

The Carolinas' Courier



International Right of Way Association - Carolinas Chapter 31

SPRING SEMINAR 2016

The next Chapter 31 Meeting will be held on April 22, 2016 at the Courtyard by Marriott in Hickory, North Carolina!



CONTACT INFORMATION:

President:
Otis 'Buster' Allen
919-546-3484
Buster.allen@duke-energy.com

Vice President:
Matt Rhoad
919-821-6748
Mrhoad@smithlaw.com

Treasurer:
Anthony Alderman
828-228-4673
aalderman@nxnwconsulting.com

Secretary:
Jason Bloch
803-316-7793
jbloch@telics.com

International Director (1 year):
Julie A. McDonald., PLS, PE
704-201-8898
Julie.McDonald@cardno.com

International Director (2 year):
Otis 'Buster' Allen
919-546-3483
Buster.allen@duke-energy.com

DATE: Friday, April 22, 2016

LOCATION:
COURTYARD BY MARRIOTT
1946 13th Avenue Dr. SE
Hickory, NC 12345
(See inside for more information)

SCHEDULE:
7:30 A.M.—8:00 A.M. Registration
8:00 A.M.—8:30 A.M. Welcome/Announcements/Sponsors
8:30 A.M.—8:40 A.M. Break

Presentations

8:40 A.M.—9:30 A.M. City of Hickory Infrastructure Bond Initiative
9:30 A.M.—9:40 A.M. Break
9:40 A.M.—10:30 A.M. Monitoring and Inspecting ROW and Facilities with Drones
10:30 A.M.—10:40 A.M. Break
10:40 A.M.—11:30 A.M. No Evidence is Good Evidence-Lessons Learned in Robeson County
11:30 A.M.—11:40 A.M. Break
11:40 A.M.—12:30 P.M. TBD
12:30 P.M.—1:30 P.M. LUNCH
1:30 P.M.—2:30 P.M. Chapter Business Meeting

INSIDE THIS ISSUE:

Message from President	2
Why Do Accidents Happen?	3
Spring Seminar	4-7
Acquisition Process	8
Secretary's Report	9
Membership Report	10
Treasurer Report	10
Winter 2016 Social & Meeting	11
Education Corner	13
Education Matters	14
IRWA & ORC Training	15
IRWA National Conference	16
R. Stanley Morgan-Celebrating 50 Years	17
Upcoming Events	18

2016 / 17 OFFICER NOMINATIONS

President: Matt Rhoad

Secretary: John Palmer

Vice President: Jason Bloch

Treasurer: Anthony Alderman

2 Year Director: Matt Rhoad

1 Year Director: Buster Allen

The election will be at our April meeting and nominations will be taken from the floor if there are any.

MESSAGE FROM OUR PRESIDENT

Spring has sprung! Today as I am writing this article for the Spring Newsletter it will be 80 degrees outside on March 10, 2016, can't ask for better weather in March. Speaking of good things we had a great turnout for our seminar and social in Greenville, SC in February. I'd like to thank our sponsors TELICS, Smith Law and Percheron for sponsoring this event and also Matt Rhoad for the great speakers. Our next seminar will be in Hickory, NC, on April 22nd, our first foray into Hickory and it should be a foot stomping good time. North By Northwest Consulting, Inc., will sponsor the social on behalf of The Young Professional group at The Crossing at Hollar Mill <http://thecrossinghickory.com/> with a bluegrass/blues band called The Harris Brothers (<http://www.theharrisbrothers.com/hear.html>). So bring your dancing shoes and enjoy the networking and music. Matt Rhoad will once again have great speakers lined up and Holly Whitley-Cataldo our Education Chairperson tells me she will have Course C215, the Pipeline course teed up for April 20-21, to be taught by Clyde Johnson. Registration is open so please register early. The Region 6 Spring Forum is scheduled for April 15-16 in Nashville, TN. Chapter 32 will be hosting this forum.

The IRWA Annual Conference is June 12-15 also in Nashville, TN. Please go to www.irwaonline.org for detailed information.

At our last meeting the Chapter voted to bid on the 2022 International Conference to be held in Charlotte. To accomplish something of this magnitude we will need everyone's help, it takes over 120 volunteers to staff for the conference. The bulk of the work like securing hotel's, speakers, socials and the education sessions are coordinated by International with help from the Conference Host Committee (us) while the registration booths and other functions rely heavily on our volunteers. Right now we have 263 members in our chapter and I hope everyone will help support the chapter and volunteer when we win the bid for the International Conference in 2022. Work will begin next year to convince the IRWA we deserve the conference in Charlotte.

We will have a special ceremony at the our next meeting, Stanley Morgan will celebrate 50 years in the American Right of Way Association/International Right of Way Association.

Once again it's time to elect the new officers for the 2016-2017 year. The new leadership up for election will be Matt Rhoad-

President, Jason Bloch-Vice President, Anthony Alderman-Treasurer, John Palmer-Secretary and Buster Allen-One Year Director. The chapter will elect and install new leadership prior to lunch on April 22nd.

I'd like to dedicate this space to everyone that has worked so diligently to make this chapter into one of the best chapters in the IRWA. Your involvement, sponsorship, commitment to providing quality educational offerings, speakers, budgets, networking events and the behind the scene day to day activities didn't go unnoticed. I could not have done this without the support of Matt Rhoad, Jason Bloch, Anthony Alderman, Julie McDonald, Holly Whitley-Cataldo, Kevin Kilpatrick, Larry Wright and Bobby Deal. I would like to thank all the committee chairs for their work and the members for letting me serve as your President this past year. I leave you with some great leadership lined up for the next four years and I know you will provide them the same support you gave to me. The past twelve months have been rewarding for me and I hope for you also, Chapter 31 is the best!

Smile, it makes people wonder what you are thinking!



Buster Allen



WHY DO ACCIDENTS HAPPEN?



Remember, complacency is dangerous...

Common responses to this question will often relate to rushing, fatigue or frustration. However, a common contributor to accidents that's not often mentioned or even recognized as an issue is complacency. Dictionaries define the term as: "a feeling of contentment, especially when coupled with an unawareness of danger or trouble."

What is not—is apathy or laziness. Complacency occurs naturally as one way that the mind avoids information overload and allows itself to focus on more unfamiliar issues. It creeps into our lives as a result of the large number of routine and repetitive tasks that make up significant parts of our days.

We do things repeatedly like driving the same route to work every day and walking along through parking decks after dark while texting the kids. Things done without much (if any) thought that are so familiar to us that we become complacent. This happens in spite of the obvious risks easily recognized if given only a moment's thought.

A study of 75,000 industrial accidents found that approximately 98% were related to unsafe acts by employees or unsafe conditions—situations that offered great opportunities for prevention.

Complacency is not something that requires that you make a commitment to "be in the moment" while driving, operating power tools, and other common familiar activities.

So help yourself avoid becoming complacent during the next week—try things like making a special effort to "be actively aware" of your situation as you drive to work or back to home each day. Or maybe you could do a safety tour of your home with 'new eyes' as if you're an overnight visitor with an energetic 2 year old.

Basically, think of situations where complacency may be putting you, your family, or your co-workers at risk and change one thing to reduce the risk of complacency in your life.



Providing Real Estate Appraisals & Consulting Services in SC & NC

843-538-6814

www.COMPASSOUTHAPPRAISALS.COM



Team of Professionals

*Eminent Domain *Appraisals Reports, & Reviews *Market Studies
 *Partial Interest Valuations *Conservation Easements *Expert Witness

Travis Lee Avant, ASA, R/W-AC
 Certified General Real Estate Appraiser

mobile: 843-893-6814
 email: Travis@CompassSouth.com



Spring Seminar, Hickory, NC

APRIL 21-22, 2016

COURTYARD BY MARRIOTT

1946 13th Avenue Dr. SE, Hickory, NC 28602

(828) 267-2100

IRWA Room Rate: \$129.00 plus taxes (good through **APRIL 5**)

Online Reservations: <http://www.marriott.com/hkyey>

Group Code for King - IRWIRWK

Group Code for Double - IRWIRWD

Pick arrival/departure dates, click Special Rates, enter above Group Code

Lunch Sponsored by:

*Spring Seminar Social and Networking with YP Group **Thursday, April 21st**, 6:00pm - until*

THE CROSSING AT HOLLAR MILL

883 Highland Ave. SE, Hickory, NC 28602

(828) 324-9464

Sponsored by:

NORTH BY NORTHWEST CONSULTING, INC. and TELICS

Thursday Social at _____ **\$10 per person** # attending ____

Friday Seminar (including lunch) **\$30 per person** # attending ____

Name _____ Phone: _____

Company _____

Street / P.O. Box _____

City _____

Guest(s) Name(s) and Company: _____

Guest's Company: _____

Register online at our Chapter website: www.irwa31.com

OR mail this form along with registration fee(s) (Payable to IRWA Chapter 31)

By Friday, April 15 to:

Anthony Alderman c/o North by Northwest Consulting, Inc.

260 Union Square NW, Suite 206

Hickory, NC 28601



SPRING SEMINAR, HICKORY, NC

April 22, 2016

AGENDA

WEDNESDAY, APRIL 20 - THURSDAY, APRIL 21

Wednesday, April 20 and Thursday, April 21

8:00 a.m. - 5:00 p.m.

EDUCATION

C215 - Right of Way Acquisition for Pipeline Projects
Courtyard by Marriott
1946 13th Avenue Dr., Hickory, NC
(828) 267-2100

Thursday, April 21

6:00p.m. – until

NETWORKING & HOSPITALITY

The Crossing at Hollar Mill, 883 Highland Ave. SE, Hickory, NC
Sponsored by: ***NORTH BY NORTHWEST CONSULTING & TELICS***

FRIDAY, APRIL 22

QUARTERLY SEMINAR

COURTYARD BY MARRIOTT

1946 13th Avenue Dr., Hickory, NC
(828) 267-2100

7:30a.m.– 8:00a.m.

Registration

8:00a.m. – 8:30a.m.

Welcome/Announcements/Sponsors

8:30a.m. – 8:40a.m.

Break

Presentations

8:40a.m.—9:30a.m.

City of Hickory Infrastructure Bond Initiative
Andrea Surratt, City of Hickory

9:30a.m. - 9:40a.m.

~~ Break ~~

9:40a.m. – 10:30a.m.

Monitoring and Inspecting Rights of Way and Facilities with Drones
Patrick Lohman, VP of Partnerships, PrecisionHawk

10:30a.m. - 10:40a.m.

~~ Break ~~

10:40a.m.– 11:30a.m.

No Evidence is Good Evidence - Lessons Learned in Robeson County
Adam Spry, Piedmont Natural Gas
Bill Moss, Smith Anderson Law Firm

11:30a.m. - 11:40a.m.

~~ Break ~~

11:40a.m. – 12:30p.m.

TBD
TBD

12:30p.m. – 1:30p.m.

LUNCH sponsored by _____

1:30p.m. - 2:30p.m.

Chapter Business Meeting

HOTEL INFORMATION



COURTYARD BY MARRIOTT

1946 13th Avenue Dr. SE
Hickory, NC 28602
(828) 267-2100

Call and ask for IRWA rate.

Deadline to book room is APRIL 5

Room rate is \$129.00 plus tax

Online Reservations: <http://www.marriott.com/hkycy>

Group Code for King - IRWIRWK

Group Code for Double - IRWIRWD

Pick arrival/departure dates, click Special Rates, enter above Group Code

THURSDAY SOCIAL

The Thursday social will be held with the Young Professionals at

The Crossing at Hollar Mill

883 Highland Ave. SE, Hickory, NC (828) 324-9464

EDUCATION

Course 215, *Right of Way Acquisition for Pipeline Projects*, will be presented at the hotel in Hickory on Wednesday and Thursday.

Thursday Night Social

April 21, 2016

THE
CROSSING

AT HOLLAR MILL



883 Highland Ave. SE

Hickory, NC 28601

(828) 324-9464

www.thecrossinghickory.com



FEATURING LIVE MUSIC BY
The Harris Brothers



THE ACQUISITION PROCESS

A FORMER RIGHT-OF-WAY AGENT'S PERSPECTIVE

BY STEWART TYLER, SR/WA, ASA

With the ever-changing sequence of events, Mr. Tyler describes various successful acquisition techniques not written in textbooks. Each participant and their duties are summarized into easy to understand processes.

Announcement Letter

The initial announcement letter sent to the property owner starts the acquisition process. This letter dictates the need for the road project. The letter should explain the need for the project and include traffic counts increasing, accidents occurring and/or the bridge safety factors. Electric power line projects should cite the need for reliable services for the community. Telecommunications projects should describe the need for capacity, especially during storms and for additional emergency communications. Water and sewer projects should inform the availability of good potable water supplies for drinking. Sewer projects should define safe transportation of sewage, so it will not enter the ground-water supply and cause contamination.

Acquisition

The next step in the acquisition process is the public information meetings. The public wants to be treated cordially and with respect. The right-of-way representative should be familiar with the plans, zoning information, and health department regulations. If the government is amenable to relocation of buildings, signs and the possibility of how the grades/elevation of each entrance affects the property, these should be discussed. If a question arises that is not answerable, it should be recorded and answered directly by a letter which contains the business card of the individual responsible for the answer. A response should be given within two weeks, as is appropriate and courteous.

Right-of-Way Agent

It is the Right-of-Way Agent's job to explain the acquisition process with the offer, relocation and settlement process. Survey personnel should not attempt to answer questions that do not pertain directly to their job. Since Surveyors do not have final design plans, they may unintentionally mislead the owners about the project. It is the appropriate for the Surveyor to answer questions from landowners about an accurate survey. However, if the landowners have questions about the project, the survey personnel should hand out business cards of the proper person that should be contacted for answers.

Appraiser

The Appraiser is the next step. An Appraiser must listen to an owner and make notes. An Appraiser should never use the word "junk" to describe items on a property. Remember, "one man's trash is another man's treasure" and the individual's dwelling is their castle. If the landowner offers any comparables, the Appraiser should receive them happily. The Appraiser should use the comparable sales and other information given by the owner in the appraisal report, if possible, remembering the owner receives a copy of the report.

Negotiation Process

The next step is the negotiations process. Before contacting the owner for an appointment, the Right-of-Way Agent should go through the file to find out if the owner has made any statements about the project or there are unanswered questions about the project, either by letter or from the public hearing or information stage. This task will give you the owners' position. When you meet the owner, treat him as if you would want to be treated if you were in his position. Let the owner tell you about what he knows regarding the project, and his family and/or personal information. Be a good listener; doing so will give insight and direction on how to proceed. Give the appraisal to the owner, make the offer and/or give the relocation payment they will receive, and give a timetable for closing. Explain the acquisition details in the field, on the land, so they will know exactly what is being proposed to be acquired. Tell the property owner about any easement information, if applicable, and how it will affect the property. Hide nothing.

Relocation

If relocation is necessary, be able to fully explain the benefits to the owners, and explain they are not bound to the comparable shown in the relocation report, but bound by an amount of monies approved, and they can view other dwellings. While the mortgage differential has not been a challenge in recent years, be able to explain it to the owners. If a question arises that you cannot explain, tell the owners you will get back with them in a timely manner

with an answer. Read every word in the contract to the owner. Be able to explain each statement in the contract. After your initial discussion with the owner, schedule a second appointment to continue the discussions/negotiations then politely leave the property.

Owners Perspective

Additional points to remember. If during one of your meetings with an owner, the owner shares he is represented by legal counsel, ask for a copy of the engagement letter, and treat the representative as you treat the owner. Keep negative comments out of your notes. Never make a negative note about an owner, 'dog urinates on the plans each time they are placed on the floor.' Instead, your notes should read, 'landowners have pets; therefore plans should not be placed on the floor.' Always remember, notes can be obtained under the Freedom of Information Act (FOIA) if you are employed by a public agency. If an owner threatens you, notate such in your file, close negotiations, and notify your supervisor. If an owner asks tax questions or legal opinions, inform them you are not an expert in either and would not want to give them the wrong information. If an owner asks for a copy of the right-of-way policy for the organization that employs you, provide it to them.

In summary, negotiating is a tough job. If the job is to be performed properly, one must understand the engineering, appraisal, legal, relocation, and negotiation processes to be a goodwill ambassador for your organization.





THE SECRETARY'S REPORT

BY JASON BLOCH

The 2016 Winter Seminar and Business Meeting were held on Friday, February 19, at the Hyatt Place Greenville in Greenville, SC. The meeting was called to order by President Buster Allen at 8:00 a.m.

Thank you to Smith Anderson, TELICS, and Percheron for sponsoring the Thursday evening social and Friday's lunch.

The minutes from the Fall Seminar held October 16, 2015 in Charleston, SC were approved.

Secretary's Report

Please see the Treasurer's section of the newsletter for details.

Committee Reports

Committee reports were provided by the following committees: Asset Management, Education, Young Professionals, Membership, Pipeline, Relocation, Survey, Utilities, Valuation, Audit, and Nomination. Please check the Meetings/Minutes tab on our website for details (irwa31.com).

New Business

- Nominations are now open for the Secretary position. If you are interested please contact Larry Wright.
- The 2016 Education Conference in Nashville is coming up. If you are interested in volunteering please call Julie McDonald.
- The Spring Seminar is in Hickory and will include our first Young Professional event. For more information on the Young Professionals, contact Bonnie Blalock.

Meeting adjourned at 2:10 p.m.

Respectfully submitted,

Jason Bloch
Secretary, IRWA Carolinas Chapter 31

*REMINDER: Business meetings are open to ALL Chapter membership! You don't need to be an officer or committee chairperson to attend. Please consider staying after lunch next time to learn more about your Chapter and to be eligible to win a \$50 gift card!



MEMBERSHIP REPORT



TREASURER'S REPORT

Report created on 3/21/2016

07/01/15-02/29/2016

Profit & Loss

Income: \$17,384.73

Expense: \$31,485.75

Net: (\$14,101.02)

Balance Sheet

Checking: \$10,070.33

Savings: \$59,438.65

TOTAL: \$69,508.98

New Members **10**
Total Membership as of February 19, 2016 **267**

WELCOME ! New Members

Kevin M. Muldowney (Vaughn & Melton)

Janie R. Richardson (Parker, Poe, Adams & Bernstein)

Claire M. Tronel (AECOM)

Henry Kyle Brisson (Fayetteville Public Works Commission)

George V. Hamilton (Fayetteville Public Works Commission)

Erin E. Protneroe (Professional Property Sevices, Inc.)

Laura Stoddart (North by Northwest Consulting)

Edwin Peters (Piedmont Natural Gas)

Roslyn Leonard (SC Electric and Gas Company)

Travis L. Hamrick (Restoration Systems)

*Interested in becoming a member?

Go to www.irwa31.com and click on the membership tab.

Or email kdkilpatrick@vaughnmelton.com for more information.



WINTER 2016 SOCIAL AND MEETING—GREENEVILLE, SC



Buster set his sights on the goal..



....But he wasn't the only



Vodka and Water...Yes Please!!



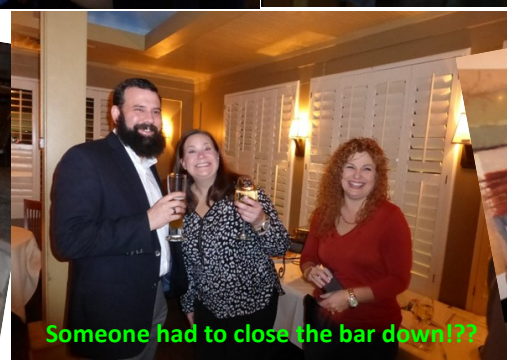
Did you know IRWA has lumberjack members?



So then I said, "That IS my foot!" ~ Bill Christian



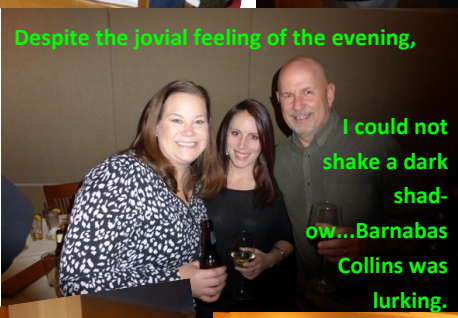
Busta & Michelle Brabham SCE&G



Someone had to close the bar down???



Garglers sho are funny ppl.



Despite the jovial feeling of the evening,

I could not shake a dark shadow...Barnabas Collins was lurking.



Posted with the permission of Julie!



Dinkbrain with a BASS!! And Larry Wright...or wrong.



Holly and Bill Xian





Larry Wright gives a presentation.



Greenville, SC City Update



Speaker Attorney Emmett Haywood



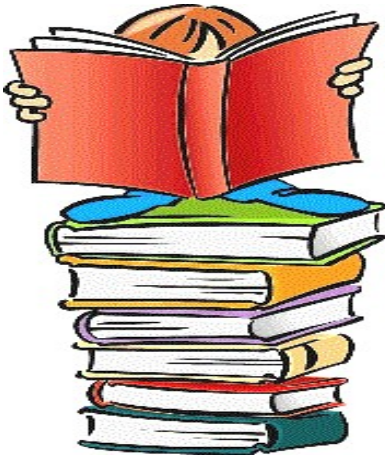
Thank you to our sponsors for helping make IRWA Chapter 31 Winter Seminar possible!!



Is it hot in here or is it just the Beard Men?!

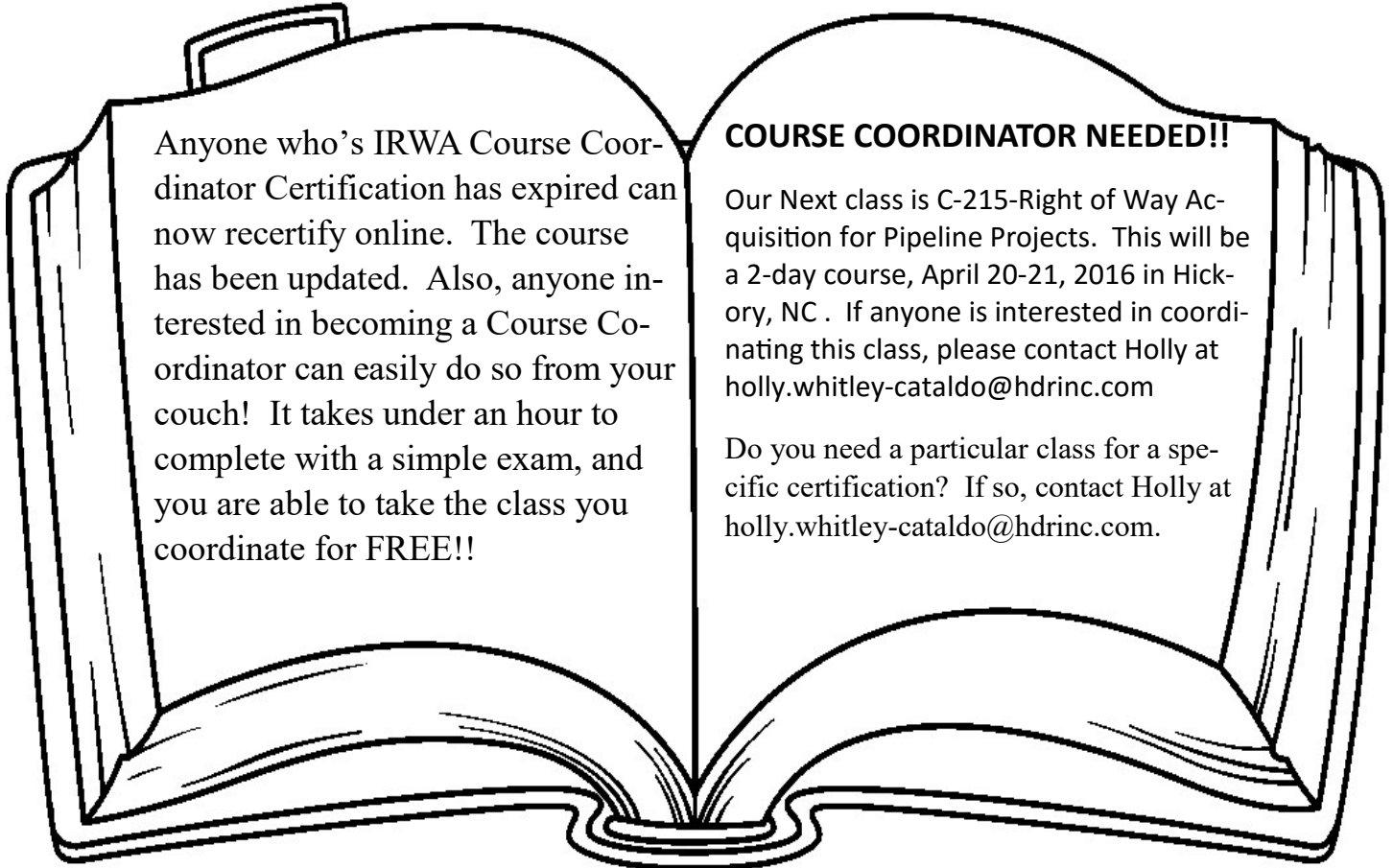


Bill Christian pontificating at Biz Moore



Education Corner

by Holly Whitley-Cataldo



Anyone who's IRWA Course Coordinator Certification has expired can now recertify online. The course has been updated. Also, anyone interested in becoming a Course Coordinator can easily do so from your couch! It takes under an hour to complete with a simple exam, and you are able to take the class you coordinate for FREE!!

COURSE COORDINATOR NEEDED!!

Our Next class is C-215-Right of Way Acquisition for Pipeline Projects. This will be a 2-day course, April 20-21, 2016 in Hickory, NC. If anyone is interested in coordinating this class, please contact Holly at holly.whitley-cataldo@hdrinc.com

Do you need a particular class for a specific certification? If so, contact Holly at holly.whitley-cataldo@hdrinc.com.

HELP NEEDED!!!

2016 ANNUAL CONFERENCE IN NASHVILLE

Anyone interested in volunteering to work during the conference at the registration booth, ribbons desk, banquet table, etc. please send Julie McDonald an email.

She is coordinating the volunteers for 2016 and would like to get an early start on signing people up. More details will follow.

Email Julie McDonald at Julie.McDonald@cardno.com





EDUCATION MATTERS



Keeping current with education and professional development is essential to all of us for advancing our careers. IRWA has a challenging task to create courses, keep them current and develop leadership training all while making these products easily available through the latest technology. This is a dynamic process requiring levels of funding the Association does not have. So how does IRWA pay for education initiatives? In part through funding support from the Right of Way International Education Foundation (RWIEF).

IRWA's five-year education plan to develop or upgrade 50 educational products is seeing impressive results. In the first two years, IRWA created seven new courses and updated/revised 30 courses. New, cutting-edge technology called VEIT (Video Enabled Integrated Technology) is further enhancing the online learning experience with the feel of being right in the classroom. For the remaining years, IRWA plans to launch six to ten new and revised products each year.

The estimated cost to produce these new and upgraded education products is \$1,400,000 over the five-year plan. IRWA asked the Foundation to potentially fund \$700,000 over the life of the plan, with specific funding requests presented annually. RWIEF committed to fund \$230,000 for the first two years. In April, IRWA will present the third year's funding request. So how does this impact the Foundation and members of IRWA?

RWIEF has current assets of approximately \$1,442,000. Of those assets, approximately \$115,000 are restricted funds held for awards. With the next three years of funding requests, a potential of \$470,000, you can see the Foundation would be deeply into reserves. That is why it is crucial to right of way education programming and to you, the end user, for contributions to the Foundation to continually grow through the coming years. Without a charity partner like RWIEF, IRWA would have to fund 100% of these costs through the general budget. It doesn't take long to see

how that would impact membership fees.

Even members that do not take courses benefit from education products. How? The profits from course sales go directly to IRWA's general operating budget providing for member services, annual conferences, production of Right of Way Magazine and the IRWA website, as well as organizational support for chapters, regions and committees. So you, as a networking member, reap substantial dividends from the continual improvement of IRWA education products.

As your chapter makes plans for the annual conference, RWIEF wants to thank you for your support in keeping education affordable and relevant for right of way professionals. Education matters and we need your continuing support. Thank you!



RWIEF is a 501(c)(3) organization whose mission is to fund and promote ROW education. Contributions are tax deductible.

Licensing Agreement Between IRWA and ORC Training Offers Another Training Option

By Lisa Barnes, SR/WA, R/W-RAC

IRWA and ORC Training, a division of O. R. Colan Associates, LLC have teamed up to bring new online courses to membership. Over the next five years, IRWA will license several ORC Training (ORCT) online relocation courses, as well as other right of way subject matter content, marketing them to its members under the IRWA name. This agreement links the expertise of ORCT with IRWA's education and professional development opportunities. These courses will count toward certifications, including the R/W-RAC, R/W-URAC, and other applicable certifications, depending on the topic. These courses will also count toward recertification credit.

Three courses are already available at IRWA University (www.irwauniversity.org)

C411 – Appraisal Concepts for the Negotiator (8 hours)

This course is designed to assist negotiators in focusing on appraisal issues that are important during the negotiation process, which can enhance the agent's ability to effectively negotiate with property owners. Topics include sales verification, realty and personalty, larger parcel, highest and best use, consistent use, damages, and approaches to value.

Credentialing: An intermediate course that can be applied towards continuing education and re-certification. This course may also be applied as an elective for the R/W-AC program. (8 hours)

C503 – Mobile Home Relocation (8 hours)

This course is designed to assist relocation agents in addressing challenges associated with mobile home relocation, including planning for the move, differentiating between realty and personalty, describing eligible moving expenses, identifying situations when a mobile home cannot be moved, and computing replacement housing payments.

Credentialing: This intermediate course can be applied towards re-certification and is a requirement for the R/W-URAC program. This course is also applicable as an elective toward the R/W-RAC program.



C507 – Specialized Nonresidential Payments

(8 hours)

This course is designed to demonstrate the benefits of certain nonresidential relocation payments, such as actual direct loss and substitute personal property, and how relocation agents can apply these specialized payments to facilitate a successful business relocation.

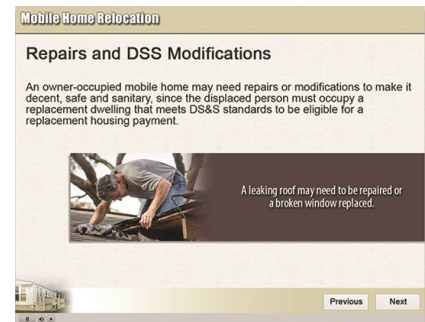
Credentialing: This intermediate course can be applied towards re-certification and is a requirement for the R/W-URAC program. This course is also applicable as an elective toward the R/W-RAC program.

Coming Soon: Special Topics in Replacement Housing

(8 hours)

This course targets some of the more difficult topics associated with replacement housing payments: determining when multiple occupants constitute more than one household, explaining unique issues associated with aliens not lawfully present in the U. S., the effect of partial ownerships on replacement housing payments, and differentiating between the types of reimbursement categories for incidental expenses.

These courses use various techniques to engage the online learner – synchronized audio narration, video clips for more expansive explanation of complex topics, and interactive case studies that immediately allow the learner to apply concepts. Progress quizzes check learning along the way, and an end-of-course exam is required to measure achievement of



learning outcomes.

These new online relocation courses are a particular benefit to members who hold the R/W-RAC certification. They offer new course content for recertification, and members can take the training with the convenience that online training provides. Your participation in these online courses also represents a benefit to your chapter – the more you participate, the more your chapter benefits. I encourage you to try one of the new online IRWA courses developed by ORCT as an alternative learning experience. We would be very interested in your feedback concerning what worked and what you think can be improved.

Lisa Barnes is the Vice President of Training for O. R. Colan Associates, LLC/ORC Training. She is a certified instructor for IRWA relocation courses and for the FHWA's National Highway Institute. She is also a licensed real estate broker and instructor, and a former Chair of IRWA's International Relocation Assistance Committee. Lisa can be contacted at lbarnes@orcolan.com or 850-907-0400.

Conference Location:

Gaylord Opryland Resort & Convention Center
2800 Opryland Dr.
Nashville, TN 37214
Tel: (615) 889-1000
[Gaylord Opryland Website](#)

Conference Dates:

Sunday, June 12, 2016 – Wednesday, June 15, 2016

Registration Rates (all rates are listed in US\$)

	By March 11	March 12 - April 29	After April 29
Member - Full Registration	\$525	\$625	\$700
Non-Member - Full Registration	\$625	\$725	\$800
Daily Registration (per day)	\$225	\$250	\$275
Companion	\$250	\$250	\$300

Full Registration Package includes:

- Educational breakout sessions (Monday – Wednesday)
- Opening Ceremony/General Session (Sunday)
- Networking Welcome Reception (Sunday)
- Awards Luncheon (Monday)
- SR/WA Recognition Breakfast (Tuesday)
- Installation Reception/Banquet/Dance (Wednesday)
- Meeting Breaks (Monday – Wednesday)
- Continental Breakfasts (Monday & Wednesday)
- IRWA Expo (Sunday & Monday)

Companion Registration Package includes:

- Opening Ceremony/General Session (Sunday)
- Networking Welcome Reception (Sunday)
- Awards Luncheon (Monday)
- SR/WA Recognition Breakfast (Tuesday)
- Installation Reception/Banquet/Dance (Wednesday)
- Continental Breakfasts (Monday & Wednesday)
- IRWA Expo (Sunday & Monday)

Daily Registration Package includes:

- Educational Breakout Sessions
- Continental breakfasts and meeting breaks
- IRWA Expo
- Sunday daily registration includes Opening Ceremony/General Session and Networking Welcome Reception
- Monday registration includes the Awards Luncheon (Note: A One day conference registration for Monday does NOT include the Monday Night Event).
- Tuesday registration includes the SR/WA Recognition Breakfast (Note: A One day conference registration for Tuesday does NOT include the Tuesday International Luncheon).
- Wednesday registration includes the Board of Directors' Meeting (Note: A One day conference registration for Wednesday does NOT include the Installation Reception/Banquet/Dance).

Events listed are subject to change.



R. Stanley Morgan



He joined American Right of Way Association in 1966 while working in Shelby with NCDOT. Served several years with IRWA as membership chairman and served many years as IRWA Senior Program Coordinator. Since joining the organization, he has attended 95% of all chapter meetings. He received his Senior designation in 1975 and is # 2313. He was in the first group of three to complete the entire requirements for senior membership. The other two were Don Sellers and Cecil McLamb.

He worked with NCDOT in Shelby from 1966-1978 in the right of way department. He was the Division 9 R/W agent in Winston-Salem from 1978-1995. He retired 4-1-95 with 30 years of service. During his last year with the DOT he was asked to help develop a program for the DOT to let contracts to private contractors to acquire right of ways. RSM Real Estate Services was formed as a R/W consultant company upon his retirement from the DOT. His company was one of the first private consulting companies to work under that program. In addition to his own company, he has worked for Volkert, TELICS, RWC, Relo Services, Professional Property Services, Piedmont Natural Gas, City of W-S, City of Greensboro, City of Thomasville and the City of Kernersville. He has helped many owners on a private basis with their condemnation claims with the DOT.

RSM Real Estate Services sponsored the IRWA website for several years in its beginning.

He was born 1-23-1944 in Rocky Mount, NC and grew up on the family tobacco farm in Castalia. He graduated from Nashville High School in 1962 and from Campbell College in 1966 with a BS in Business Administration. He and his wife, Sue, were married in 1966 and he joined the NCDOT in Shelby at that time. They will celebrate their 50th anniversary this June. Their son Charles and his wife, Katie, live in Huntersville. He and Sue maintain the family farm in Castalia as their second home.

As for some of the things that have changed in the profession, carbon paper was used on manual typewriters. Appointments were very hard to schedule because there were few answering machines.

Sometimes when you make an appointment in the beginning of a project, the owner would take it upon himself to invite his neighbor who would also have a claim, to be at his house, there was not a special deal made about privacy at that time.

All R/W descriptions were prepared by the agents using metes and bounds description, no CADD descriptions were available for many years. You also had to figure your own areas for acquisition from the plans by triangulation.

IRWA in 1966 was known as the American Right of Way Association. The meetings would be a full two days. The wives came to banquets and many of the social events. Men always wore suits. Many smoked at the meetings and venti-

lation was bad and sometimes you could hardly see the speakers. The membership was made up mostly of Duke Power and NCDOT R/W employees. There were no women members for many years.

When Senior member status came about, it took several years to get the courses that you needed. Going to other states to get a needed course was not an option.

Since retiring in 1995, Stanley has spent a great deal of time volunteering and doing consulting work.

He and Sue volunteer one day a week at Wake Forest Baptist Hospital, one day a week at Davie Medical Center. They prepare meals for 40 guests twice monthly at the SECU Family House which is an adult version of a "Ronald McDonald House".

In 2015, he received the governor's Certificate of Appreciation for Volunteerism from Gov. Pat McCrory. He also received the President's Award for Lifetime Achievement in Volunteerism from President Obama. He was recognized by the Sertoma Club's Atlantic Region with their Service to Mankind Award.

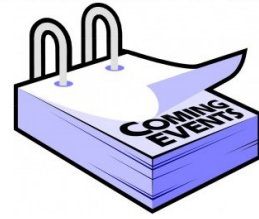
He is involved with his church as chairman of the Cemetery Committee and chairman of the Endowment Fund. Chapter 31 has been lucky to have Stanley Morgan as an outstanding and contributing member of the chapter. Hopefully Stanley will have many more years to contribute to our chapter.





UPCOMING EVENTS

Save these dates!



	1st Quarter Winter Seminar	Region Spring Forum	2nd Quarter Spring Seminar	Annual Chptr 31 Board Meeting	International Education Conference	3rd Quarter Summer Seminar	Region Fall Forum	4th Quarter Fall Seminar
2016	Greeville, SC February 19	Nasville, TN April 16	Hickory, NC April 21-22	Charlotte	Nashville, TN June 12-15	Asheville, NC August 19	Gulf Shores, AL	Charleston, SC October
2017	Columbia, SC February 2017	Georgia	Myrtle Beach, SC April 2017	Charlotte	Anchorage, AK June 11-14	Wilmington, NC August	Charleston, SC	Charleston, SC October
2018	Charlotte, NC February		Durham, NC April 2018	Charlotte, NC May 2018	Edmonton, AB June 24-27	Greenville, SC August 2018		Charleston, SC October



Established in 1981 with INTEGRITY as our cornerstone, TELICS is committed to FAIRNESS and project EXCELLENCE for our clients.



ACQUISITION APPRAISAL RELOCATION UTILITY COORDINATION DESIGN

888.350.8933
www.telics.com

INTEGRITY. FAIRNESS. EXCELLENCE.



SOUTHEASTERN LAND COMPANY, INC.

LAND AND EASEMENT ACQUISITION SERVICES • PROJECT MANAGEMENT • CONSULTING

WE OFFER A HIGHLY TRAINED STAFF, WITH EXPERTISE IN ALL TYPES OF FEE SIMPLE AND EASEMENT ACQUISITION ON ALL LEVELS. NO MATTER WHAT TYPE OF PROJECT, UTILITY OR SCHEDULE, WE'VE GOT THE TEAM!

William F. Saunders, Jr.

President

Southeastern Land Company
P.O. Box 1241
Conway, SC 29528
www.southeasternlandco.com

Office—843-248-8999
Cell—843-450-1157
Fax—843-248-8995
Email—alcsac@aol.com

Services

- Easement acquisition
- Project management
- Cost studies
- Fee simple acquisition
- Surveys
- Title abstraction
- Appraisals
- Expert Witness Testimony

Client Types

- Utilities
- Municipal Governments
- County Governments
- State Governments
- Telecommunications
- Cable Industry

We'll help make your next project more successful. We get a lot of satisfaction out of that. Check us out on the web at southeasternlandco.com, you'll see.

**IMPORTANT
DATES FOR
SUMMER 2016
NEWSLETTER**

Newsletter Contributions due by July 5
Newsletter Advertisements due by July 12
Newsletter will be posted by July 19

Send your newsletter contributions to Laura Stoddart
Email: lstoddart@nxnwconsulting.com

Advertising in the IRWA newsletter is a great way to share information!

PRICES

- Whole Page—\$250
- Half Page—\$150
- Quarter Page—\$75
- Eighth Page—\$40

Payments for advertisements are sent to the Treasurer.

Anthony Alderman
260 Union Square NW
Suite 206
Hickory, NC 28601