

RIGHT OF WAY PROCESS

WHAT TAKES PLACE & WHO CAN HELP?



DESIGN

- Our designers create the initial layout of the project and affected property owners are identified.
- Changes are made to the design based on input from the public meeting.

~ 3 MONTHS

APPRAISAL

- To determine just compensation for land and buildings, an appraisal is typically conducted.
- An appraiser contacts the property owner and asks if they would like to be present during their inspection. The completed appraisal report is provided to the property owner before negotiations begin.
- If the proposed area is very minor, an appraisal may not be needed and just compensation can be determined through a more simplified process.

~ 3 MONTHS

NEGOTIATION & ACQUISITION

- An acquisition agent starts the negotiation process by contacting the property owner, discussing the project and its impacts, and presenting an offer of just compensation.
- The terms of the real estate transaction are determined and an agreement for purchase is signed by the property owner (seller) and the DOT.

~ 3 MONTHS

RELOCATION

- Relocation agents work with property owners throughout all stages of the right of way process, with the goal of having all personal property relocated prior to the project letting.
- Possession occurs after the property has been inspected by the property manager to ensure that all personal property (if any) located within the State's acquisition area has been removed.

~ 3-6 MONTHS

CLOSING, TRANSFER OF TITLE & PAYMENT

- The signed agreement between the seller and the DOT is approved, processed, and paid through the real estate closing process.
- If an agreement could not be reached, acquisition can occur through an eminent domain hearing, where a group of local commissioners review the State's acquisition and determine just compensation.
- All required title documentation and appropriate transfers of property are concluded and filed with the County Recorder.

~ 3-6 MONTHS

PROPERTY MANAGEMENT

- Property management agents manage the right of way within the department's right of way inventory.
- Management of the real estate asset may include leasing property that is being held for future needs or maintaining and transferring property that is in the process of being sold.

ONGOING



DESIGN

APPRAISAL

NEGOTIATION & ACQUISITION

RELOCATION

CLOSING, TRANSFER OF TITLE & PAYMENT

PROPERTY MANAGEMENT

DESIGN TEAM

Manager: **Eric Wright**
eric.wright@iowadot.us
515-239-1551

Establishes the right-of-way needs for a project.

Nikki Cuva
Production coordinator

Jeff Larson
Lead designer

Amelia Carman
Designer

Charles Hughes
Designer

Amy Tinken
Designer

Vacant
Designer

APPRAISAL TEAM

Manager: **Eric Wright**
eric.wright@iowadot.us
515-239-1551

The appraisal team is responsible for appraising property the Iowa DOT plans to purchase for highway right of way.

Joe Anderson
Production coordinator

James Deppe
Appraiser

Rob Emmerson
Appraiser

ACQUISITION & RELOCATION TEAM

Manager: **Mark Holm**
mark.holm@iowadot.us
515-233-7867

Responsible for negotiating the terms of the purchase and coordinating the relocation of property owners and their personal property from land purchased for right of way along interstate and primary highways in Iowa.

Shelly Whiteing
Production coordinator

Scott Henning
Condemnation compliance officer

Dwayne Myers
Condemnation compliance officer

Zach Engstrom
Senior agent

Tom Herrick
Senior agent

Bill Knudten
Senior agent

Don Denner
Acquisition agent

Chris Ulrich
Acquisition agent

Chad West
Acquisition agent

Jessica Birchmier
Relocation agent

Dana Blue
Relocation agent

John Newell
Relocation agent

TITLE & CLOSING TEAM

Manager: **Mike Jackson**
mike.jackson@iowadot.us
515-233-7707

Facilitates the documentation required to obtain property, helps with the Transfer of Jurisdictions between state agencies, and prepares materials for condemnation hearings.

Katie Johnson
Production coordinator

Joe Cuva
Closing agent/
condemnation lead

Allyssa Myers
Closing agent/transfer
of jurisdiction lead

Haseeb Haroon
Closing agent

Maura Miller
Closing agent

Lisa Obrecht
Closing agent

Stacia Turner
Closing agent

PROPERTY MANAGEMENT TEAM

Manager: **Mike Jackson**
mike.jackson@iowadot.us
515-233-7707

The property management team helps to manage the real estate that the department has acquired. This team also leases department property that has been acquired for future needs and disposes and transfers excess property that the department no longer needs.

Rick Skinner
Property management
coordinator

Steve Chapman
Property management agent

Valerie Goethals
Property management agent

Joe Guckert
Property management agent

Cyndy Howell
Property management agent

Sandy Sells
Property management agent

Vacant
Property management agent

UTILITIES TEAM

Manager: **Eric Wright**
eric.wright@iowadot.us
515-239-1551

Deanne Popp
Utilities administrator

Greg Cagle
Utilities production
coordinator

Matt Buttz
Utilities liaison and
agreements coordinator

Mindy Rosdail
ADA payments and
admin support

ADMINISTRATION TEAM

Director: **Brad Hofer**
brad.hofer@iowadot.us
515-239-1652

Tami Bailiff
Lease coordinator and administrative assistant

Aspen Pflanz
GIS & data coordination