

THE CAROLINAS' COURIER

INTERNATIONAL RIGHT OF WAY ASSOCIATION - CAROLINAS CHAPTER 31



Spring 2015

Volume 57, Issue 2

Letter from President Julie McDonald

As I sit here and think about what to write for this newsletter, the date is February 26, and the edition of the newsletter says SPRING 2015, BUT, I am looking out over 4 inches of freshly fallen snow and it certainly doesn't look a thing like spring to me. In fact, while we were in Columbia last week for our winter seminar, the temperatures were almost too chilly to enjoy a walk to any of the downtown area's fine establishments. Good thing the seminar accommodations were excellent – Kudos to Buster Allen for lining that up as well as the wonderful seminar speakers! We also have an exciting venue setup for April in Durham – we will be attending a Durham Bulls ballgame with reserved seating in the Bullpen Area, as well as a possible golf outing on Thursday. Please contact Buster Allen or go to the chapter website and sign up for the golf event if you are interested in participating. Course 410 will be offered at that time, so be sure to register for that or contact Jane Nelson if you need details. The proposed seminar sessions are on some very timely subjects, Coal Ash issues and Cyber Security, definitely topics that will produce some lively discussion. After Durham, we will be in San Diego, CA in June for the Annual Education Conference where hopefully, we will have good chapter representation. Following that we will be heading to the Hampton Inn in Concord for our summer seminar in August. The educational offering in Concord will be Course 700, so make sure you mark that on your calendars and support these courses.



Julie's Unaltered Ego

Chapter 31 is one of the most dynamic chapters in this association and the reason why is YOU, the members – thank you for your involvement. We are currently at 285 members! This time three years ago we had 184 members – that is phenomenal growth in just three years. I want to

thank Kevin Kilpatrick for a job well done in processing all those applications! A lot of our growth can be attributed to our timely educational offerings, our engaging seminar programs and our excellent networking events. I want to thank John Gaffney, Bill Christian, John Yeagley, Buster Allen and the leadership support team for creating such great events for our Thursday night socials over the last several years and especially Buster for his efforts this past year. I also want to thank Jane Nelson for all her hard work in coordinating classes that fit our members' needs in their pursuit of designation. Please review the upcoming course offerings and sign up for a class, or look over the SRWA designation paths and choose one today. I also want to say a huge thank you to all our sponsors over the years. Without your continued support, we would not be able to host such great networking events or have seminars at locations like the National Whitewater Center, Durham Bulls Athletic Park or the NASCAR Hall of Fame.

It has been a whirlwind year and I have enjoyed serving as your President. As we install new officers and plan for more great seminars and socials in the months ahead, I would urge you to take a course, pursue designation, join a committee or community of practice, participate in a webinar on Member Fuse, but above all else, stay involved. Chapter 31 would not be where we are today without YOU. LLAP.

See you soon,
Julie McDonald
President, Chapter 31

What's inside this Issue?

MEETING AGENDA	2
REGISTRATION INFO	3
OFFICERS	4
CHAPTER NEWS	8
UPCOMING EVENTS	7-8
RECENT PHOTOS	12



SPRING SEMINAR, DURHAM, NC



APRIL 23rd, 2015 at:

COMFORT SUITES @ RTP/RDU

5219 Page Road, Durham, NC 27703

Hotel: Comfort Suites RTP/RDU

(919) 314-1200

Room Rate: \$99.00 plus taxes Occupancy rates include Breakfast

Please book by calling (919)314-1200

Ask for the IRWA rate!

Lunch Sponsored by:

INTEGRA REALTY RESOURCES-RALEIGH

Reservations must be made by April 9th 2015 to secure this rate.

Spring Seminar Social and Networking event at

DURHAM BULLS ATHLETIC PARK

Sponsored by:

Smith Anderson Law Firm

Thursday, April 23rd 6:30pm - until

Thursday Social at **Da Bulls Baseball Game** \$10 per person # attending ____

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

Name _____ Phone: _____

Company _____

Street / P.O. Box _____

City _____

Guest(s) Name(s): _____

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 Tuesday, March 31st to

Buster Allen

Duke Energy

PO Box 1551, NCRH 16, Raleigh, NC 27602



SPRING SEMINAR – APRIL 24th

COMFORT SUITES RTP/RDU

5219 Page Rd. Durham, NC 27703

(919)314-1200

http://www.comfortsuites.com/hotel-durham-north_carolina-NC013

Thursday, April 23

NETWORKING & HOSPITALITY

6:00p.m. – until

Durham Bulls Athletic Park (NO hard likker drinking or chawing allowed)

409 Blackwell St., Durham, NC 27701

Sponsored by:

Smith Anderson Law Firm

Friday, April 24

QUARTERLY SEMINAR

COMFORT SUITES RTP/RDU

7:30a.m. – 8:00a.m.

Fall Seminar Registration

8:00a.m. – 8:30a.m.

Welcome/Miscellaneous Announcements/Sponsors

8:30a.m. – 8:40a.m.

Break

Presentations

8:40a.m.—9:30a.m.

Insurance and Litigation Issues - Smith Anderson Law Firm

9:40a.m. – 10:30a.m.

Cyber Security— Caroline Farmer-Attorney General's Office

10:40a.m.– 11:30a.m.

How Severe Weather Affects Duke Energy - Jeff Brooks-Duke Energy

Corporate Communications

11:40a.m. – 12:30p.m.

Coal Ash— Jeff Brooks-Duke Energy Corporate Communications

12:30p.m. – 1:30p.m.

LUNCH Sponsored by : **Integra Realty Resources-Raleigh (Thanks!)**

1:30 p.m. – until

Chapter 31 Business Meeting

Carolinas Chapter 31

International Right of Way Association

2014-15 Leadership Directory

OFFICERS

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INTERNATIONAL DIRECTOR (2 YEAR)

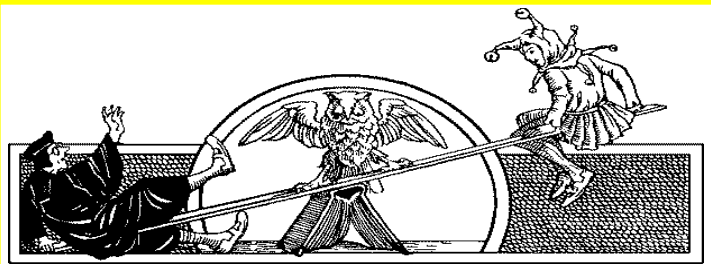
Julie A. McDonald, PLS, PE

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Page 4

**MEMBER
NEWS**



Ladies and Gentlemen,
May I now introduce you to our 2015-2016 Slate of Officers? Your vote in April will seal their fates.

Ottis 'Buster' Allen—President

Matthew Rhoad—Vice President

Jason Bloch—Secretary

Anthony Alderman—Treasurer

With Buster Allen as two year International Director and our Esteemed President Julie McDonald as One Year International Director.

**Larry Wright SR/WA will serve as
Sergeant at Arms for the vote.**

**If you have news for the *Carolinas' Courier*
please contact:
Buzz Prescott SR/WA, R/W-EC, H.E.L.P./ME:)
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The *Carolinas' Courier* is published quarterly.**



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- ⌋ Expert witness testimony and litigation support
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- ⌋ Staff of 35 valuation professionals, including 14 MAIs

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MEMBERSHIP REPORT

CAROLINAS CHAPTER **31**

Janvier 15, 2015 to March 15, 2015

Allover, Carolina

Total Membership as of January 15, 2015	279
New Members	±5
Total Membership as of March 15, 2015	284

** Based on the most current Roster and various other odd metaphysical equations we have yet to fathom.

New Members

John C Daniel III
Telics
Sanford NC

Roderick A. Rutledge, MAI
Bryant & Rutledge
Charlotte NC

Brian T Bryant, MAI
Bryant & Rutledge
Charlotte NC

Scott Buettner
Professional Property Services
Huntersville, NC

John Palmer
The Palmer Company
Lenoir, NC

Welcome !

We look forward to having y'all in our Chapter.

Attention members and those applying for membership to Chapter 31 – Please email your membership application form to: irwaonline.org

Or—email kdkilpatrick@vaughnmelton.com for info!

Chapter 31 Reconcile Report for CASH & BANK: Savings -Wells Fargo

Report created on 3/5/15

Profit & Loss - Fiscal Year to Date (7/1/14-3/5/15):

Income: \$65,230.39

Expenses: \$76,906.68

Net: (\$11,676.29)

(Yikes!! - no worries though, Permboy to the rescue!)

Balance Sheet:

Checking: \$530.27

Savings: \$63,636.74

Total: \$64,167.01

Submitted by

Matt Rhoad, PB



Mark your calendars now for the Fall Seminar in Charleston on October 15-16th. You don't' want to miss Uncle Als's Low Country shrimp boil.....well, your stomach doesn't.

RIP

Reid Crane. Wallace Reid Crane. Reid Crane. From all of my dealings with Wallace Reid Crane, and there were many, Reid was one helluva guy. Reid was a good father and a loving husband. At work, he was well thought of as an engineer who really did give a crap. When he was given an assignment, it got done. In the IRWA, or our version of it, Reid Crane was humble, personable, kind, a fun (reserved) spirit. When he chose to be chair of the Pipeline Committee, he always turned something in. If he couldn't, he'd call me to fill in for him. Reid Crane got stuff done. That was his nature.



Reid and I talked a lot. Most of the times, he asked me how my lot in life was. On a rare occasion, he'd say something about his health even though he had more than a few setbacks in life. But, each time Reid soldiered through them. Reid was a trooper with a great heart. An accident took him away from us. I will miss Reid Crane. And, nothing I could possibly write can rise to how good a man Reid was.....Rest In Peace Reid Crane.



	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 Fo- rum	4th Quarter Fall Semi- nar
2014	Gone	The	Way	Of	The	Dodo	Bird	!
2015	Twas a good course in bitter cold in Columbia		Raleigh, NC April 23, 2015 Crse 410 Reviewing Appraisals in Eminent Domain	Charlotte May 22, 2015	San Diego, CA June 14- 17, 2015	Hickory, NC August 19 & 20, 2015 Crse 700 Intro to Prop/Asst Mgmt		Charleston, SC Octo- ber 15, Crse 605 Envrmntal Due Dilignc Buzz BD :)
2016	Greenville, SC Feb 19, 2016		Durham NC April 22,2016	Charlotte- May 20, 2016	Nashville, TN June 12- 15, 2016	Charlotte, NC August 19, 2016		Myrtle Beach, SC October 21, 2016
								Page 7

The Education Corner

by Jane Nelson and/or MR. PDC, Bobby Deal

What We Need In 2015—You!

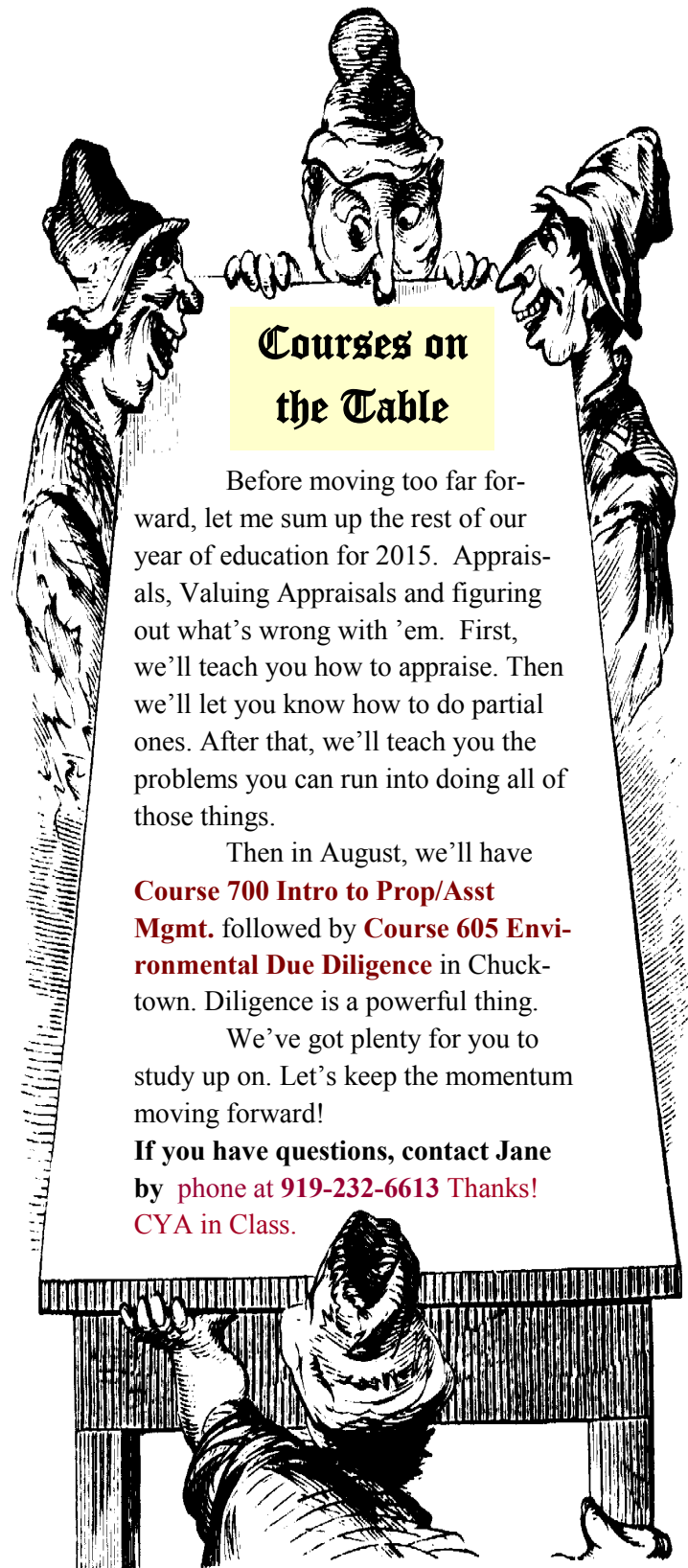
Well, well, well....the year is running by quickly, already! So far we have had Course 901, Engineering Plans Development and Applications. We had 13 people take this course which was taught quite ably in *Chilly Columbia*. (Now, that's a phrase not heard often.)

Coming up in Raleigh we have Course **410—Reviewing Appraisals in Eminent Domain**. For those of you out there condemning tracts of land, this one will give you better insight on how to read those tricky appraisals.

Keep an eye out for **C400—Principles of Real Estate Appraisal** in Charlotte during the month of July.

Once we head over to Winston-Salem (no witch trials here), we'll be doing **C421/C431—The Valuation of Partial Acquisitions/Problems in the Valuation of Partial Acquisitions** (pew). (Wait, this one's a whole week.) Pack your suitcases and we'll see you there. Practice up on your Appraising.

Jane Nelson—Chapter 31 Education Chair
jane.nelson@hdrinc.com



Courses on the Table

Before moving too far forward, let me sum up the rest of our year of education for 2015. Appraisals, Valuing Appraisals and figuring out what's wrong with 'em. First, we'll teach you how to appraise. Then we'll let you know how to do partial ones. After that, we'll teach you the problems you can run into doing all of those things.

Then in August, we'll have **Course 700 Intro to Prop/Asst Mgmt.** followed by **Course 605 Environmental Due Diligence** in Chucktown. Diligence is a powerful thing.

We've got plenty for you to study up on. Let's keep the momentum moving forward!

If you have questions, contact Jane by phone at 919-232-6613 Thanks! CYA in Class.



THE SECRETARY'S REPORT

BY Jason Bloch, Telics

CHAPTER 31

The Winter Seminar and business meeting were held on Friday, February 20th, 2015 at the Inn at USC in Columbia, SC. The meeting was called to order by Vice-President Buster Allen at 8:10am.

Thank you to Integra Realty Resources, Parker Poe Adams & Bernstein, and CanACRE for sponsoring the Thursday evening social and Friday's lunch.

Board Members Present – Julie McDonald, Buster Allen, Matt Rhoad, Jason Bloch, Larry Wright, Jane Nelson, Glenn Winfree, Paul Thompson, Jake Knight.

The minutes from the Fall meeting held October 24th in Charleston were approved.

OLD BUSINESS

The ad hoc work group formed to discuss how Committees will be handled going forward discussed the survey they compiled, which they will be sending out.

Changes to website to make it easier to navigate were discussed during the seminar.

NEW BUSINESS

Julie showed the Chapter the Gene L. Land Award for highest numerical membership gain in 2013

Chapter voted unanimously to donate \$500 RWIEF in memoriam of Reid Crane.

Motion was approved to send Jane Nelson to the Region 6 Forum on April 11 in Pearl MS to hear Tim Drennan discuss the new SR/WA designation pathway.

Please let Julie know if you would like to volunteer at the Nashville Annual Conference in 2016.

Board Meeting is May 22 in Charlotte at Julie's office.

Anthony Alderman won the free membership drawing. Congratulations Anthony!

Meeting adjourned at 2:50pm.

Respectfully submitted,

Jason Bloch
Secretary, IRWA Carolinas Chapter 31



Mark your calendars now for the Fall Seminar in Charleston on October 15-16th. You don't' want to miss Uncle Als's Low Country shrimp boil.....well, your stomach doesn't.

• **Editor's note—**

This month there are no beefs to mention, except with the appearance of Montezuma prior to the Board meeting on Friday, which prevented the old dude newsletter editor from attending. As such, Jules McDonald ably passed information along (as well as the other officers) to fill this g nusletter. Thanks to all.

BACK TO THE FUTURE?

Since the mid '80's, life in the future for movie-crazed boomers centered around the year 2015. That's thanks to one of the most fun movie trilogies ever made – *Back to the Future*. The series followed the action-packed, time-travel adventures of Marty McFly (Michael J. Fox), a typical teenager of the '80's, and the slightly mad scientist and inventor of a plutonium-powered DeLorean time machine, Dr. Emmitt Brown (Christopher Lloyd). In *Back to the Future Part II*, Marty travels 30 years into the future to 2015, and discovers a bright, exciting world of hoverboards, flying cars and self-tying shoelaces*.

Most of us don't spend time thinking about the future of our profession. It's all we can do to get through our current projects, spend time with our children, take care of our parents and maintain our homes. Planning for college tuition and a once-a-year vacation is about as futuristic as our thinking gets. Guess what? You don't have to think about the future of your profession because the IRWA does it for you. The IRWA thinks about the right of way industry every day and works diligently to promote your profession and improve your future success through quality education courses and skill-set training. In the last two years, the IRWA has created 7 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. In the coming three years, the IRWA plans to launch 6 to 10 new and revised products each year. But the IRWA cannot do this alone. The estimated cost of this five-year plan is \$1,400,000. It is only with funding from the Right of Way International Education Foundation (RWIEF) and the Canadian Right of Way Education Foundation (CRWEF) that this impressive plan becomes reality.

You are the future of our profession. Contributions matter. Education funding provides for better training which improves us as professionals and better positions the future of our profession. Support the RWIEF and CRWEF at this year's golf tournament on beautiful Coronado Municipal Golf Course. To sponsor or sign up for the tournament, see our web page at www.rwief.org or the registration form in this month's *Right of Way Magazine*. And don't miss the fun, ocean-front, Monday night Foundations fundraiser. To register for the Monday night event, see the IRWA web page at www.irwaonline.org. Don't want to wait for these events? You can donate right now at www.rwief.org/donations. Thank you for making possible a better future for the right of way profession!

*BTW, hoverboards and self-tying shoelaces are now a reality – flying cars, not quite yet. Check out the article in *Newsweek Magazine* on what the movie got right and wrong at the following link:

<http://www.newsweek.com/everything-back-future-ii-got-hilariously-wrong-about-2015-according-293272>



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**Don't forget! We're
on the web too @
www.IRWA31.com**



1/2 page - \$150

3/4 page - \$200

Whole page - \$250

ADVERTISEMENTS

There, we said it. Our newsletter committee has been working feverishly getting this issue out for your inquiring minds. We have some ads in this issue. Along the way, you've seen some advertisements from some of the folks you've met at meetings. Their companies have joined the IRWA in hopes of making business connections, but also making new friends. So, in order to further that, we're happy to help out with some ADVERTISEMENTS.....and, we believe them to be decently inexpensive. So, dig down a bit and put your name or company name (camera ready of course) in print.

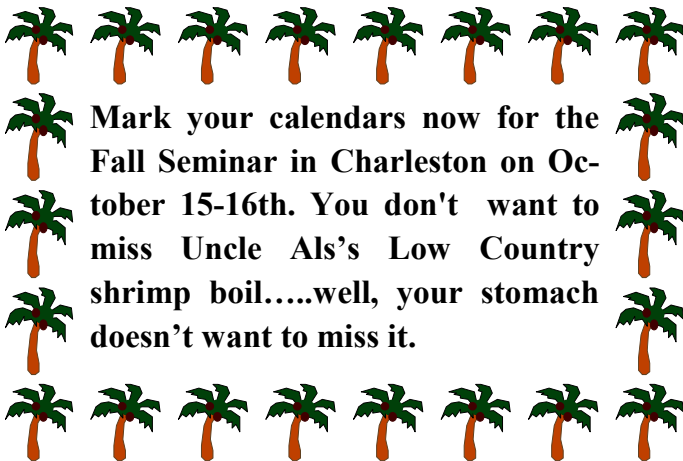
One more thing—these rates are per issue; capisce?

Got pictures of IRWA interest?
We can use them. Send them to:
bprescott@scana.com

**TO ALL OF OUR ADVERTISERS.
YOU'RE MAKING THE NEWSLETTER LOOK
PRETTY FINE. THANKS**

1/4 page—\$75.00

1/8 page - \$40



**Mark your calendars now for the
Fall Seminar in Charleston on Oc-
tober 15-16th. You don't want to
miss Uncle Als's Low Country
shrimp boil.....well, your stomach
doesn't want to miss it.**



Slightly used can for sale.
Some consider it holy. Others
just consider it holey.

**THIS SPACE
FOR RENT!**

(cheap—40 dollar & a mule,
rented, of course)

Spring Seminar Hotel

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George Jetson slept here....Astro too.

Comfort Suites RTP/RDU

5219 Page Road

Durham, NC 27703

919-314-1200

Call and ask for IRWA rate. Deadline to book room is April 9th.

Room rate is \$99.00 plus tax. That includes a full **HOT**, cooked to order breakfast, free internet and free parking.

Social will be held at the Durham Bull Athletic Park on Thursday evening at the Miller Lite Party Deck vs Charlotte Knights.

I need headcount by March 31st.

Course 410 will be presented in Durham at the hotel so those attending the class book your room for Wednesday night. A 24 hour cancellation policy is in place for individual reservations . Failure to give proper notice will result in first night room rate being charged to the guest. If you have any questions email buster.allen@duke-energy.com

THE IRWA @THE DURHAM BULLS GAME



Social at the Durham
Bulls Game Miller Lite
Party Deck



RSVP by MARCH 31st in
order to reserve your
tickets on the Chapter
31 website



APRIL 23rd

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Lonnie Poole Golf Course
AT NC STATE UNIVERSITY

Chapter 31 Spring Seminar Golfathon

Play **NC State University Golf Course–Lonnie Poole** for \$45 with cart during the day on April 23rd. [Sign up by April 1st on Chapter 31 website.](#)

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