



# The Carolinas' Courier

International Right of Way Association – Carolinas Chapter 31  
Summer Social and Seminar



## CONTACT INFORMATION:

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# Message from Our President

First, I want to thank you, Chapter 31, for allowing me to serve as your President for the 2018-19 cycle. It is an honor and privilege to do so. IRWA, and Chapter 31 specifically, helped me in more ways than I can count, and I am grateful for the opportunity to give back.

One of the benefits of the IRWA is the opportunity to gather at a local level and international level. I recently returned from Edmonton, Canada where the 64th International Education Conference was held. I am happy to say Chapter 31 had a great turn out. I, and several chapter members, look forward to sharing some specifics of what we learned at various educational and round table sessions when we meet in Asheville. One item of special note is the proposed change in the governance model at the international level. With a vote scheduled on whether or not to accept the recommended change planned for the annual conference in Portland, this is a topic that will be presented to you, members of Chapter 31, throughout the year. Though it was fascinating to learn that many Canadians really do end their sentences with “eh” and that craft beer in the Carolinas need not worry about an invasion from the breweries north of the border, the best part of the annual conference is meeting, talking, and building comraderies with so many right of way professionals from so many parts of the country and the world.



**President Anthony Alderman, MRICS**

Looking ahead at the Chapter level, one change for the year ahead has been a shift in the chapter committees. After reviewing our bylaws for the 2018 Winter Seminar in Greensboro (by far the most popular seminar of the year), we learned our chapter was not complying with its bylaws. Thus, the committees were restructured to put emphasis on those committees required specifically by the bylaws. Three immediate committees needing a chair are Public Agencies, Oil & Gas Pipeline, and Audit. If you are interested, please email me for more information about committee expectations. Lastly, reviewing the bylaws, it became evident it is time to make sure they are compliant with the IRWA’s model bylaws. Thus, volunteers are needed for an ad-hoc committee to review and, perhaps, suggest revisions to the chapter bylaws. Not the most exciting committee, but a real service to the chapter.

This year the executive committee will continue past initiatives, specifically, support YP growth, improve the chapter website, improve membership retention, and recruit and add value to our sponsors (thanks sponsorship committee!).

Remember, IRWA Chapter 31 Carolinas is your chapter. Please get in touch with me or any member of the executive committee with your thoughts, questions, and concerns.

Sincerely,

A handwritten signature in black ink that reads "Anthony L. Alderman". The signature is written in a cursive, flowing style.

Anthony L. Alderman, MRICS



# NOMINATION COMMITTEE REPORT

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The following are the newly elected officers of Chapter 31 for 2018-2019!

**President**

Anthony Alderman

**Vice President**

John Palmer

**Treasurer**

Steve Chastain

**Secretary**

Lisa Norris

**Two Year Director**

Anthony Alderman

**One Year Director**

Jason Bloch

# AGENDA

## 2018 Summer Social and Seminar August 16th – 17th

### Thursday, August 16<sup>th</sup>

- 8:00 am – 5:00 pm      **Class C-901 Engineering Plan Development and Application**  
- The Double Tree by Hilton,  
115 Hendersonville Road, Asheville NC 28803
- 4:00 – 6:00 pm      **Meeting of Committee Members – by invitation only** (Sponsored by NxNW Consulting)  
- Nightbell  
32 S Lexington Ave, Asheville NC 28801
- 7:00 – 9:00 pm      **Summer Social – Food provided by 12Bones BBQ - \$20 per person**  
- The Wedge at Foundation Brewery  
5 Foundy Street, Asheville NC 28801

### Friday, August 17<sup>th</sup>

#### The Double Tree by Hilton, Asheville NC

- 7:30 – 8:00 am      **Registration**
- 8:00 – 8:30 am      **Welcome/Announcement/Sponsor Introductions**
- 8:30 – 8:40 am      **-Break-**
- 8:40 – 9:20 am      **Condemnation for Interstate Pipelines**  
Michael Crook – Parker Poe Adams & Bernstein, LLP
- 9:20 – 9:30 am      **-Break-**
- 9:30 – 10:15 am      **History and Brewery Economics**  
Oscar Wong – Highland Brewing Company
- 10:15 – 10:30 am      **-Break-**
- 10:30 – 11:10 am      **Edmonton Report: What We Learned**  
Various Presenters
- 11:10 – 12:00 pm      **River Arts District Greenway Project**  
City of Asheville
- 12:00 – 1:00 pm      **LUNCH**



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### **Six Fun Facts:**

- 1)** In 2017, Smith Anderson advised clients in more than 300 transactions representing more than \$11 billion in value, including real estate development and construction; mergers, acquisitions and public offerings; debt finance, private equity and mezzanine finance; life sciences, health care, technology and intellectual property; venture capital and angel financings.
- 2)** Smith Anderson received the Award for Excellence and Innovation at the 2017 Southeast Region Federal Construction, Infrastructure & Environmental Summit. The award recognizes exceptional service, meritorious achievement and conspicuous innovation in the federal construction, infrastructure, energy and environmental marketplace.
- 3)** Smith Anderson is listed as a leading law firm for Real Estate law in the 2018 **Chambers USA: America's Leading Lawyers for Business** guide.
- 4)** Smith Anderson is the exclusive Ally Law member in North Carolina. Ally Law is a prestigious global network of business law firms which provides our clients with access to extensive U.S. and global legal services in more than 40 countries and 100+ business centers worldwide.
- 5)** Approximately one-third of our lawyers previously practiced at some of the most prestigious national and international firms, and our associates are top students recruited from leading law schools. The breadth of knowledge and experience of our attorneys positions us well to handle even the most complicated and sophisticated business and litigation legal matters.
- 6)** In 2017, Smith Anderson advised on over 100 real estate and construction matters totaling more than \$2 billion, including representing GlaxoSmithKline LLC in the sale and partial leaseback of its RTP campus.

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# Silver Sponsors



**SPONSORSHIPS ARE AVAILABLE  
ANY TIME THROUGHOUT THE YEAR!!**

This includes opportunities to sponsor  
the Charleston Social/Seminar!  
If anyone is interested,  
please contact Julie McDonald  
for further information about the  
different levels of sponsorships available.

Julie McDonald (704)-201-8898 [jmcdonald@tidemarkland.com](mailto:jmcdonald@tidemarkland.com)



# The Secretary's Report

By Lisa Norris

Duke Energy Progress

Chapter 31

## *Spring Seminar and Business Meeting*

The Spring Seminar and business meeting were held on April 13th at the Hilton Myrtle Beach Resort, 1000 Beach Club Drive, Myrtle Beach, SC and was well attended. The meeting was called to order by President Jason Bloch, SRWA at 8:05 am. Attendees were welcomed and announcements were made.

Thank you to our Gold Sponsors: Integra Realty, North by Northwest Consulting, Inc., O. R. Colan and TELICS.

Thank you to our Silver Sponsors: Tidemark Land Services, Southeastern Land Services, Contract Land Staff, Percheron and THC for sponsoring the Thursday evening social and Friday's lunch.

Minutes from the Winter Seminar held on February 9, 2018 in Greensboro, NC were presented and approved.

### **TREASURERS REPORT**

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

### **OLD BUSINESS**

1. 2022 Conference Bid expense was discussed.
2. Sponsorship Levels discussed.
3. Qualified for 5% membership growth incentive, including 3 free memberships and 1 conference registration.

### **NEW BUSINESS**

1. Region 6 Forum being held in Myrtle Beach, SC on April 14th. All members are welcomed to attend.
2. 2018 International Conference
3. Showed upcoming Seminar Schedule.

The next meeting and seminar will be August 17th in Asheville, NC at the Double Tree by Hilton.

Business Meeting at Spring Seminar adjourned at 3:30 pm.

*\* 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 for our business meeting next time to learn more about your Chapter!*



# The Secretary's Report Continued...

## 2018 BOARD OF DIRECTORS MEETING

The 2018 Board of Directors meeting was held on Friday, May 4th, 2018 at the offices of Parker Poe in Charlotte, NC. The meeting was called to order by President Jason Bloch at 10:13 am. Thank you, Parker Poe, for hosting the meeting this year.

**Board Members and Committee Members Present:** Jason Bloch, Anthony Alderman (via telephone), Steve Chastain, Lisa Norris, Matt Rhoad, Kevin Muldowney, Glenn Winfree, Jamonica Facyson, Benita Harrington, Denard Haney, and Terri Newell.

### OLD BUSINESS

1. Committee Compliance
2. Committee Expectations

### NEW BUSINESS

1. Introduced incoming officers.
2. Discussed upcoming meeting locations and times.
3. Discussed ideas for increasing attendance and participation at business meetings.
4. Discussed donations to the Educational Foundation at IRWA National Conference

Respectfully submitted,

*Lisa Norris*

Secretary, IRWA Carolinas Chapter 31



## Integra Realty Resources

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- ◆ Providing appraisal services for highway, utility, and rail corridor projects
- ◆ Expert witness testimony and litigation support
- ◆ Clients include state and municipal governments, along with other public agencies
- ◆ Staff of 48+ valuation professionals, including 20 MAIs

Ranked among the leading property valuation and consulting firms, we are the largest independent firm in our industry in the United States, with local offices from coast to coast and in the Caribbean. IRR offices are led by MAI-designated Senior Managing Directors, industry leaders who have over 25 years, on average, of commercial real estate experience in their local markets. Many of the nation's top financial institutions, developers, corporations, law firms, and government agencies rely on our professional real estate opinions to best understand the value, use, and feasibility of real estate in their market.

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fhelms@irr.com



# Membership Report

	Total Numbers
Transferred Out	0
New Members 1 <sup>st</sup> Quarter	6
New Members 2 <sup>nd</sup> Quarter	10
New Members 3 <sup>rd</sup> Quarter	14
<b>Total Membership as of June 30, 2018</b>	<b>270</b>



Welcome  
New  
Members!



Jennifer Blankenship, Duke Energy

Brad Bowers, Carolina Land Acquisitions

David S. Clark, McKim & Creed

Tavaras Ellis, HDR, Inc.

David Ferrell, Nexsen Pruet

Craig Garrett, Duke Energy

Benita Harrington, Duke Energy

John Johnson, Colliers International

Vincent Lyde, City of Columbia (SC)

Wendi McCrain, Duke Energy

Howard Pace, Diversified Energy Services

Dennis Peebles, Carolina Land Acquisitions, Inc.

Christopher Polhamus, Duke Energy

Adam Staubitz, Colliers International

## Interested in becoming a member?

Go to [www.irwa31.com](http://www.irwa31.com) and click on the membership tab.

Or email [kmmuldowney@vaughnmelton.com](mailto:kmmuldowney@vaughnmelton.com)  
for more information.

# Treasurer's Report

Steve Chastain

[schasain@orcolan.com](mailto:schasain@orcolan.com)

Report Created 06/18/2018

Dates: July 1, 2017 – May 31, 2018

## Profit and Loss

Income	\$132,115.34
Expense	\$161,785.52
Net	<b>\$(-29,670.18)</b>

## Balance Sheet

Checking	\$11,634.71
Savings	\$20,019.71
Total	\$31,654.42



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# PDC – Quarterly Report

## Congratulations!

These Chapter 31 members received achievements in credentialing this past quarter...

May 2018

<b>RWA Designation Awarded</b>	<i>Bass</i>	<i>Christopher</i>	Central Electric Power Cooperative
<b>RWA Designation Awarded</b>	<i>Lee</i>	<i>Kevin</i>	Duke Energy

June 2018

<b>R/W-NAC Recertification Approval</b>	<i>Tate</i>	<i>John</i>	NC DOT
<b>R/W-NAC Recertification Approval</b>	<i>Easter</i>	<i>Sarah</i>	O.R.Colan

*Neil Burleson*

Neil Burleson – PDC Co-Chair



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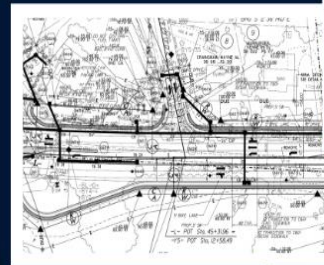
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# Educational Classes



IRWA Chapter 31 Courses  
with Holly Whitley-Cataldo!

Conflict Resolution course that was held during the Spring Conference was a tremendous success! All thanks to Holly Cataldo with Maser Consulting for coordination.

We still need course coordinators. Remember: The course coordinator certification class is free and easy. You get the class you coordinate for free! This is a great way to work towards certification.

## Upcoming Courses:

### C-901 Engineering Plan Development and Application

When: August 16-17, 2018

Where: Asheville, NC

Teaching: **Julie McDonald**

### C-203 Alternative Dispute Resolution (2-day course)

When: October, 2018

Where: Charleston, SC

## COURSES COMING SOON!

**C-603—Understanding Environmental Contamination**  
October 24, 2018 in Charleston, SC

**C-203—Alternative Dispute Resolution** December 2018 (2 days) in Charlotte, NC

**C-200—Principles of Real Estate Negotiation** February 2019 (2 days) in Wilmington, NC

**C-604—Environmental Due Diligence and Liability** April 2019 (1 day) in Columbia, SC

**C-800—Principles of Real Estate Law** June 2019 (2 days) in Greenville, NC

**C-801—United States Land Titles** August 2019 (2 days) in Charleston, SC

**C-421** – December 2019 in Matthews, NC (tentative)

We are debating on the addition of the

**C218: ROW Acquisition for Electrical Transmission Projects.**

If you are interested in taking this course this year, please let Holly Cataldo know at [hcataldo@maserconsulting.com](mailto:hcataldo@maserconsulting.com). This course would be held in Charlotte, NC

I am always open to suggestions or questions regarding the courses, so please contact me at [HCataldo@maserconsulting.com](mailto:HCataldo@maserconsulting.com)



# THE YOUNG PROFESSIONALS

The **IRWA Young Professionals** Network is focused on building a strong foundation for the next generation of Right of Way Professionals. Ethics, education and encouragement is the nucleus of our organization.

Be a part of the initiative!



To find out more and join the mailing list, please contact Jamonica Facyson at [jamonica.facyson@duke-energy.com](mailto:jamonica.facyson@duke-energy.com)



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# Upcoming Events

	Winter Seminar Q1	Region 6 Spring Forum	Spring Seminar Q2	Annual Ch. 31 BOD Meeting	International Conference	Summer Seminar Q3	Region 6 Fall Forum	Fall Seminar Q4
<b>2018</b>		Myrtle Beach, SC April 12-14 <sup>th</sup> , 2018	Myrtle Beach, SC April 12-14 <sup>th</sup> , 2018	Charlotte, NC May 2018	Edmonton, AB June 24-27 <sup>th</sup> , 2018	Asheville, NC August 16-17 <sup>th</sup> , 2018	Savannah, GA August 2018	Charleston, SC October 25-26, 2018
<b>2019</b>	Wilmington, NC February 24, 2019	TBD	Columbia, SC April 2019	Charlotte, NC May 2019	Portland, OR June 9-12, 2019	Greenville, NC August 2019	TBD	Charleston, SC October 2019
<b>2020</b>	Myrtle Beach, SC February 24, 2020	TBD	Raleigh, NC April 2020	TBD	Minneapolis, MN June 21-24, 2020	Waynesville, NC August 2020	TBD	Charleston, SC October 2020
<b>2021</b>	TBD	TBD	TBD	TBD	San Antonio, TX June 24-27, 2021	TBD	TBD	TBD
<b>2022</b>	TBD	TBD	TBD	TBD	Cleveland, OH June 2022	TBD	TBD	TBD

# Hotel Information

2018 Summer Social and Seminar

Please reserve your hotel room and register and pay for all events on our website

[www.irwa31.com](http://www.irwa31.com)



## **Double Tree by Hilton in Asheville, NC - Biltmore**

### **Address:**

115 Hendersonville Rd,  
Asheville, NC 28803

### **Phone:**

828-274-1800

### **Room Rate:**

\$135 nightly rate - Call to reserve room or visit

[www.irwa31.com](http://www.irwa31.com)

Pending Availability until July 15, 2018.





# 2018 Summer Social & Course

Date: August 16<sup>th</sup>

*2018 IRWA Chapter 31 Class  
C901 – Engineering Plan  
Development & Application*

When: Thursday, August 16, 2018

Time: All Day 8:00 am – 5:00 pm

Where: The Double Tree by Hilton,  
Asheville NC

*2018 IRWA Chapter 31  
Meeting of Committee  
Members – By invitation only*

When: Thursday, August 16, 2018

Time: 4:00 pm – 6:00 pm

Where: Nightbell, 32 South  
Lexington Ave, Asheville NC 28801

Sponsored by North By Northwest  
Consulting

*2018 IRWA Chapter 31  
Summer Social*

Cost: \$20 per person

When: Thursday, August 16, 2018

Time: 6:30 pm – 9:00 pm

Where: The Wedge at Foundation  
Brewery – 5 Foundy Street,  
Asheville NC 28801

Shuttles: If interested, free shuttles  
will run between The Double Tree  
and The Wedge.

# 2018 Summer Seminar

Date: August 17<sup>th</sup>

*2018 IRWA Chapter 31*

*Summer Seminar*

Cost: \$35 per person - Includes lunch

When: Friday, August 17, 2018

Time: 7:30 am - 2:30 pm

Where: The Double Tree by Hilton –  
115 Hendersonville Rd, Asheville, NC  
28803