINS WHEN YOU BUILD YOUR PLAIN LANGUAGE SKILLS (B)</i> Kent Barnard Mike Dougherty Pippi Mayfield Cindy Morgan
	REPEAT	Repeated 9/18 at 1:40 PM	REPEAT	Repeated 9/18 at 1:40 PM
9:10 AM	<i>COMPARISON OF THE 2005 UNIFORM ACT AND THE 2024 FINAL RULE (I)</i> Bridget Jacobson	<i>CONDEMNATION FROM THE LANDOWNER'S PERSPECTIVE (I)</i> Igor Lenzner	<i>GOLD LINE BRT – RIGHT OF WAY CASE STUDY (I)</i> Lee Williams	<i>ETHICS IN THE AGE OF AI (I)</i> Joshua Root
	REPEAT	REPEAT	Repeated 9/18 at 3:00 PM	Repeated 9/18 at 12:30 PM
10:10 AM BREAK IN BALLROOM 2				
10:30 AM	<i>2025 CASE LAW UPDATE (I)</i> Erik Johnson Jeff Thompson	<i>WADENA APARTMENTS (I)</i> Brent Rolf Kevin Schmidt	<i>IDENTIFYING PROPERTY RIGHTS DAMAGED (I)</i> Julie Jeffrey Schwartz Alexander Schwartz	<i>FIELD WALK (B)</i> Christina Basch (Meet Outside)
	REPEAT	Repeated 9/19 at 8:00 AM	Repeated 9/19 at 8:00 AM	Repeated 9/18 at 12:30 PM
11:30 AM LUNCH IN BALLROOM 2				
12:30 PM	<i>CONSOLIDATING OWNERSHIP OF THE HISTORIC FOND DU LAC CEMETERY (I)</i> Randy Costley Keith Jellinger	<i>ETHICS IN THE AGE OF AI (I)</i> Joshua Root	<i>BOUNDARY WATERS CANOE AREA WILDERNESS PROJECT (B)</i> Greg Heyblom	<i>FIELD WALK (B)</i> Christina Basch (Meet Outside)
	REPEAT	REPEAT	Repeated 9/19 at 8:00 AM	REPEAT
1:40 PM	<i>WAIVER VALUATION VS. MINIMUM DAMAGE VALUATION - AN OVERVIEW OF THE MDA AND MDV (I)</i> Eric Montague James Rist	<i>THE PUBLIC WINS WHEN YOU BUILD YOUR PLAIN LANGUAGE SKILLS (B)</i> Kent Barnard Mike Dougherty Pippi Mayfield Cindy Morgan	<i>MINNESOTA WATER LAW 101 (I)</i> Jill Nguyen	<i>IMMERSIVE VISUALIZATION: THE BENEFITS OF USING REALISTIC 3D MODELS IN RIGHT OF WAY ACQUISITION (B)</i> Jeremy Flatau, Jason Tschida, Cory Zignego
	Repeated 9/19 at 9:10 AM	REPEAT	REPEAT	Repeated 9/19 at 9:10 AM
2:40 PM BREAK IN BALLROOM 2				
3:00 PM	<i>ZONED-OUT! UPZONING, IT'S IMPACT ON THE EMINENT DOMAIN APPRAISAL PROCESS (B)</i> Byron Miller	<i>ABUTTER'S RIGHT OF ACCESS: ORIGINS AND EVOLUTION (A)</i> Mathew Ferche Andrew Gross	<i>HEALTHIER ROADSIDES THROUGH PROPERTY MANAGEMENT (I)</i> Shawna Gibson	<i>GOLD LINE BRT – RIGHT OF WAY CASE STUDY (I)</i> Lee Williams
	Repeated 9/19 at 9:10 AM	REPEAT	Repeated 9/19 at 9:10 AM	REPEAT
4:00 PM ADJOURN*** DINNER IS ON YOUR OWN				

2025 RIGHT OF WAY PROFESSIONALS WORKSHOP SCHEDULE

FRIDAY, SEPTEMBER 19

6:30 AM	BREAKFAST IN BALLROOM 2			
8:00 AM	SUITE 108 IDENTIFYING PROPERTY RIGHTS DAMAGED (I) Julie Jeffrey Schwartz Alexander Schwartz	SUITE 109 BOUNDARY WATERS CANOE AREA WILDERNESS PROJECT (B) Greg Heyblom	SUITE 110 WADENA APARTMENTS (I) Brent Rolf Kevin Schmidt	SUITE 111 THE WHAT & WHY OF FIELD TITLE REPORTS (I) Lynn Hann Jeff Reisinger
	REPEAT	REPEAT	REPEAT	REPEAT
9:10 AM	HEALTHIER ROADSIDES THROUGH PROPERTY MANAGEMENT (I) Shawna Gibson	ZONED-OUT! UPZONING, IT'S IMPACT ON THE EMINENT DOMAIN APPRAISAL PROCESS (B) Byron Miller	IMMERSIVE VISUALIZATION: THE BENEFITS OF USING REALISTIC 3D MODELS IN RIGHT OF WAY ACQUISITION (B) Jeremy Flatau Jason Tschida Cory Zignego	WAIVER VALUATION VS. MINIMUM DAMAGE VALUATION - AN OVERVIEW OF THE MDA AND MDV (I) Eric Montague James Rist
	REPEAT	REPEAT	REPEAT	REPEAT
10:10 AM	BREAK BALLROOM 2			
10:30 AM	BALLROOM 2 REVITALIZING DOWNTOWN CHASKA: RIGHT-OF-WAY TRANSFORMATIONS Sonya Henning, Nicole Krause, Tim Lamkin, Bob Meurer, Gregory Weber			
11:45 AM	TOTAL TAKES AND PARTIAL OPINIONS Jeremy Flatau, Ken Helvey, Tammy Guderian			
12:45 PM	ADJOURN			

To assist participants with selections of sessions, please use this quick reference tool. Session descriptions, found in the workshop booklet, will provide you with more detail.
(B) = Beginner Level (I) = Intermediate Level (A) = Advanced Level

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Session Descriptions and Presenter Biographies

WELCOME AND OPENING REMARKS

- **Joseph D. Pignato, P.E. – Director, MnDOT Office of Land Management**

Joe Pignato provides overall leadership to the Office of Land Management regarding technical engineering, land surveying, real estate guidance and administrative direction so that staff are trained, and resources effectively used, in support of MnDOT's mission. Joe has been with MnDOT since 1997, having worked in the areas of Consultant Services, Legislation, State Utility Engineer, Right of Way, and Special Projects. Prior to MnDOT, Joe worked for a local Minnesota consulting firm for ten years as a structural design engineer. He graduated from North Dakota State University with a degree in Civil Engineering.

- **Julie Groetsch – Assistant Director, MnDOT Office of Land Management**

Ms. Groetsch leads the Real Estate and Policy Development Section of Land Management. She has held previous MnDOT positions in Project Coordination and the Real Estate Shared Services Unit in Central Office, Assistant Right of Way Supervisor in District 6 (Rochester) and District Land Surveyor in District 1 (Duluth). Julie holds a Bachelor of Arts Degree from the College of St. Benedict and a Master of Science Degree from the University of Minnesota. She is a licensed Land Surveyor, who worked in the private sector for nine years prior to joining MnDOT in 2009.

*The workshop sessions are listed in alphabetical order
for quick reference.*

OPENING SESSION:

DESTINATION MEDICAL CENTER: INVESTING IN PUBLIC INFRASTRUCTURE

Presented by: **Jamie Rothe**

This session will provide a mid-point update on the Destination Medical Center (DMC) initiative, highlighting progress toward its 20-year goals. Attendees will learn how Rochester has attracted \$1.8 billion in private investment, created 17,500 new jobs, and delivered significant public infrastructure improvements. The presentation will spotlight transformative projects like the Link Bus Rapid Transit (BRT) and West Transit Village,

which are reshaping Rochester's mobility network and anchoring equitable, high-density development. In addition to showcasing key developments like Discovery Square and Soldiers Field, the session will explore how DMC's public-private model is advancing sustainability, workforce housing, and main street revitalization. Participants will gain insight into how strategic infrastructure planning and transit-centered growth are driving long-term regional vitality.

Jamie Rothe – Destination Medical Center

Jamie Rothe is the Director of Communications and Public Relations at the Destination Medical Center Economic Development Agency, where she has served in various roles since 2013. She leads strategic communications and community engagement for DMC, the largest economic development initiative in Minnesota's history. With a \$5.6 billion investment plan centered on Mayo Clinic and downtown Rochester, DMC aims to position the region as a global hub for health and wellness. Jamie's recent work includes co-developing the Discovery Square Development Plan and launching the Business Forward Strategy with the City of Rochester. Prior to DMC, she worked at Mayo Clinic, specializing in change management and communications strategy, and holds her undergraduate degree and an MBA from Augsburg University.

2025 CASE LAW UPDATE

Presented by: **Erik Johnson & Jeff Thompson**

During the session, the presenters will analyze selected recent cases and statutory amendments relevant to real estate professionals. The presentation will focus on a blend of valuation, condemnation, real estate, and right of way cases. The cases will be drawn primarily from Minnesota's appellate courts. The presenters will include some cases in which they were personally involved. Additionally, the presenters have selected for discussion recent amendments that attendees may find interesting.

Erik Johnson – Office of the Minnesota Attorney General

Erik Johnson graduated from the University of Minnesota Law School in 1994. He has been working in the Transportation Division of the Minnesota Attorney General's Office since 2006. Consistently throughout his time in the Transportation Division, a substantial portion of his work assignments have involved representing the Minnesota Department of Transportation in condemnation proceedings.

Jeff Thompson – Office of the Minnesota Attorney General

Jeff Thompson has been a member of the Transportation Division of the Minnesota Attorney General's Office since he joined in February 2000. He primarily represents the Minnesota Department of Transportation and the Minnesota National Guard but has also represents other state agencies and boards on a case-by-case basis as assigned. He serves as a civil litigator primarily in the practice areas of eminent domain, property law, contract disputes, and relocation. Before joining the Attorney General's Office, he was an Assistant County Attorney for Kandiyohi County as a prosecutor. He received a BA from the University of Minnesota-Morris and a JD from the Drake University School of Law.

ABUTTER'S RIGHT OF ACCESS: ORIGINS AND EVOLUTION

Presented by: **Mathew A. Ferche & Andrew D. Gross**

This presentation reviews the origins and evolution of the abutter's right of access in Minnesota. With a focused overview of notable Minnesota Supreme Court decisions addressing the property right of access, the presentation will include factual background and rules of law that have shaped the understanding and acquisition of the property right of access through exercise of eminent domain over the past century. With cases dating from before automobiles dominated our transportation system to the age of interstate highways, this overview hopes to illuminate the ways that the laws surrounding this important property right have evolved as our transportation infrastructure has evolved.

Mathew A. Ferche – Office of the Minnesota Attorney General

Mr. Ferche is an Assistant Attorney General practicing in the Office's Transportation Division. He represents the Minnesota Department of Transportation in the areas of eminent domain, construction litigation, and regulatory disputes. Mr. Ferche has also represented the Department of Public Safety, Department of Administration, Department of Natural Resources, the Department of Revenue and Minnesota State. Prior to joining the Attorney General's Office in 2011, he was a judicial clerk at the Minnesota Court of Appeals for Judge Louise Dovre Bjorkman, Judge Francis J. Connolly and Judge Michelle Ann Larkin. Mr. Ferche attended the University of St. Thomas School of Law, where he served as the Publications Editor of the St. Thomas Law Journal and graduated magna cum laude in 2010.

Andrew D. Gross – Office of the Minnesota Attorney General

Andrew Gross is an Assistant Attorney General primarily handling condemnation and other civil cases on behalf of the State of Minnesota. Andrew is a graduate of the University of Minnesota law school. Andrew was a trial attorney in private practice prior to joining the Attorney General's Office.

BOUNDARY WATERS CANOE AREA WILDERNESS PROJECT

Presented by: **Greg Heyblom**

The DNR is currently working with the U.S. Forest Service to solve the issue of the School Trust Lands currently locked in the Wilderness Designation. This is approximately 83,000 acres of School Trust Lands. The DNR, Office of School Trust Lands and the U.S. Forest Service are working together to successfully transfer the lands to the U.S. Forest Service through an acquisition. This presentation outlines steps taken to accomplish this gargantuan project.

Greg Heyblom – MN Department of Natural Resources

Greg Heyblom is the Supervisor of the DNR Appraisal Management Unit. Since joining the DNR the Appraisal Management Unit has coordinated appraisal work on 170,000 acres with a value of \$172,118,102.00. He has been active in the appraisal industry for over 35 years. A graduate of the University of Wisconsin - Superior. Prior to coming to

the DNR he worked in the private sector for 25 years appraising residential, commercial, industrial, timberland and agricultural. He is currently located out of the Hibbing DNR Office.

COMPARISON OF THE 2005 UNIFORM ACT AND THE 2024 FINAL RULE

Presented by: **Bridget Jacobson**

This session will go over a comprehensive side by side comparison pertaining to the Uniform Act CFR Part 24 updates that were implemented by the Federal Government on June 3, 2024. During this session we will compare and discuss the newly updated Uniform Act regulations with previous regulations as it pertains to acquisition, appraisal and relocation where federal funds are utilized.

Bridget Jacobson – MN Department of Transportation

Bridget Jacobson is currently the Relocation Supervisor with MnDOT's Office of Land Management. She leads a team of MnDOT relocation advisers and consultants statewide to ensure the proper implementation of the Uniform Relocation Act and Minn Statute 117.51. She began her State Service in 2010 at the MN DNR, serving as a real estate closing agent until 2013 when she moved over to MnDOT's Metro office. While at MnDOT she has worked as a Real Estate Representative, specializing in Direct Purchase and Relocation; as a Real Estate Specialist, leading the Direct Purchase and Closing Unit, until moving into her current role in 2022. Bridget has been a licensed Realtor in MN since 2003 and has owned her own Real Estate Brokerage since 2017.

CONDEMNATION FROM THE LANDOWNER'S PERSPECTIVE

Presented by: **Igor Lenzner**

This session will examine how landowners view the acquisition and condemnation process and how understanding that view can help agencies in this process. Examples of owner concerns, questions, and perspectives will be discussed and analyzed. In addition, landowner attorney perspective will be included so that agencies may better understand how to react to the actions or inactions of landowner counsel.

Igor Lenzner – Rinke Noonan

Igor Lenzner is an owner with Rinke Noonan law firm. He has been practicing law for more than 30 years, and during that time has represented private property owners and acquiring authorities with regard to property acquisition, condemnation, and relocation. He graduated from St. Cloud State University with a BA and received his law degree from the University of Minnesota Law School.

CONSOLIDATING OWNERSHIP OF THE HISTORIC FOND DU LAC CEMETERY

Presented by: **Randy Costley & Keith Jellinger**

This session will explain the circumstances that triggered a MnDOT project which resulted in the disturbance of a historic cemetery, briefly describe the cemetery recovery

effort, cemetery restoration, and mitigation for the disturbance. We will focus on one mitigation commitment that requires MnDOT to convey its right-of-way within the cemetery boundary to the Fond du Lac Band of Lake Superior Chippewa. Even though the commitment was only related to MnDOT property, other owners of parcels within the cemetery boundary also wished to convey their property to the Band. All of which has led to a collaborative effort led by MnDOT to consolidate all of the parcels within in the Cemetery boundary to MnDOT ownership with the end result being that all property within the cemetery boundary will be transferred to the Fond du Lac Band.

Randy Costley – MN Department of Transportation

Randy is an experienced Project Manager with 35 years of service at MN/DOT District One in Duluth, MN. He holds a Certificate in Civil Engineering Technology from Lake Superior College, and a Certificate in Project Management from the University of Minnesota. Throughout his career, Randy has worked in several areas for the district including construction inspection, road design, geometric layouts, environmental documentation, and design squad supervision. For the last 10 years, he has served as a project manager for projects ranging from pavement preservation to full reconstruction in both rural and urban environments. Since 2017, he has been leading the Mission Creek Cemetery recovery and restoration, several projects to complete mitigation, and the development of a new Mission Creek bridge replacement project with a lower risk of disturbing cultural resources.

Keith Jellinger – MN Department of Transportation

Keith Jellinger is the Office of Land Management's Property Conveyance Unit Lead and has worked 12 Years with MnDOT. He has been a professional Land Surveyor for 8 years and graduated from North Dakota State College of Science and St. Cloud State University.

ETHICS IN THE AGE OF AI

Presented by: **Joshua Root**

The presentation will discuss ethics for professionals who work in the right of way space. Attorneys, Realtors, surveyors, appraisers all have a role to play, and the ethical practices are critical to project success. We will examine how and if AI in the various professional practices could impact the ever present need to be an ethical practitioner. The presentation will include small group and interactive component to ensure maximum engagement. Finally, we will look at how ethics remains the same regardless of how technology or tools in the practice change and the consequences for unethical behaviors based on the case study section of discipline cases.

Joshua Root – MN Department of Transportation

Josh Root is Deputy Chief Counsel for the Minnesota Department of Transportation and appreciates all this room has done to keep him busy over the years. Josh began his legal career in corporate practice in Saint Paul after matriculating from the Ivy League of Iowa. Prior to joining MnDOT as Discovery Counsel in the tragic aftermath of the 35W bridge collapse he made the brilliantly timed move to leave the secure corporate world for a small law firm in 2008. Since 2014 Josh has worn a few hats at MnDOT from

Assistant Director of Aeronautics to Legislative Affairs but most of my work has been as Counsel and been rooted in how MnDOT maintains its data, the legal requirements for disseminating it, and how best to defend the agency from litigation risks.

FIELD WALK (OUTSIDE SESSION)

Presented by: **Christina Basch**

Outdoor session is open format with questions from the group and maybe any or all of the following topics:

- Safely working around vegetation in the right-of-way - poison ivy, wild parsnip, and poison hemlock all present dangers to field crews. Not to mention those individuals that graze on naturally occurring "fruits."
- Tree protection topics - Discussion provides a general understanding of working in close proximity to trees while taking care to preserve those trees for future generations.
- General - high level discussions related to tree valuation.
- Noxious weeds and noxious weed control.
- Identification of plants, trees, shrubs encountered as the group moves about.
- Questions - Attempt to tackle topics of interest to the group or questions that arise or are generated by discussion(s).

Christina Basch – MN Department of Transportation

Christina is a vegetation management specialist for MnDOT's Office of Environmental Stewardship. She previously worked for the Minnesota Department of Agriculture as a Noxious and Invasive Weed specialist based out of southeast Minnesota. She has a bachelor's in applied science – Biotechnology, and Professional Science Master's in Conservation Biology from the University of Wisconsin – Stout. Christina has been managing and teaching about vegetation and invasive species around Minnesota for the last 8 years and has extensively worked with high priority noxious weeds and vegetation management/impacts during construction.

GOLD LINE BRT - RIGHT OF WAY - CASE STUDY

Presented by: **Lee Williams**

This presentation will highlight the Metro Transit Gold Line BRT project that begins in the City of Saint Paul and ends in the City of Woodbury. This line recently opened for service, on time and under budget. It will provide an overview of the project and will pay particular attention to the variety of right of way acquisitions and relocations encountered.

Lee Williams – MN Department of Transportation

Mr. Williams has worked for MnDOT for 28 years. Following a short stint in final design, he joined the Metro District Right of Way Section as a CAD technician and eventually held a position as a Right of Way Manager in the Metro District. He is currently on loan to the Metropolitan Council and Metro Transit, managing the right of way activities for the Gold Line BRT, Purple Line BRT, and Riverview.

HEALTHIER ROADSIDES THROUGH PROPERTY MANAGEMENT

Presented by: **Shawna Gibson**

Healthier Roadsides through Property Management will provide an overview of programs and property management tools we use at MnDOT to improve our right of way, including leases, agreements and licenses. The focus of the session is the Highway Sponsorship Program which works with businesses, civic organizations and individuals to install and maintain landscaping, create pollinator habitat, reduce impact to ground nesting and other species and perform enhanced maintenance in the right of way. Learn about recent projects, program goals and how you can contribute to this important work!

Shawna Gibson – MN Department of Transportation

Shawna Gibson is the Highway Sponsorship Program Coordinator in MnDOT's Office of Land Management. Previous to this position, which began in 2023, Shawna was in the Metro District's Right of Way Office for four years. She has been a licensed Realtor since 2003 and served as a branch vice president and Coldwell Banker University instructor for 12 years. Past state employment includes the Minnesota Pollution Control Agency and the Minnesota Historical Society.

HOW RIGHT-OF-WAY IS CREATED

Presented by: **Rick Sheridan**

This session will identify the various methods that right-of-way is created, from cartways to plat-dedication. Each method will have an associated real world example. Two case studies from recent projects will also be presented.

Rick Sheridan – Hennepin County

Rick is the Assistant Hennepin County Attorney and has represented the County Public Works department in eminent domain. His related work includes title work and litigation for 18 years. Rick also represents other County departments on real estate related matters that include title work, title registration, leasing, and purchase and sale transactions. He also has represented a private real estate developer and has real estate broker experience.

IDENTIFYING PROPERTY RIGHTS DAMAGED

Presented by: **Julie Jeffrey Schwartz & Alexander Schwartz**

It is essential whether appraising or acquiring right of way to understand various property rights and how these may be impacted or damaged as a result of right of way acquisition. Identifying the property rights impacted begins with understanding what fee simple rights are, and how they can be divided, limited, or expanded. The different forms of ownership and use rights will be reviewed as well as types of easements routinely acquired. Other easements, restrictions or entitlements typically encountered that may impact value will be introduced. How the acquisition may result in direct damages and severance damage will be reasoned and non-compensable damages presented with a review of several real-world scenarios of seemingly simple acquisitions

that are actually more complex than they may first appear. Finally, there will be a discussion of inverse condemnation and examples of current events.

Julie Jeffrey Schwartz – Lake State Realty Services, Inc.

Julie Jeffrey Schwartz is the President and owner of Lake State Realty Services, Inc. since 1991. She is a licensed Minnesota real estate broker and Certified General Appraiser and has been in the real estate industry for over 40 years. Early in her career, Julie worked at MnDOT as a right of way appraiser. Julie has significant right of way project experience including projects of various sizes, scopes and complexities involving all project and property types spanning urban to rural locations throughout the State of Minnesota including in Indian County. She has also significant appraisal and appraisal review experience for various projects for local government units as well as state and federal government units, having various state and federal contracts for real estate services over 3 decades. Julie routinely serves as an expert witness, and condemnation commissioner, and is often appointed by courts as a neutral appraiser or agreed to by various parties. She has prepared presentations for continuing education credit at conferences or workshops for MnDOT, IRWA, MnBAR Association, Mn Bankers Association, and the Mn League of Cities. Julie is past recipient of the Golden Hammer Award from the General Services Administration and Honorarium from the League of Cities.

Alexander Schwartz – Lake State Realty Services, Inc.

Alexander (Alex) Schwartz has been involved in the family business, Lake State Realty since he was three years old! Whether it be going on inspection appointments or gluing photos (old school) to reports or various administrative tasks. When going on inspections with his mother, Julie, he fell in love with the State of Minnesota visiting places such as the North Shore and border country, the driftless section in southeastern Minnesota, farmland, both downtowns, Fort Snelling, MSP airport, and more! Alex graduated from the University of Minnesota College of Biological Sciences with a double major in Ecology, Evolution, and Behavior, as well as Genetics, Cell Biology, and Development. Despite majoring in multiple biology-related fields due to his love for the environment, he always had an interest in mathematics, real estate, and real property appraisal because of his exposure to the family business. Alex found it to be a great opportunity to work for Lake State Realty and right out of university. Today, he has his real estate sales license and became licensed as a Certified General Appraiser in the summer of 2024. Alex has worked on and completed appraisals for retail, industrial, office, medical office, multifamily, agricultural land, vacant land, hobby farms, partial takings for eminent domain, land for data centers, and residential properties. Clients have included federal, state, county, and local government units; attorneys; engineering firms; non-profits; tribal nations; insurance companies; businesses; and individuals. As a real estate agent, he has experience selling commercial office, retail, multifamily, vacant land, and residential properties. Alex has been on multiple advisory boards as it relates to issues in real estate such as the chair of the Lino Lakes Environmental Board, and also the Lake Utilization Committee of the White Bear Lake Conservation District.

IMMERSIVE VISUALIZATION: THE BENEFITS OF USING REALISTIC 3D MODELS IN RIGHT OF WAY ACQUISITION

Presented by: **Jeremy Flatau, Jason Tschida, & Cory Zignego**

It is said that a picture is worth a thousand words. When gaining support and positive consent from local government officials, public stakeholder groups, and individual property owners impacted by transportation projects in Minnesota, communicating and showing a realistic, accurate, personalized picture of the proposed impacts can mean the difference between successful, collaborative negotiations and stressful, costly proceedings on a project. Isthmus Engineering and MnDOT District 4 have successfully demonstrated the beneficial impact of using 3D models and immersive visualization renderings in right of way acquisition and stakeholder engagement.

Isthmus has developed a flexible workflow for leveraging drone-collected imagery, design models, and a combination of virtual reality software platforms to develop intuitive and interactive immersive reality exhibits. This workflow allows for the immersive models and end-facing content to be easily updated to reflect the progression of the design. Exhibit formats include photo-realistic renderings, video flythroughs, and web-hosted interactive maps with detailed photospheres at key locations along the corridor. These visualization tools have been used to support relatable public outreach, enhanced design reviews, well-informed stakeholder decisions, and property negotiations. This Right of Way Workshop session will show how this approach and techniques were first applied in MnDOT District 4 on the Hwy 87- Frazee Complete Streets project. Building on the success of this pilot, similar models were requested and developed for the Hwy 59, 108 - Pelican Rapids Complete Streets project; and for the current Hwy 10 - Dilworth Complete Streets project. These workflow and techniques can be applied efficiently and effectively to both urban and rural projects to support right of way acquisition and engagement teams across the state.

Jeremy Flatau – MN Department of Transportation

Jeremy has over 25 years of experience working for private surveying companies, engineering firms and MnDOT. He started his career at MnDOT, District 3 after obtaining a civil tech degree from North Dakota State School of Science. Shortly after, he decided to pursue his state licensure as a surveyor and joined State Cloud State University (SCSU). While at SCSU, he worked for a private civil engineering and surveying firm in St. Cloud. He later returned to MnDOT, District 4 and worked in a variety of positions including maintenance, construction, design and surveys. Jeremy is currently licensed as a Professional Land Surveyor in MN and works at the MnDOT in District 4, Detroit Lakes, MN as the Right of Way Supervisor. He enjoys the variety and challenges right of way brings day after day.

Jason Tschida – Isthmus Engineering Inc.

Jason is an innovative leader in utilizing Bentley Civil Modeling tools for the iterative design of complex roadways, including intersections, crossovers, and ADA-compliant pedestrian facilities. With a knack for making the complex appear simple, Jason is a reliable team member, responsive partner, and competent trainer. His foresight and

enthusiasm paved the way for the development of the Isthmus visualization service area. He brings strong documentation skills, an intuitive understanding of 3D design, and experience-based knowledge of the fundamentals of project development to his work. Under various GEC work orders and district-level support contracts, Jason has provided design support and CADD training to MnDOT Metro and Districts 2, 4, 6, 7, and 8.

Cory Zignego – Isthmus Engineering Inc.

Cory has more than 30 years of cross-discipline experience in business management, communications, project management, and real estate sales at Fortune 100 companies and privately owned businesses. Cory holds MnDOT pre-qualification for Communications and Public Engagement Project Management. He is currently serving as the Isthmus Engineering lead supporting the MnDOT and Metropolitan Council project team on right-of-way tasks and parcel sketches for the METRO Blue Line LRT Extension in Hennepin County. Cory is a licensed real estate professional in both Minnesota and Wisconsin, working for a Keller Williams Realty brokerage in Hudson, WI. He is also a licensed UAS Remote Pilot with the FAA. Prior to his real estate sale career and transportation project experience at Isthmus, Cory worked in sales, marketing, and business operations roles at Kasco Marine, PetSmart, and Best Buy. He holds an MBA from the University of St. Thomas in Minneapolis and a Bachelor of Business Administration degree from University of Wisconsin-Madison.

MINNESOTA WATER LAW 101

Presented by: **Jill Nguyen**

Minnesota Water Law 101 covers two federal doctrines underlying Minnesota water law -- the equal footing doctrine and public trust doctrine. The session also describes the development of the concept of public waters in Minnesota caselaw, and the historical development of statutory water regulatory programs. The session addresses two regulatory programs involving public waters -- the water appropriation permitting program and the work in public waters permitting program. The course attempts to answer frequent questions about water law, such as the scope of riparian rights. It also helps to address common misperceptions, such as by differentiating between navigable waters, public waters, and meandered waters.

Jill Nguyen – MN Department of Natural Resources

Jill Nguyen is an attorney in the Division of Lands and Minerals at the Department of Natural Resources. Jill leads a team of attorneys working on real estate and mineral issues including real estate acquisitions and sales, easements, and surface and mineral leasing. Jill has also worked in the DNR General Counsel's Office and the Attorney General's Office and has represented the State on a wide variety of real estate and environmental law issues.

MNDOT'S APPROACH TO ENERGY INFRASTRUCTURE PERMITTING

Presented by: **Stacy Kotch Egstad**

The Energy Infrastructure Permitting Act is the Minnesota Public Utilities Commission's (PUC) streamlined and enhanced permitting process for energy infrastructure projects in Minnesota. The Act establishes clear guidelines for evaluating and approving site and route permits for energy facilities while ensuring environmental and community considerations are addressed. As a state agency responsible for participating in this process, MnDOT has developed its own robust project coordination and review process. MnDOT's process aims to better gauge complete agency impacts, expand communication of perceived or actual impacts and suggested mitigative measures, and to ensure policy adherence for any subsequent MnDOT permits required as a part of PUC permitting decisions.

Stacy Kotch Egstad – MN Department of Transportation

Stacy received her Bachelor of Fine Arts Degree from Western Michigan University. After many years as a professional artist, Stacy used her capacity as a detail oriented, left and right brained problem solver to take on a brand-new position with MnDOT representing agency interests in large-scale energy projects permitted through the Minnesota Public Utilities Commission (PUC). As the sole program administrator for all PUC-related projects throughout the state, Stacy took a new position with little established guidance or processes, and over the last 20 years has created an entire program where MnDOT has become an involved, reliable and respected state agency partner within the PUC's Large Energy Infrastructure Permitting process.

MNDOT'S TWIN CITIES-MILWAUKEE-CHICAGO PASSENGER RAIL PROJECT

Presented by: **Julie Duckstad, Greg Mathis, & Nate Schutte**

This presentation will provide an overview of the Minnesota Department of Transportation's joint project with the Wisconsin Department of Transportation to establish a new intercity passenger train between the Twin Cities, Milwaukee and Chicago known. The new train is the BorealisSM. The presentation will provide an overview of the project and service. It will describe project partners, and the capital projects required to establish the service. It will focus on some of the unique aspects and challenges of researching railroad property and land acquisition for rail projects.

Julie Duckstad – MN Department of Transportation

Julie Duckstad is a Real Estate Attorney in the Legal, Direct Purchase and Property Management unit in MnDOT Office of Land Management. In this position, she is responsible for implementing the title services program and providing state-wide assistance to MnDOT in securing good and marketable title to real estate MnDOT acquires. In addition, she oversees contract agreements for title work services with outside contract vendors. Prior to MnDOT, Julie worked in private practice, where focused on real estate and environmental matters, involving corporate and real estate transactions, including purchase and sale, sale-leaseback, ground leases, contracts for

deed, and land development. She received her B.A. from Colorado College and J.D. from Mitchell Hamline School of Law. She is licensed to practice law in the state of Minnesota.

Greg Mathis – MN Department of Transportation

Greg has over two decades of experience in areas ranging from planning to historic preservation and passenger rail. During that time, he has worked on an array of state and local plans and studies. He has also authored over a dozen National Register of Historic Places nominations. He also has a wealth of experience in design and construction, as well as passenger rail operations. Greg has been with the Minnesota Department of Transportation since 2014, where he has held multiple positions, where he has worked on projects ranging from bridges to light rail transit, to passenger rail. Greg has been with the Minnesota Department of Transportation since 2014, where he has held multiple roles and worked on projects ranging from bridges to light rail transit to passenger rail. Currently, he manages operations of the Borealis. The Borealis is a new passenger train between the Twin Cities and Chicago that is sponsored by Minnesota, Wisconsin and Illinois. Greg also supervises MnDOT's passenger rail design and construction team and is actively involved with several passenger rail planning projects.

Nate Schutte – MN Department of Transportation

Nate Schutte is a licensed Professional Engineer in the state of Minnesota. He has over 20 years' experience in engineering on multiple types of transportation projects. He has been with MnDOT for the past 9 years, currently as engineer in the Passenger Rail office of OFCVO. Prior to MnDOT he had 10 years' experience with multiple Class I railroads, including Canadian Pacific Railway, now CPKC. Nate is a civil engineering graduate of the University of Minnesota.

REVITALIZING DOWNTOWN CHASKA: RIGHT-OF-WAY TRANSFORMATIONS

Presented by: **Sonya Henning, Nicole Krause, Tim Lamkin, Bob Meurer, & Gregory Weber**

Communications Between Engineers and Right of Way Appraisers and Acquisition Agents...The City of Chaska aimed to revitalize downtown as a hub for community destinations and gathering places that reflect and celebrate its historic character and traditional small-town atmosphere. The transportation network through downtown Chaska—State Highway 41 and County Highway 61—was considered both an asset and a major obstacle to achieving the city's vision. The city, county, and state committed to a detailed analysis of issues and needs within the project area, setting goals to measure improvement alternatives. The final recommendation was to convert TH 41 through downtown Chaska into a three-lane roadway over a two-year construction period, which included necessary right of way acquisition.

This case study will show how transformative relationships are critical to complex projects with many stakeholders, including business owners, homeowners, the city, and state agencies. After a short presentation on the project background and how community engagement shaped the scope, attendees will hear a panel discussion that

threads together how difficult conversations-built community trust, how the city used creative communication to keep downtown businesses engaged, and how the project ultimately wove together all stakeholders to move regional traffic while maintaining a safe and sustainable community hub for residents, business owners and patrons, and pedestrians

Sonya Henning – Henning Professional Services, Inc.

Sonya Henning, PE, has more than 30 years of experience in the right of way acquisition field. She is the president of Henning Professional Services, Inc., a company that offers right of way acquisition services to Minnesota governmental agencies. Her licensures in civil engineering and as a real estate broker allow her to provide valuable project input from scoping through construction as well as the ability to communicate project needs and construction details to landowners. She is a graduate of the University of Minnesota and started her career with the Minnesota Department of Transportation.

Nicole Krause – Bolton & Menk

Nicole leads Bolton & Menk's Engagement Services work group. Her excellent engagement planning skills allow her to effectively convey complex engineering messages to the public. She has a passion for making communities better through inclusive and creative public engagement. Nicole provides engagement planning, graphics development, website and social media management, and meaningful face-to-face engagement with a focus on customer service. Her strategic engagement planning paired with innovative digital and in-person tools help create spaces that reflect each unique community. She helps clients of all sizes and serves residents and businesses from project conceptualization through construction

Tim Lamkin – Bolton & Menk

Tim Lamkin is a Principal Engineer at Bolton & Menk with over two decades of experience in civil and transportation engineering. He earned his Bachelor of Civil Engineering from the University of Minnesota in 2004 and joined Bolton & Menk in 2013. Tim has led a wide range of transportation projects at the state, county, and municipal levels, with a focus on delivering safe, efficient, and inclusive infrastructure. His project portfolio includes ADA compliance, roadway expansions, rural highway improvements, utility relocations, roundabouts, and multimodal enhancements such as pedestrian, bicycle, and trail systems. He brings extensive expertise in developing preliminary and final design construction documents, particularly for MnDOT highways, constrained downtown corridors, and complex roundabout configurations. Tim's collaborative approach and technical leadership have made him a trusted partner in advancing community-focused transportation solutions.

Bob Meurer – Bolton & Menk

Bob Meurer is a graduate of Michigan Technological University. After school he worked at the Wisconsin Department of Transportation for several years and a small consultant in Wisconsin for two years on multifaceted complex construction projects. Bob is currently an Associate Senior Project Engineer at Bolton & Menk. He has worked at

Bolton & Menk for five years and more recently, he has been managing large, complex projects through design and construction throughout the Twin Cities metro area. He enjoys long books, long trails, and short lines at coffee shops.

Gregory Weber – Bolton & Menk

Gregory is a Retired Chief of Police with over 3 decades of experience in mediation and de-escalating situations. Currently serving as Strategic Development Director at Bolton & Menk facilitating the development and maintenance of transformative relationships amongst all the interested entities /individuals to ensure communications are open, comprehensive, and effective.

THE PUBLIC WINS WHEN YOU BUILD YOUR PLAIN LANGUAGE SKILLS

Presented by: **Kent Barnard, Mike Dougherty, Pippi Mayfield, & Cindy Morgan**

Communication is essential to transportation projects. Plain language is essential to effective communication. MnDOT communications and public engagement team members provide an interactive session where we share best practices, real life examples and strategies. Session participants will then rewrite sentences while the team offers tips. Participants will understand plain language is an art form as much as it is a skill. They will also leave the session with tools to continue to develop and grow.

Kent Barnard – MN Department of Transportation

Kent attended college at the University of Minnesota-Duluth and graduated with a bachelor's degree in communication and political science. After four years as a news director of KDJS Radio in Willmar, he began working for the state in the Department of Administration. His career with the Minnesota Department of Transportation began as editor of the internal newsletter Mn/DOT Today and as a writer/photographer for the monthly EXPRESS magazine. He then became a Public Affairs Coordinator with the Metropolitan District and has been responsible for communication and engagement for numerous high-profile construction and maintenance projects throughout the eight-county Twin Cities Metro. Additionally, he has been an emergency medical technician/firefighter, Boy Scout leader, member of the Lino Lakes American Legion and has been an active volunteer with many charitable organizations in the Twin Cities Metro area.

Mike Dougherty – MN Department of Transportation

Mike Dougherty is the MnDOT District 6 director of communications and public engagement. He's been with MnDOT for 11 years and prior to that, he was a reporter and editor at newspapers. He is a graduate of the University of St. Thomas with a degree in Journalism.

Pippi Mayfield – MN Department of Transportation

Pippi Mayfield has been with MnDOT since March of 2019. She spent the first 6 years as public engagement and communications director in District 1 out of Duluth before accepting the deputy director of communications and engagement position. She is also

serving as the communications director on the Blatnik Bridge reconstruction project, which spans Duluth and Superior, Wis. Previous to MnDOT, Pippi was a print journalist for 14 years in Detroit Lakes and Duluth. She earned a bachelor's degree in mass communications from Minnesota State University Moorhead and a master's degree in legal studies from Kaplan University.

Cindy Morgan – MN Department of Transportation

Cindy has worked with MnDOT for over 6 years. Prior to MnDOT, she honed her scientific communication skills as a broadcast meteorologist. She is experienced in talking about complex subjects, like risk management and statistics, and uses them to help people better understand project goals.

THE WHAT & WHY OF FIELD TITLE REPORTS

Presented by: **Lynn Hann & Jeff Reisinger**

A Field Title Report is a supplement to the Title Opinion that fully identifies all parties of interest, the basis for their interest, the occupancy of the property, and any physical factors that may affect its acquisition. The presentation will identify the information needed for a complete and accurate Field Title Report and why the information is needed. A good Field Title Report will provide information not available in public records, such as leases, occupants, unrecorded easements, encroachments, and property use. Content will also include necessary information to identify claimants of interests to land in order for the State of Minnesota to properly acquire land interests through direct-purchase or condemnation. The session will also include a demonstration wherein the presenters and attendees will complete a Field Title Report together.

Lynn Hann – MN Department of Transportation

For the past five and a half years, Lynn Hann has worked as a staff attorney in the Legal Department of the Office of Land Management with the Minnesota Department of Transportation. She obtained her J.D. from Brooklyn Law School in Brooklyn, New York. After working as a family law attorney in Pueblo, Colorado, Lynn found her way back to Minnesota and eventually into real estate law. Her work focuses on real estate title for direct purchase and condemnation.

Jeff Reisinger – MN Department of Transportation

Jeff Reisinger works as an attorney for Minnesota Department of Transportation. Jeff grew up in suburban Saint Paul and his first job was working at the Minnesota Zoological Gardens at the age of fourteen. His previous employers also include the United States Small Business Administration, First American Title, Wells Fargo, and Erik's Bike Shop. Jeff has a bachelor's degree in entrepreneurship from University of Saint Thomas and a law degree from Hamline University School of Law. Jeff lives with his wife in the twin cities metro area. He enjoys bicycling, theatre, travel, bird watching, and listening to podcasts. If Jeff were not working as an attorney, he would likely be operating a bicycle shop.

TOTAL TAKES AND PARTIAL OPINIONS: A VIEW FROM THE TEAM INVOLVED ON THE MOORHEAD UNDERPASS PROJECT AND THE KEY COMPONENTS TO A SUCCESSFUL PROJECT

Presented by: **Jeremy Flatau, Tammy Guderian, & Ken Helvey**

MnDOT District 4 and SRF Consulting Group will be presenting insights and key components that lead to successful right of way acquisitions relating to the 11th Street Underpass Project in Moorhead, MN. The project used an alternative delivery method known as CMGC (Construction Manager General Contractor) and consisted of 40 parcels, 13 total takes, and 37 displacees. All parcels were acquired via direct purchase without the use of eminent domain. This presentation will go into detail on innovative ways to build constructive relationships with owners, Office of Land Management, designers, contractors, and local agencies. As well as provide overview and benefits to early acquisitions, 3d modeling, and design modifications.

Jeremy Flatau – MN Department of Transportation

Jeremy has over 25 years of experience working for private surveying companies, engineering firms and MnDOT. He started his career at MnDOT, District 3 after obtaining a civil tech degree from North Dakota State School of Science. Shortly after, he decided to pursue his state licensure as a surveyor and joined State Cloud State University (SCSU). While at SCSU, he worked for a private civil engineering and surveying firm in St. Cloud. He later returned to MnDOT, District 4 and worked in a variety of positions including maintenance, construction, design and surveys. Jeremy is currently licensed as a Professional Land Surveyor in MN and works at the MnDOT in District 4, Detroit Lakes, MN as the Right of Way Supervisor. He enjoys the variety and challenges right of way brings day after day.

Tammy Guderian – SRF Consulting Group, Inc.

Tammy is a Project Manager – Real Estate and has 13 years of right of way acquisition and relocation experience. She is a manager in SRF's Real Estate Services Group. Tammy is instrumental in directing the acquisition, relocation, and appraisal processes for infrastructure, utility, and development projects. She has provided public and private sector clients with project management, acquisition, compilation of information to prepare work files, coordination of appraisals, negotiations with landowners to acquire right of way and settle damages, completion of relocation services, recording of pertinent documents, and closing of files and preparation of closing documents.

Ken Helvey – SRF Consulting Group, Inc.

Ken is the Senior Director – Real Estate and leads SRF's Real Estate Services Group and manages the acquisition, relocation, and appraisal processes for infrastructure, utility, and development projects. Since 1993, he has provided public and private sector clients with project management, acquisition, compilation of information to prepare work files, coordination of appraisals, negotiations with landowners to acquire right of way and settle damages, completion of relocation services, recording of pertinent documents, and closing of files and preparation of closing documents. Ken has worked

closely with the Minnesota Department of Transportation, the U.S. Army Corps of Engineers as well as many local, municipal, county and state agencies and non-profit associations.

WADENA APARTMENTS

Presented by: **Brent Rolf & Kevin Schmidt**

Hwy 10 in Wadena received funding for a 2 lane to 4 lane conversion. Improving the highway means widening the driving surface, which then requires new right of way and the acquisition of buildings. A 26 unit apartment complex in Wadena was purchased and the residents then needed to move. Working with a diverse group of residents in a rural area posed challenges. Finding affordable housing and meeting state and federal relocation guidance will be discussed. Non typical relocation cases as seen in the field will be overviewed.

Brent Rolf – WSB

Brent has been providing acquisition and relocation services for eleven years on projects for MnDOT and multiple cities and counties throughout Minnesota. He is experienced in managing DOT projects, document preparation, obtaining ownership information, field title investigations, negotiating acquisition, providing relocation assistance to owners and tenants as well as evaluating documents, plans, plats and maps. In addition, he is also an active member of the International Right of Way Association and holds a SR/WA Designation.

Kevin Schmidt – MN Department of Transportation

Kevin Schmidt has been working in the right of way field for over 20 years out of his 26 years with MnDOT. He currently is the District Right of Way Engineer for District 3 MnDOT. District 3 Right of Way acquired parcels all over central Minnesota to augment a \$300 million dollar construction program on Hwys 10, 169 and I-94. District 3 has purchased over a thousand parcels in the last 10+ years utilizing experienced internal and external staff. Mr Schmidt holds engineering degrees from the University of Wisconsin Madison.

WAIVER VALUATION VS. MINIMUM DAMAGE VALUATION - AN OVERVIEW OF THE MDA AND MDV

Presented by: **Eric Montague & James Rist**

This session will explore two valuation options that can be utilized in the valuation of uncomplicated right of way acquisitions, namely the Waiver Valuation (MDA) and the Minimum Damage Valuation (MDV). Appraisers and non-appraisers alike will benefit from attending this session, to learn about these valuation options that can be readily applied in many right of way acquisition scenarios. The session will be split into two sections allowing attendees to compare and contrast the two valuation types. The session will provide an overview of the applicable governing rules, statutes and policies for each valuation type, in addition to practical information regarding intended uses, development and report examples. Session attendees will walk away with an understanding of when the MDA and MDV can be used, who can develop them, what

goes in them and what their limitations are. This session is intended for right of way practitioners and appraisers with a basic understanding of right of way valuation and appraisal concepts.

Eric Montague – MN Department of Transportation

Eric Montague – Minnesota Department of Transportation

Eric earned his Bachelor of Mechanical Engineering degree from the University of Minnesota. A career change led Eric into the real estate field, and he began appraising with Alpha Appraisal, a family-owned appraisal firm, in 2005. Eric earned his Certified General Real Property Appraiser License in 2008 and gained experience appraising commercial, industrial, and residential properties in the Brainerd Lakes Area. Eric took a real estate representative position with MnDOT in 2016 and currently is the Right of Way Project Manager for District 3 in Baxter. Eric has over 20 years of real estate experience and 9 years of right of way experience.

James Rist – MN Department of Transportation

James became an appraiser in 2002, where he was fortunate enough to join a firm that had a very diverse client list, which lead to opportunities to appraise a wide spectrum of property types. In 2007 he became a Certified General Real Property Appraiser. In 2008 he joined a major appraisal management company as a national reviewer. While primarily residential appraisals were reviewed this position exposed him to many interesting interpretations of appraisal principal and practice. In March of 2012 he started with the Enforcement Division of the Minnesota Department of Commerce as an Investigator. There he examined appraisals related to complaints filed. Approved licensure upgrade files and conducted investigations into Appraisal Management Companies. In January of 2022 James started at the Minnesota Department of Transportation conducting reviews on appraisal assignments for compliance to state and federal regulations and provides guidance to appraiser partners as needed.

WISCONSIN DEPARTMENT OF TRANSPORTATION RIGHT OF WAY ACQUISITION PROCESS

Presented by: **Norman Pawelczyk & Amanda Weaver**

This presentation will explain various aspects of their right of way acquisition process in the areas of project scoping, project management, negotiation, appraisal, appraisal review, relocation and property management. There are process improvements continuously being developed in all aspects of the right of way acquisition process at the Wisconsin and Minnesota DOT's that help make staff more successful and efficient. As part of this presentation attendees will be provided with various tools used by WisDOT that help their staff manage projects in the areas of negotiation, appraisal and project management. The goal of this presentation is to share WisDOT information and tools with the Minnesota Department of Transportation staff that can aid in possibly enhancing their current practices and to also establish a working relationship with MNDOT that can be used in the future to jointly work together on right of way acquisition issues.

Norman Pawelczyk – WI Department of Transportation

Norman has been employed at the Wisconsin Department of Transportation (WisDOT) for 28 years. He has held Real Estate Specialist positions at WisDOT in the areas of negotiation, appraisal, relocation, and appraisal review. He was a past Real Estate/Plat Development Supervisor and is now currently the Bureau of Technical Services Chief in the areas of real estate, access management, and utility coordination. He has an Associate's degree in Real Estate Appraisal and Assessment, a Bachelor's degree in Business Management and a Master's degree in Business Management and Organizational Development. He holds licenses as a WI Certified General Appraiser, WI Assessor 2 and WI Real Estate Broker and holds the Senior Right of Way Professional designation with the International Right of Way Association.

Amanda Weaver – WI Department of Transportation

Amanda Weaver is the Wisconsin Dept of Transportation's Statewide Acquisition and Litigation Facilitator. She has been in this position since March of 2025 and transitioned to this role after being an Acquisition Specialist since 2021. Before her time in Acquisition, she was a RE Program Associate from 2019-2021- assisting with policies, procedures, and obtaining data for retention for WisDOT.

ZONING OUT! - UPZONING IMPACT ON HIGHEST & BEST USE ANALYSIS & EMINENT DOMAIN

Presented by: **Byron Miller**

Single-family residential zoning in America is under attack! Cities across the U.S. are facing a shortage of affordable housing. As a result, housing advocates, builders, realtors, policy makers, and legislators are forming an unlikely alliance to promote a solution. This alliance's solution is legislation to increase density in core cities across the country.

This legislative movement is commonly called upzoning, although it has other names as well. The legislation upends 100 years of land use and zoning laws and has a profound impact on how appraisers perform many aspects of the appraisal process. Upzoning seeks to either eliminate or dramatically reduce the number of parcels that are available for only single-family residential use. And it is popping up all over the country from Austin, TX to Washington State.

While not a new idea, upzoning is gaining popularity in the U.S. Historically, in the mid-late 19th century, many households resided under one roof. This was especially true for the wealthy, that had a primary dwelling, as well as one or more ancillary dwellings to house servants. These ancillary dwellings were known then by many names, carriage houses, garden suites, mother-in-law, granny-flats, and dawdy houses to name a few. In the 20th century as demographics shifted from multi-family living to single-family living, land use and zoning was created to consolidate and enforce single family living. Like most things in life, if you live long enough, you'll discover that most trends are cyclic in nature, and thus now the push for multi-family living again.

This session introduces the concepts of upzoning, and how this legislation impacts the appraisal process. Intended and unintended consequences of upzoning are discussed. Highest & Best Use (HBU) analysis related to upzoning appraising is presented. And finally, there is a discussion of potential solutions to mitigate the unintended consequences of upzoning. This session is a must for those appraisers that want to continue to produce credible eminent domain reports.

Byron Miller – BM Appraisals

Byron Miller, SRA, AI-RRS, ASA, RAA, MSSE, is a certified residential appraiser licensed in Minnesota and Wisconsin. He is the owner and principal appraiser of BM Appraisals in Minneapolis, Minnesota. His firm specializes in valuation services for consulting, eminent domain, estate, litigation, and relocation. Byron's niche is valuing complex properties. Such as, agricultural, construction defects, lakefront, multi-unit, and upper-bracket properties, for attorneys, eminent domain, estates, and lenders. He is an instructor, course developer, author, an eminent domain county commissioner, past Chair of the MN Real Estate Appraiser Advisory Board (REAAB), past President North Star Chapter, past president Relocation Appraisers & Consultants, member of the Appraiser Qualifications Board (AQB) of The Appraisal Foundation or TAF, and 2026 VP of the Appraisal Institute.

WORKSHOP VENDORS

BERNHAGEN RIGHT OF WAY

Land Surveying and Abstracting Services for Right of Way Acquisitions

Bernhagen Right of Way is an independently woman owned business located in Centerville, Minnesota. Providing title searches and surveying products customized to the project needs and capturing documentation needed by right of way professionals to layout information for land acquisitions.

Bernhagen Right of Way is a Certified Disadvantaged Business Enterprise (DBE).
Researching and mapping the past to secure the future.

Dawna Bernhagen, PLS & Abstractor and Owner

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HDR ENGINEERING, INC.

Together, anything is possible.

As an integrated firm, HDR provides a full spectrum of engineering, architecture, planning, and real estate / right of way services for our clients. Our staff of 13,000+ professionals represent hundreds of disciplines working in more than 200 locations worldwide. We partner on unified teams to provide solutions beyond the scope of traditional consulting firms. HDR is consistently ranked among the top consulting firms by leading industry publications, including *Engineering News-Record* and *Architectural Record*.

At HDR we create an unshakable foundation for progress because our multidisciplinary teams include engineers, designers, real estate and right of way agents, environmental scientists, economists, builders, and analysts. Understanding and obtaining property rights is a critical path and component of projects and we'll partner with you to do it right. We have full-time, professional staff ready to provide a full suite of real estate and right of way services to achieve project milestones. Our focus is on quality, efficiency, and the development of positive long-term relationships between the client and landowners. We act as your advocate while also being sensitive to the particular concerns of property owners and occupants.

For more information, please contact:

Lee W. Kaffar, Associate, HDR Engineering
101 S. Phillips Avenue, Suite 201
Sioux Falls, SD 57104
Lee.Kaffar@hdrinc.com or 605-782-8121

HENNING PROFESSIONAL SERVICES, INC.

Right of Way Acquisition Consultant

Henning Professional Services, Inc. provides right of way acquisition services to state and local agencies such as MnDOT, municipalities, counties, and other public agencies throughout the State of Minnesota. Services include Project Scoping, Field Title Investigation, Minimum Damage Acquisition Reports, Purchase Offers, and Negotiation and Settlement. Our reputation to successfully provide fast track acquisition services, including coordination with numerous stakeholders and multiple consulting firms to meet tight project deadlines, is known throughout the industry.

Sonya Henning, PE, has more than 30 years of experience and is the president of Henning Professional Services, Inc. Her licensures in civil engineering and as a real estate broker allow her to provide valuable project input from scoping through construction as well as the ability to communicate project needs and construction details to landowners. She and her staff have extensive experience meeting the various requirements outlined for a variety of funding including local, state, federal funds, and grants.

CLASSIFICATIONS

- Certified Disadvantaged Business Enterprise (DBE) through the Minnesota Unified Certification Program (MNUCP)
- Certified Targeted Group Small Business by the Minnesota Department of Administration
- City of Minneapolis SUBP Certified (Small and Underutilized Business Program)
- Licensed Real Estate Company – Minnesota
- Pre-Qualified with the Minnesota Department of Transportation
 - Work Type 8.1 – Direct Purchase
 - Work Type 8.3 – Field Title Investigation

MEMBER

- IRWA - International Right of Way Association
- MSES - Minnesota Society of Engineers and Surveyors
- APWA - American Public Works Association
- ITE – Institute of Transportation Engineers

For more information, please contact:

Sonya A. Henning, PE
President and Right of Way Specialist
Henning Professional Services, Inc.
P.O. Box 25376, Woodbury, MN 55125
651-955-5594
shenning@henningprofessionalservices.com

INTERNATIONAL RIGHT-OF-WAY ASSOCIATION (IRWA)

Since its inception as a nonprofit association in 1934, the International Right of Way Association has united the efforts of its members toward individual development, improved service to employers and the public, and advancement in the body of knowledge related to the professional tasks of its members. The IRWA offers right of way professionals a common network to obtain educational opportunities and meet with other people in your field or related field. The volunteer organization has become truly international over the past several years with Nigeria, Japan, Saudi Arabia, South Africa, Australia, and Mexico creating chapters in their countries in addition to our local chapters throughout the United States and Canada. The local chapter is North Star Chapter 20 from Minnesota. This chapter meets six times per year. To learn more about the IRWA and Chapter 20, please visit our booth at the workshop or check out our website at www.irwa20.org.

JCG LAND SERVICES

Founded in 1993 with the goal of becoming the Midwest's premier right of way firm. JCG Land Services has grown from the original three founders to the employee-owned corporation that we are today. We hire people based on how they act and treat others while performing work at a high professional level.

Our mission: Provide a full spectrum of right of way services for companies and public agencies by bridging the gap between clients and property owners throughout the land acquisition and construction process.

LAKE STATE REALTY SERVICES, INC.

Established in 1991, Lake State Realty Services, Inc. has been a leading provider of real property appraisal, review appraisal, valuation, consultancy, and brokerage services to clients throughout Minnesota and the upper Midwest. Attorneys, engineering firms, nonprofits, property owners, businesses, Tribal communities and government units (including local, county, state and federal) rely on Lake State's expertise. Lake State Realty's specialty includes eminent domain and condemnation appraisals for dozens of large-scale right-of-way projects in Minnesota and the upper Midwest as well as in Indian Country in the roles of appraiser or review appraiser involving properties of varying types impacted by various acquisition complexities. The professionals at Lake State routinely perform expert witness testimony and are regularly court-appointed for neutral valuations and appointed as condemnation commissioners. Lake State has held multi-year contracts for over 30 years with various state and federal agencies and is a leading appraisal service provider in the industry.

Julie Jeffrey Schwartz, Certified General Appraiser (MN, ND, MI, WI & OH)
President, Lake State Realty Services, Inc.
651-653-0788 Direct/651-245-5091 Cell
julie@lakestate.com / WWW.LakeState.Com

MINNESOTA DEPARTMENT OF TRANSPORTATION – GIS RIGHT OF WAY MAPPING

The GIS Right of Way Mapping Unit coordinates with statewide district offices and Central Office groups to finalize the development, maintenance, and delivery of MnDOT's right of way data. Information is accessible through our internal and external website applications. The right of way maps and GIS features are an index to the official documents and other records associated with the acquisition, disposal, and administration of the highway right of way.

Representatives from this unit will be available during session breaks to provide you with information and answer your questions regarding the different products and services available.

- Right of Way Mapping & Monitoring (RWMM) – Public
- Land Management Map and Data Viewer – Internal
- Upcoming changes
- Downloading and viewing maps
- Accessing railroad valuation maps and railroad station plat maps
- Approximate GIS right of way boundary
- Using web-based tools for accessing other map resources including construction plans, right of way plats, monumentation plats, and commissioner orders

For questions regarding right way data and their access contact: Jose Aguilar jose.aguilar@state.mn.us

MINNESOTA DEPARTMENT OF TRANSPORTATION – RECRUITMENT OFFICE

At the Minnesota Department of Transportation, we strive to find talented employees with innovative ideas to advance Minnesota's nationally recognized transportation system. We endeavor to build the best team in the transportation industry and to ensure that Minnesota thrives with a safe, sustainable, and leading-edge transportation system. Please stop by our display to find out more about what MnDOT has to offer or contact us at jobs.dot@state.mn.us or 612-257-2388.

SHORT ELLIOTT HENDRICKSON INC (SEH)

Short Elliott Hendrickson Inc. (SEH®) has been providing quality right of way acquisition services for over twenty years. SEH's outstanding expertise, experience, and reputation for customer service and on-time delivery of quality work summarize the qualifications of our right of way team. SEH has successfully completed property acquisition for utilities, highways, airports, trails and other public works and infrastructure projects. Our completion of acquisitions for MnDOT and various city and county clients utilizes an approach to projects centered on effective communications and proven project management to ensure timely project completion. The individual accomplishments of our team members serve to create a high level of comfort, trust, and respect from both our clients and the landowners we are in contact with.

- Project management
- Courthouse title research
- Field title investigations
- Right of entry permits
- Public relations/public hearings/open house meetings
- Right of way plats
- Legal descriptions
- Comprehensive right of way surveys
- Direct purchasing services
- Relocation assistance
- Appraisal reviews
- Conveyance document preparation
- Negotiations and offer packets
- Dispute resolutions/mediations
- Eminent domain assistance

For more information please contact:

Scott Samuelson, PE | Principal

3428 Lakeridge Place NW, Suite 100, Rochester, MN 55901

507.316.6640 | ssamuelson@sehinc.com

SRF CONSULTING GROUP, INC.

SRF Consulting Group specializes in working with public sector agencies, including the Minnesota Department of Transportation, counties, and municipalities. We offer right of way and relocation services, engineering, landscape architecture and site development for infrastructure and transportation projects. Complementing our full-service engineering capabilities, SRF's Real Estate Group offers comprehensive real estate services for transportation and infrastructure projects. We provide a full range of services required for acquisitions, including:

- Negotiations
- Relocation assistance
- Document preparation for offers and conveyance
- Title research
- Appraisals and review appraisals
- GIS property information services
- Field surveys and parcel sketches
- Legal descriptions
- Condemnation assistance
- Damage settlements
- Eminent domain assistance

For more information, please contact:

Ken Helvey Project Director- Real Estate Services
3701 Wayzata Boulevard, Suite 100, Minneapolis, MN 55416
Phone: 763-249-6785 Email: khelvey@srfconsulting.com

ULTEIG ENGINEERS, INC.

Ulteig's real estate team provides a full range of services related to right-of-way and land acquisition. Our team members are experienced problem solvers who thoroughly understand the increasingly complex regulatory requirements, and we'll work hard to ensure a smooth process for your project. The Ulteig team will also handle document preparation, permitting, land title searches and public presentations. We have negotiated land purchases, leases, options and easements for projects such as municipal infrastructure, wind farm sites, largescale electric transmission, and pipeline corridors. Your project will also benefit from working with a land acquisition team that is closely aligned with routing, permitting, engineering and construction teams. At Ulteig we know that continuous communication between you and the landowners is vital to a successful outcome, and we're committed to continuously building positive community relations.

WSB

WSB is a design and consulting firm specializing in engineering, community planning, environmental, and construction services. Our dedicated staff improves the way people engage with communities, transportation, infrastructure, energy, and our environment. We offer services in a wide range of complementary areas that seamlessly integrate

planning, design, and implementation. We share a vision to connect your dreams for tomorrow to the needs of today—the future is ours for the making.

WORKSHOP MEALS MENU

BREAKFAST BUFFET (BALLROOM 2)

Thursday, Sept. 18 and Friday Sept. 19 (Starting at 6:30 a.m.)

LUNCH (BALLROOM 2)

Wednesday, Sept. 17 (12 p.m.) – “Pasta Buffet”

Thursday, Sept. 18 (11:30 a.m.) – “Southern BBQ Buffet”

DINNER (BALLROOM 2)

Wednesday, Sept. 18 (5:00 p.m.)

“Citrus Rosemary Chicken with cream sauce & Meatloaf with Ketchup Glaze ”

*Thursday, Sept. 19 Dinner – **YOU ARE ON YOUR OWN!***

(Check out [Welcome to Rochester, MNDOT Right of Way!](#) for additional dining options)

WEBSITE ADDRESSES OF INTEREST

Minnesota Department of Transportation, Office of Land Management –
<http://www.dot.state.mn.us/landmanagement/>

The Minnesota Secretary of State – <http://www.sos.state.mn.us/>

Minnesota Department of Commerce – <https://mn.gov/commerce/>

Minnesota State Board of CLE – <https://www.cle.mn.gov/>

Minnesota State Bar Association – <http://www.mnbar.org/>

The Minnesota State Legislature – <http://www.leg.state.mn.us/>

National Highway Institute – <https://www.nhi.fhwa.dot.gov/>

International Right of Way Association – <http://www.irwaonline.org>

Federal Highway Administration – <https://highways.dot.gov/>

Appraisal Institute – <http://www.appraisalinstitute.org/>

Pearson VUE Uniform Licensing System for E-Government (Pulse Portal) –
<https://www.pulseportal.com/>



WORKSHOP NOTES