

# The Carolinas' Courier

## MESSAGE FROM OUR PRESIDENT

This article is supposed to talk about how great the Winter Seminar in Wilmington was, and it was great thanks to a long list of people (you know who you are) and no thanks to Red Dog. Then, this article is supposed to talk about how great our April Seminar is going to be (yeah Columbus!). But as I have written, and re-written, that version of this article seven times now, I am going to let it go and write a different sort of article.

As my tenure as Chapter President winds down, I cannot help but remember showing up at my first meeting in Charleston in 2012. I was fired up to say the least. I remember meeting with Angel Bank after that first seminar where she demonstrated what IRWA was all about by taking the time to talk to me about right of way and about the association. I cannot help but remember how many times I have explained what IRWA stands for both literally and figuratively. My explanation? It's both a learned and experienced response: The IRWA, Chapter 31, is a community, a community of professionals, that supports, encourages, challenges, educates, and champions its members, all of whom share the common interest (pun intended) of right of way. When I was asked why I was running for Region 6 Treasurer/Secretary, and indeed, I had to give a small speech, I talked about how this group brought me into their community. I told them about the comradery, the mentoring, the sharing, the banter, the friendly competition, the room they make for anyone wanting to learn and to serve.

What do I mean by 'room they make'? I mean there is a place made for you if want it. Not to say you have to take a place. It is not required. Most members of Chapter 31 do not attend the meeting or participate in any substantial way. And while the leadership grumbles from time to time, as all leaders do, it is understood this is a normal part of any volunteer organization. What is not normal is that as soon as someone wants to learn, wants to serve, wants to get involved, there is space. It may not be the space you want right away, but no one is turned away. Not all organizations work this way. Though I joined IRWA to network, to grow my business, I stayed and I served because of the community of which I am a part. I will continue with IRWA after rolling off the Executive Committee as of July 1st for the same reason. I will serve as Region 6 Treasurer/Secretary for the same reason. I will remain a member, hopefully in the vein of Larry Wright, SR/WA, (50 years!) for the same reason, for the community.

Sincerely,  
Anthony L. Alderman, MRICS



President Anthony Alderman

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# CONGRATULATIONS TO OUR 50 YEAR MEMBER LARRY WRIGHT

In 1970, I joined Carolina's Chapter 31 of the American Right of Way Association. We had approximately 300 members and averaged 125 at a chapter meeting. Everyone wore coats and ties as all were male. We met four times a year with two of the meetings being all day Friday and then Saturday morning. Since that time we have had over 200 chapter meetings and I have missed less than a dozen. There have been numerous changes since that time.

Members who had been in five years were allowed to become a Senior (SR/WA) by filling out a form saying they wanted to be one. In the early 70s they added testing and I was one of the early members who had to pass four tests and work in right of way for five years to receive the SR/WA. Shortly after I received my SR/WA in the mid 70s, we became the International Right of Way Association because we had chapters in Canada. From 1960 when the chapter was formed until 1976 we alternated presidents between the two states. At that time we were made up mostly of NCDOT, SCDOT, Duke Power and CP&L. Consultants were basically unheard of. In 1981, I became the 22nd president of the chapter. We had a Ladies Auxiliary and still no female members.

It was 1995 before Carolynn Robinson became our first woman President. Since then female members have contributed greatly to our chapter. Until about 2000 only SR/WAs could be chapter officers.

It has been an interesting 50 years. I have done a lot of things and been a lot of places that I would not have gone to without IR/WA. Between being in the officer rotation, working on the host committee for the 1992 international conference, being regional chairman in 1995 and 1996 and serving two terms on the International Nominations and Elections Committee, I have been to 18 international conferences in some very interesting places.

My membership over the last fifty years has given me tremendous opportunities and I would encourage everyone to get as involved as you possibly can. Fifty years goes by faster than you think.

Larry Wright, SR/WA



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# SPRING SEMINAR—AGENDA

## APRIL 25—26, 2019

Thursday, April 25, 2019

8:00 am - 5:00 pm

### **Course C902—Property Descriptions**

- Hyatt Place Hotel, 819 Gervais Street, Columbia, SC

6:00 pm—9:00 pm

### **Spring Social—The Carolina Ale House**

- 708 Lady Street, Columbia, SC

Friday, April 26, 2019

7:30 am—8:00 am

### **Registration**

8:00 am—8:30 am

### **Welcome/Announcement/Sponsor Introductions**

8:30 am—8:40 am

### **Break**

8:40 am—9:30 am

### **Carolina Crossroads Project—Re-working the notorious “malfunction junction” of I-26 & I-20 in Columbia**

- Mike Barbee, P.E., SCDOT—Director of Rights of Way

9:30 am—9:40 am

### **Break**

9:40 am—10:30 am

### **TBA**

- George E. (Jake) Knight, Jr., MAI, REAC, and The Knight Co.

10:30 am—10:40 am

### **Break**

10:40 am—11:30 am

### **The Port Access Project**

- Jay Bressler, Assistant General Counsel in Dominion Energy’s In-house Legal Department

- Matt Talley, Manager of Electric Transmission Engineering at Dominion Energy South Carolina (SCANA)

11:30 am—11:40 am

### **Break**

11:40 am—12:30 pm

### **The Challenges Between Railroads and Utilities**

- Jeffrey (Jeff) James, Counsel—Duke Energy

12:30 pm—1:20 pm

### **Lunch**

1:20 pm—2:30 pm

### **IRWA Chapter 31 Business Meeting (All members are encouraged to attend)**

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- ⇒ 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.
- ⇒ 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.
- ⇒ 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.
- ⇒ 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.
- ⇒ 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.

# SECRETARY'S REPORT

## By Lisa Norris

The Winter Seminar and business meeting were held on March 1st, 2019 at the Shell Island Resort, Wrightsville Beach, NC and was well attended. The meeting was called to order by President Anthony Alderman, at 8:00 am. Attendees were welcomed and announcements were made.

Thank you to our Platinum Sponsor: Smith Anderson, Integra Realty Resource, and North By Northwest Consulting

Thank you to our Gold Sponsors, ORC, TELICS and Stewart

Thank you to our Silver Sponsors, Paragon Partners, Southeastern Land Company, Inc, Maser Consulting PA, Merrick, Tidemark Land Services

Minutes from the Fall Seminar held on October 26th, 2018, Charleston, SC were presented and approved.

### TREASURERS REPORT -

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

OLD BUSINESS - Communication Committee (Sponsorship, Newsletter, Webmaster and Social Media).

### NEW BUSINESS -

- 50 year member recognition – Self Identify; Newsletter Article, Free Registration for Seminar.
- Nomination and Elections Committee – New Chair and structure with past 3 presidents serving on committee in addition to 2 members.
- Deadline for officer nominations.

The next meeting will be April 26th, 2019 at Hyatt Place, Columbia, SC

Business Meeting at Winter Seminar adjourned at 2:10 pm.

REMINDER- Business meetings are open to all Chapter Members! You don't need to be an officer or committee chairperson to attend. Please consider staying for the next business meeting in Columbia, SC to learn more out your Chapter!

Respectfully submitted,

*Lisa Norris*

Secretary, IRWA Carolinas Chapter 31

# MEMBERSHIP COMMITTEE REPORT

## By Kevin Muldowney

During the period between January – March 2019, eight (8) new membership applications plus one incoming transfer were processed and communicated as approved to IRWA HQ.

### **1st Quarter New Members**

Coretta G. Amos, Smith Anderson  
Ronald Lee Evans, Sr., Oak City Acquisition and Land Development, Inc.  
Corinna Lawrence, Maser Consulting  
Aletha F. Nobles, Datakey by Alethea  
Maja Podewska, North By Northwest Consulting, Inc.  
Patty C. Simmons  
Jonathan Wagner, Duke Energy  
Erik D. Monroe, DELCK Group, LLC (Transfer In)

<b>Quarter</b>	<b>New Members</b>		
First	8		
Second	0		
Third	0		
Fourth	0		
Transfer In	1		
Transfer Out	0		
<b>Total New</b>	<b>9</b>		

**TOTAL CH 31 MEMBERSHIP      311 (As of March 31, 2019)**

**Submitted by:**  
**Kevin M. Muldowney,**  
**Membership Committee Chair**

# Treasurer's Report

Steve Chastain

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

Report Created 03/27/2019

As of Dates: 3rd QTR 2018-2019

## Profit and Loss

Income	\$27,497.47
Expense	\$33,169.97
Net	\$(-5,672.50)

## Balance Sheet

Checking	\$ 7,569.19
Savings	\$16,525.00
Total	\$24,094.19



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### > Charlotte

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**M. Flint Helms, MAI**  
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## Congratulations!

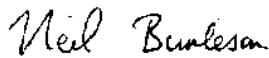
These Chapter 31 members received achievements in credentialing this past quarter ...

During the period between February 22, 2019 and March 28, 2019, the following activities were processed and recorded by the PDC chair.

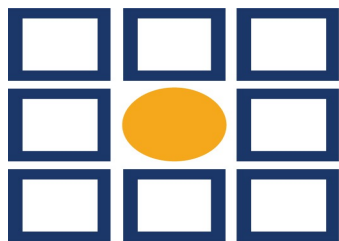
### March 2019

R/W RAC Recertification Approval	Hooper	Clark	The Hooper Team
R/W NAC Recertification Approval	Kilpatrick	Kevin	Vaughn & Melton

Respectfully Submitted,



Neil Burleson – PDC Co-Chair



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## Nominations & Elections Committee Report By Larry Wright

Welcome to 2019!

We will be electing new chapter officers at our Spring Meeting. This year we will be electing a new Treasurer.

Anyone interested in the position needs to send an email indicating your interest to [Larrywright@charter.net](mailto:Larrywright@charter.net) or to the chapter President. All existing officers must send an email indicating their desire to continue in the officer rotation.

Submitted by Larry Wright—Chairperson



# EDUCATIONAL COMMITTEE

## By Holly Cataldo



Due to recent requests for specific courses, we have made several changes to the upcoming course schedule.

Please see below highlighted in yellow.

Chapter 31 is also able to help your firm or team with any specific classes that may help further your team's education in right of way. Our Education Committee will help you find a facility, an instructor, talk with HQ's about material so that you and your team show up and everything runs smoothly.

Below is the revised course schedule

### 2019 Course Schedule:

~~C200 – February 27-28 (2 days) Wilmington, NC, Principles of RE Negotiations~~

C902 – April 25<sup>th</sup> (1 day) Columbia, SC, Property Descriptions

C501 & C502 – June 24<sup>th</sup>-27<sup>th</sup> (4 days), Charlotte, NC, Residential and Non-Residential Relocation

TBD - August, Charlotte, NC

C219 – October (2 days) Charleston, Introduction to Presentation, Instruction and Facilitation

### 2020 Course Schedule:

**C603 February (1 day) – Understanding Environmental Contamination in Real Estate**

C403 April (1 day) - Easement Valuation

C230 summer (1 day) – Oil/Gas Land Basics & Related Surface Rights Issues

**C803 August (2 days) – Eminent Domain Law Basics**

C100 (2 days) October - Principles of Land Acquisition

*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 a certification. If you need a class, please reach out to see where it might be on our 3-year plan. Email me at [Hcataldo@maserconsulting.com](mailto:Hcataldo@maserconsulting.com).*

**Respectfully Submitted,**

**Holly Cataldo**

# IRWA COURSES

## CLASSROOM BASED

### BASIC RIGHT OF WAY DISCIPLINES

100	Principles of Land Acquisition	2 days
102	Elevating Your Ethical Awareness	1 day
105	The Uniform Act Executive Summary	1 day

### COMMUNICATION/NEGOTIATIONS

200	Principles of Real Estate Negotiation	2 days
201	Communication in Real Estate Acquisition	3 days
203	Alternative Dispute Resolution	2 days
205	Bargaining Negotiations	2 days
207	Practical Negotiations for U.S. Federal & Federally Assisted Projects	2 days
209	Negotiating Effectively with a Diverse Clientele	2 days
213	Conflict Management	1 day
215	ROW Acquisition for Pipeline Projects	2 days
218	ROW Acquisition for Electrical Transmission Projects	2 days
219	Introduction to Presentation, Instruction and Facilitation	2 days
225	Social Ecology: Listening to Community	1 day
230	Oil/Gas Land Basics & Related Surface Rights Issues	1 day
235	The Canadian Oil & Gas Industry Overview	2 days

### MANAGEMENT

303	Managing the Consultant Process	2 days
304	When Public Agencies Collide	1 day

### APPRAISAL

400, 400C	Principles of Real Estate Appraisal	2 days
402	Introduction to the Income Capitalization Approach	1 day
403	Easement Valuation	1 day
406A	15-Hour National USPAP Course Uniform Standards of Professional Appraisal Practice	2 days
406B	7-Hour National USPAP Course Uniform Standards of Professional Appraisal Practice	1 day
409	Integrating Appraisal Standards	1 day
410	Reviewing Appraisals in Eminent Domain	1 day
417	The Valuation of Environmentally Contaminated Real Estate	2 days
421, 421C	The Valuation of Partial Acquisitions	4 days
431	Problems in the Valuation of Partial Acquisitions	1 day

### RELOCATION ASSISTANCE

501	Residential Relocation Assistance	2 days
502	Non-Residential Relocation Assistance	2 days
503	Mobile Home Relocation	1 day
504	Computing Replacement Housing Payments	2 days
505	Advanced Residential Relocation Assistance	1 day
506	Advanced Business Relocation Assistance	2 days

### ENVIRONMENT

600, 600C	Environmental Awareness	1 day
603, 603C	Understanding Environmental Contamination in Real Estate	1 day
604	Environmental Due Diligence and Liability	1 day
606, 606C	Project Development and the Environmental Process	1 day

### PROPERTY/ASSET MANAGEMENT

700	Introduction to Property Management	2 days
701	Property/Asset Management: Leasing	2 days
703	Real Property/Asset Management	1 day

### REAL ESTATE LAW

800, 800C	Principles of Real Estate Law	2 days
801	United States Land Titles	2 days
801C	Canadian Land Titles	2 days
802, 802C	Legal Aspects of Easements	1 day
803	Eminent Domain Law Basics for Right of Way Professionals	2 days
803C	Expropriation Law Basics for Right of Way Professionals	2 days
804	Skills of Expert Testimony	1 day

### ENGINEERING

900, 900C	Principles of Real Estate Engineering	2 days
901	Engineering Plan Development and Application	1 day
902	Property Descriptions	1 day

### SR/WA REVIEW STUDY SESSION

SR/WA: SR/WA Review Study Session	3 days
SR/WAC: SR/WA Review Study Session (Canadian)	3 days

## ONLINE

### BASIC RIGHT OF WAY DISCIPLINES

100	Principles of Land Acquisition
103	Ethics and the Right of Way Profession
104	Standards of Practice for the Right of Way Professional
105	The Uniform Act Executive Summary

### COMMUNICATION/NEGOTIATIONS

Global I	International Real Estate
Global II	International Real Estate
200	Principles of Real Estate Negotiation
203	Alternative Dispute Resolution
205	Bargaining Negotiations
213	Conflict Management

### MANAGEMENT

303	Managing the Consultant Process
304	When Public Agencies Collide

### APPRAISAL

400	Principles of Real Estate Appraisal
402	Introduction to the Income Capitalization Approach
403	Easement Valuation
406A	15-Hour National USPAP Course Uniform Standards of Professional Appraisal Practice ( <i>McKissock is the provider of The Appraisal Foundation's official online USPAP course.</i> )
406B	7-Hour National USPAP Course Uniform Standards of Professional Appraisal Practice ( <i>McKissock is the provider of The Appraisal Foundation's official online USPAP course.</i> )
411	Appraisal Concepts for the Negotiator

### RELOCATION ASSISTANCE

503	Mobile Home Relocation
507	Specialized Nonresidential Payments
520	Special Topics in Replacement Housing
521	Nonresidential Fixed Payments

### ENVIRONMENT

600	Environmental Awareness
606, 606C	Project Development and the Environmental Process

### PROPERTY/ASSET MANAGEMENT

700	Introduction to Property Management
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### REAL ESTATE LAW

800	Principles of Real Estate Law
801	United States Land Titles
802	Legal Aspects of Easements

### ENGINEERING

900	Principles of Real Estate Engineering
903	IKT/IRWA Underground Infrastructure Panorama

For descriptions and to find a class, visit [www.irwaonline.org](http://www.irwaonline.org).





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- Route alignment and economic feasibility studies
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- Custom database design, implementation and management



Want To Share Some News???—Chapter 31 is seeking articles for our quarterly newsletter and welcomes new and interesting information. If you have something that would be of interest to our chapter, please submit!

Send submissions to our Newsletter Chair@  
Benita.harrington@duke-energy.com



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



### Chapter 31 - Contact Information

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**International Director (2 year):**

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**Service Committees & Chairs**

<b>Education</b>	Holly Cataldo— <a href="mailto:HCataldo@maserconsulting.com">HCataldo@maserconsulting.com</a>
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## CHAPTER 31 QUARTERLY SEMINAR SCHEDULE

	Winter Seminar (Q1)	Region 6 Spring Forum	Spring Seminar (Q2)	Annual Chapter 31 BOD Meeting	International Conference	Summer Seminar (Q3)	Region 6 Fall Forum	Fall Seminar (Q4)
<b>2016</b>	Greenville, SC February 19, 2016	Nashville, TN April 16, 2016	Hickory, NC April 22, 2016	Charlotte, NC May 2016	Nashville, TN June 12-15, 2016	Asheville, NC August 19, 2016	Charleston, SC October 28-29, 2016	Charleston, SC October 28, 2016
<b>2017</b>	Columbia, SC February 2017	Ft. Myers, FL May 5, 2017	Raleigh, NC April 2017	Charlotte, NC May 9, 2017	Anchorage, AK June 11-14, 2017	Charlotte, NC August 24-25, 2017	Gulf Shores, AL October 12-13	Charleston, SC October 19-20, 2017
<b>2018</b>	Greensboro, NC February 8-9, 2018	Myrtle Beach, SC April 7, 2018	Myrtle Beach, SC April 12-13, 2018	Charlotte, NC May 4, 2018	Edmonton, AB June 24-27, 2018	Asheville, NC August 9-10, 2018	Savannah, GA October 2018	Charleston, SC October 25-26, 2018
<b>2019</b>	Wilmington, NC February 28 - March 1, 2019	TBD	Columbia, SC April 25-26, 2019	Charlotte, NC May 17, 2019	Portland, OR June 9-12, 2019	Charlotte, NC August 2019	TBD	Charleston, SC October 2019
<b>2020</b>	Myrtle Beach, SC February 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 2021	TBD	TBD	TBD
<b>2022</b>	TBD	TBD	TBD	TBD	Cleveland, OH June 2022	TBD	TBD	TBD



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Chapter 31'ss annual board meeting is as follows

When: May 17, 2019  
Where: Parker Poe  
Three Wells Fargo Center  
401 S. Tryon Street  
Charlotte, NC 28202  
Time: 10:a.m.—2:00 p.m.  
Lunch will be provided.

The meeting is open to all members to attend.  
More details are forthcoming.

# WELCOME TO OUR 2019 Sponsors



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