



SPRING 2020

THE CAROLINAS' COURIER



INSIDE THIS ISSUE



PRESIDENT
JOHN C. PALMER, MAI, CCIM

Spring Seminar Canceled	2
Officers & Committees	3
Slate of Officers for Election	4
Secretary's Report	5
Membership Committee Report	6
Education Committee Report	6
Treasurer's Report	7
Utility Committee Report	7
Feature on Oil & Pipeline	8
Winter Seminar - A Look Back	9
20/20 Vision Scholarship Program	11
IRWA Courses	12
Platinum Sponsors	13
Gold Sponsors	15
Silver Sponsors	17

IRWA CHAPTER 31 SPRING SEMINAR CANCELED

Hilton canceled all bookings through May 31st and so our spring seminar was officially canceled. We are currently exploring alternative virtual meeting options.

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Professional Dev. Steve Bost sbost@thcinc.net

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Transportation Frank Mundy FMundy@stewartinc.com

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Oil & Gas Pipeline Paul McMahan pmcmahan@gcpa.net

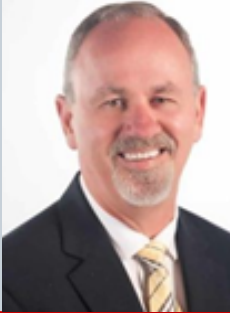


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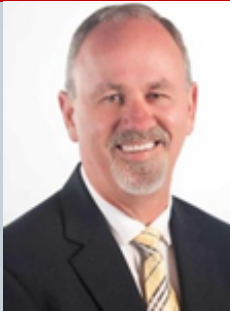
SLATE OF OFFICERS FOR CHAPTER 31 ELECTION



1 YEAR DIRECTOR: JOHN PALMER



2 YEAR DIRECTOR: STEVE CHASTAIN



PRESIDENT: STEVE CHASTAIN



VICE PRESIDENT: LISA NORRIS



TREASURER: NEIL BURLESON



SECRETARY: CORINNA LAWRENCE



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SECRETARY'S REPORT LISA NORRIS



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The Winter Seminar and business meeting was held on February 28, 2020 at the Hilton Garden Inn, Durham, NC and was well attended. The meeting was called to order by President John Palmer, at 8:00 am. Attendees were welcomed and announcements were made.

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

Thank you to our Gold Sponsors: OR Colan, TELICS, Stewart, and Maser

Thank you to our Silver Sponsors: Contract Land Staff and Vaughn & Melton

Minutes from the Winter Seminar held on October 11, 2019, Charleston, SC were presented and approved.

ANNOUNCEMENT: Upcoming Elections - need nominations by March 15th ** and sent to Jason Bloch on the Nominations and Elections Committee.

TREASURER'S REPORT: Please see the Treasurer's section of the newsletter for details.

NEW BUSINESS: Region 6 Forum – Mississippi – Check Website for Updated Information

Next meeting will be May 7th and 8th **.



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****REMINDER: Due to COVID-19 – Nominations were extended to April 16th. Board is discussing the Spring Seminar and Board of Directors meeting. Watch for announcements in the upcoming weeks.**

MEMBERSHIP COMMITTEE REPORT

KEVIN MULDOWNEY

EDUCATION COMMITTEE REPORT

HOLLY CATALDO

Don't slow your certification progress due to a virus, IRWA is currently offering all online classes \$50 off from Thursday, March 26 – Friday April 3.

Keep a watch on the IRWA website for online class specials during this time. What better way to get certified than in your own home in your Pj's! We hope to see you all in the classroom soon.

During the period between January 1, 2020 and March 31, 2020, fifteen (15) new membership applications were processed and communicated as approved to IRWA HQ.

1st Quarter New Members

Alco O'Neal, City of Columbia
Dahr Tanoury, City of Raleigh
Jacob Burnette, O.R. Colan & Associates, Inc.
Allison Pant, City of Raleigh
Laura Becker, THC, Inc.
Yvonne Radford, NCDOT
Tina Davis, Maser Consulting
Karen Cobb, THC, Inc.
Florida Hughes, Town of Cary
Jennifer Ingram, Duke Energy
Ashley Lemmond, Carolina Right of Way Services
Brandi Smith, Norfolk Southern Railroad Company
Trent Miller, THC, Inc.

<u>Quarter</u>	<u>New Members</u>
First	12
Second	0
Third	0
Fourth	0
Transfer In	1
Transfer Out	0
Total New	13

Total CH 31 Membership 317



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TREASURER'S REPORT

NEIL BURLESON

Profit & Loss

Income: \$ 4,180.70
Expense: \$ 21.82
Net: \$ 4,158.88

Balance Sheet

Checking: \$24,558.08
Savings: \$16,532.63
Total: \$41,090.71

January 1 - January 31, 2020

UTILITY COMMITTEE REPORT

GLENN WINFREE

Travel restrictions kept the Utility Committee from our scheduled meeting.

The only activity has been Covid-19 related and we're all completely tied up with that related work, so bottom line – there's not a UC report for the newsletter this issue.



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OIL & GAS PIPELINE COMMITTEE

PAUL MCMAHAN

Types of Oil and Gas Pipelines

1. Gathering pipelines – used to deliver the oil or gas product from the source wells to the processing plants or storage facilities. They are usually shorter and smaller than other lines.
2. Transmission pipelines – used to transport product long distances across states, countries, continents. Often operate at high pressures and are large in diameter.
3. Distribution pipelines – used to deliver gas to neighborhoods and businesses. They are stepped down to lower pressures and sizes.
4. Flowlines – are used at the oilfield to transmit raw products to a single wellhead. Relatively small and may contain mixtures of oil, gas, water, sand, etc.
5. Feeder pipelines – used to transmit processed product from the facilities and storage tanks to the transmission pipelines. Typically smaller lines.

Information obtained from blog.MirageMachines.com



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The Telics logo features a blue square with a white curved shape on the left side, followed by the word 'TELICS' in a bold, black, sans-serif font.



ANTHONY ALDERMAN NORTH BY NORTHWEST

UNIQUE APPRAISAL CHALLENGES IN ASHEVILLE'S RIVER ARTS DISTRICT

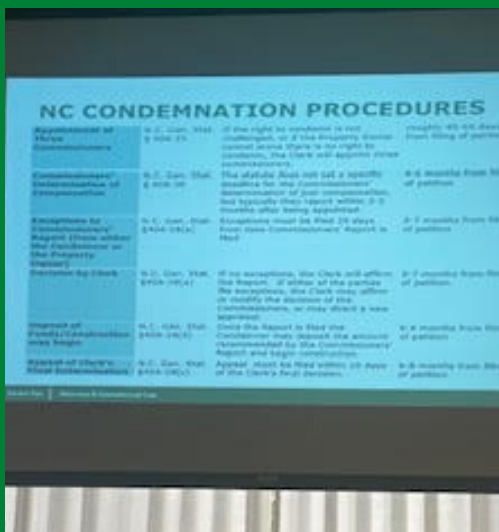
I had the pleasure of presenting at the Winter Seminar in Durham on a property in the Asheville River Arts district know as the Foundation Walls. This property is now known the world over for its amazing graffiti and murals, but when I showed up to appraise it, no one outside Asheville knew about it, especially not the lender who engaged me, and yes, the property was going into foreclosure. My presentation covered many of the appraisal issues that came up; however, of most interest was the role the RADTIP played in making the property enough of a destination to warrant keeping the buildings versus demolishing them. Paul McMahan was gracious enough to talk about the RADTIP project, which had some rather outlandish relocations. Finally, the old maxim, you learn by teaching, came true for me...again. This time, in the course of preparing for this presentation, I learned about the Visual Artists Rights Act of 1990 (VARA), which gave artists moral rights to works they sell. There have been several landmark cases in which property owners had to pay restitution to graffiti artists and muralists for destroying their work. My presentation is on the Chapter 31 Forum on the IRWA's Member Network, but is comprised mostly of pictures of beautiful artwork. Please feel free to get in touch if you have any questions about my presentation.



MICHAEL CROOK PARKER POE

CONDEMNATION IN NORTH CAROLINA: DOT, GOVERNMENT, AND UTILITIES

His presentation focused on who can condemn and why, and provided nuts and bolts information about how various companies and government authorities condemn property. Michael's presentation reviewed the constitutional limitations on condemnation, including the requirements that the property acquired be put to a public use or benefit. Michael's presentation also explained how various condemning authorities, such as NCDOT, local governments, and public utilities, use the legal system to acquire property by eminent domain, including the average length of time each case takes.



Michael Crook and Anthony Alderman, both members of Chapter 31, presented at the Winter Seminar in Durham, NC. They have summarized their presentations in this section, and their presentations can be found in the Library section of the Chapter 31 Forum in the IRWA's Member Network. Each member of the Chapter 31 is automatically a member of this forum. Click on My Communities once you have logged into Member Network.



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20/20 VISION SCHOLARSHIP PROGRAM

IT'S NOT TOO LATE TO APPLY!

Thanks to the success of the 40 for 40 Program, the Right of Way International Education Foundation is pleased to announce a new scholarship: The 2020 Vision Scholarship Program! This scholarship is targeted to new professionals in the infrastructure real estate industry seeking to advance their careers through IRWA credentialing. Applicants must be committed to achieving the RWA and/or the RWP credential, and funding can only be used towards eligible course registration fees.

20/20 VISION SCHOLARSHIP PROGRAM

For more information, visit www.irwaonline.org and click on "20/20 Vision Scholarship Program" under the Education tab. Applications must be submitted by May 1, 2020 and grantees will be notified by June 1, 2020. Awards will begin on July 1, 2020.

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.





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- ◆ Staff of 48 valuation professionals, including 22 MAIs

Integra Realty Resources is a national real property valuation firm, with a total of 7 office locations under common management in the states of North Carolina, South Carolina, Virginia and Georgia. Each of the offices is led by an MAI with at least 15 years of diversified appraisal experience. Eminent domain services, which include appraisals, right of way cost estimates and litigation support, are provided to a wide range of clients including NCDOT, SCDOT, R/W consulting firms, municipalities, public utility companies, attorneys and property owners. An appraisal staff of 48, including 22 MAIs across a 4-state territory, allows for extensive work sharing between offices. This enables us to provide expedited delivery on larger projects with a compressed schedule. Our office locations include Charlotte, Raleigh, Greensboro, Columbia, Charleston, Richmond and Atlanta.

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THC, Inc. is a professional program management firm providing right of way land acquisition, relocation and noise mitigation services for airports, highway departments, utility companies, municipalities, governmental agencies and engineering firms around the nation since 1994. Whether you need help acquiring property for roadway expansion, relocating families from a flood-prone area or managing an airport sound insulation program, THC can provide you with professional services to complete your local, state or federally funded project.

The firm's President, Joe A. Carroll, founded THC on the belief in treating clients and property owners with respect and courtesy throughout the noise mitigation, land acquisition and relocation process. Following a servant leadership model, managers support the staff with strong leadership skills, a dedication to their craft and a full commitment to client requests. With more than 25 years of experience, THC has earned a reputation for providing excellent, uncompromising consulting services to clients.

THC's purpose is to "Improve People's Lives" with the ultimate goal of finding common ground in land acquisition and noise mitigation to capture a "win-win" outcome for both the property owner and client. We look forward to working with you and your project community!



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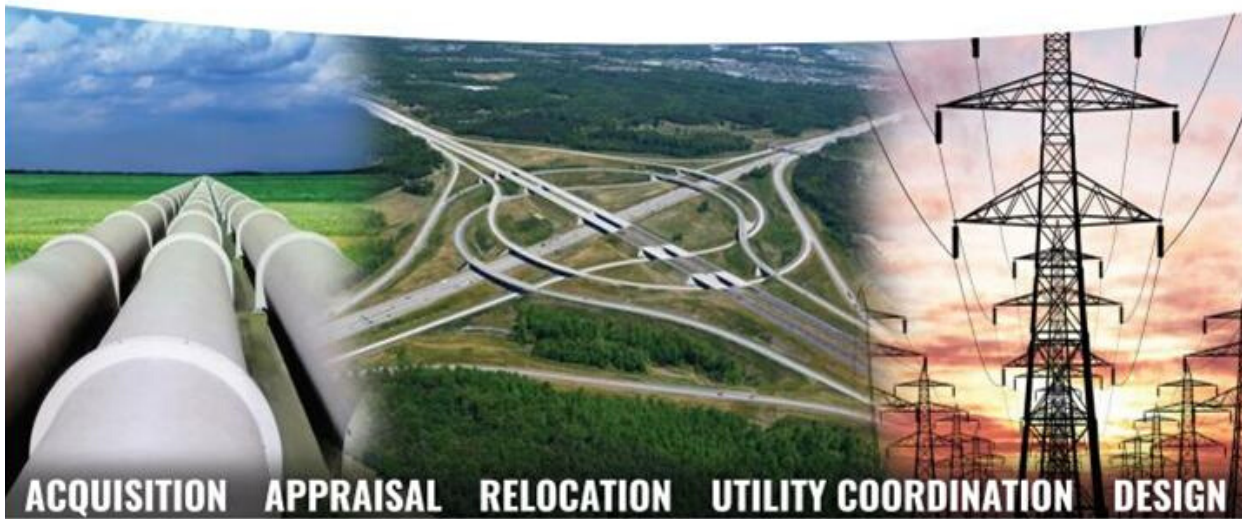
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