Best Practices Related to Railroad Real Estate Easements

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Multiple DOTs…One Goal

- CSXT operates in 23 States, the District of Columbia, and 2 Canadian Provinces,

- Five CSXT Project Managers cover all Public Projects in those areas

- CSXT requirements apply to all areas equally.
2018 Annual Meetings

- KYTC – KYTC Headquarters, Frankfort KY – May 11th
- NCDOT – Raleigh Union Station, Raleigh NC – May 23rd
- VDOT – CSX Richmond D&C Office, Richmond VA – August 8th
- WVDOH – WVDOH District HQ, Huntington WV – August 23rd
- DDOT – DDOT HQ, Washington DC - October 15th
CSX Public Projects Manual Highlights

• Provides information to DOTs and other external partners regarding typical interactions with the railroad.

• Explains CSX priorities and goals in terms of safety and operations.

• Fosters relationships with the DOTs and other external partners.

• Provides best practices to aid in the success of Public Projects with the potential to affect CSX.
Construction and improvement projects involving CSXT property will require a conveyance of property rights.

FOR EXAMPLE:

- Highway-Rail Grade Crossings
- Bridges Over CSX
- Parallel Roads/Facilities
- Road/Bridge Widening
Process Steps To Be Taken

• Notify CSXT Public Projects Group of the project by providing location information and conceptual plans.
• Provide CSXT authorization to incur preliminary engineering costs.
• Review and complete a standard PE agreement and provide payment for expenses as specified in the agreement.
• Provide project information; attend meetings (as needed), review site with CSXT or GEC personnel.
• Submit initial plans to CSXT or designated GEC for review.

• Begin CSXT Real Estate review process

• Respond to CSXT or designated GEC comments and adjust design if necessary.
• Submit final design for CSXT or designated GEC review.
• CSXT will perform final review to ensure compliance with railroad requirements.
• CSXT will estimate the cost of the work to be done by CSXT, including flagging.
• If CSXT takes no exceptions to the design plans (or once all CSXT concerns have been addressed), CSXT will prepare a standard construction agreement for execution.

• Finalize CSXT Real Estate review process upon execution of the construction agreement.
REAL ESTATE AND FACILITIES MANAGEMENT

- Right of Entry
- Wire line and pipeline crossings
- Temporary and private highway-rail grade crossings
- Land leases
- Easements
- Buying & selling property
- Rails to trails conversions
- Industrial Development
- Property management & Environmental
REAL ESTATE SPECIALIST – “DOT” CONTACT

- Primary contact for Real Estate matters for Public Agencies and Municipalities.

- Assist Principal Engineer and GEC:
  - Ownership Research
  - Title Issues
  - Easement Types / Conditions
  - General Real Estate Questions
  - Identify and assist with resolution of property issues
  - Work with Legal

- Conveyance of property rights involving public improvement projects.
PUBLIC AGENCIES ACQUIRE EASEMENTS

TYPES OF EASEMENTS

- Temporary Construction Easement
  - Access for the purpose of Construction
  - Constructing a Temporary Detour Bridge

- Permanent Easement
  - Drainage
  - Roadway
  - Slope
  - Overhead Bridge
  - Sidewalks and Curbs
Workflow: Real Estate Review Process

- Receipt
- Project Review and Research
- Survey & Legal Description
- Create Exhibits
- Title Review
- Valuation
- Negotiation
- Closing
BEST PRACTICES TO SUCCESS

GOALS:

• Provide Railroad Real Estate Expertise

• Establish Expectations

• Consistency

• Communication

• Sense of Urgency

• Contribute to the Success of the Project
BEST PRACTICES

HOW TO ACHIEVE THE GOALS:
- Get involved with the real estate review process early
- Understand the project scope, specifications & schedule
- Notify DOTs when railroad real estate involvement will be required
- Ensure the Construction Agreement properly addresses the real estate requirements
- Facilitate timely closing and let dates
BUILDING RELATIONSHIPS

NORTH CAROLINA Department Of Transportation
SAFETY #1

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How tomorrow moves

[CSX]
Conclusion

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