

# EMINENT DOMAIN

Legal & Appraisal Condemnation Considerations  
August 10-11, 2017 • The Adolphus • Dallas

**Dear Colleague:**

Don't miss CLE International's 11th Annual Eminent Domain Conference in Dallas!

You will hear from experts representing a range of disciplines and diverse points of view. You will also gain valuable insights from Dallas Area Rapid Transit, Pinnacle Consulting Management Group, WDF Geosciences, Jones Lang LaSalle, James E. Langford Architects & Planners, Aequitas Group, and leading law firms.

You'll get crucial updates on eminent domain policy and practice, including engaging presentations on:

- **The Appraisal of Mineral Interests and Rights in a Condemnation Case**
- **Determining Fair Market Value in Mediation**
- **Exhibits**
- **Relocation**
- **Third Parties in Eminent Domain Proceedings**
- **The Law in Texas Compared to Other States**
- **Utility Condemnation and Damages to Remaining Property**
- **Special Use Permits**
- **Sovereign Immunity**
- **Impairment of Access**
- **Inverse Condemnation**
- **Two Hours of Ethics**
- **... and more!**

**Who Should Attend:**

- **Attorneys**
- **Government Officials**
- **Mediators**
- **Arbitrators**
- **Right of Way Professionals**
- **Appraisers**
- **Engineers**
- **Expert Witnesses**
- **Consultants**
- **Landowners**
- **Real Estate Professionals**
- **... and anyone else interested in eminent domain law and policy.**

Register today! We look forward to seeing you in August.



**Edward D. Vassallo Jr., Esq.**  
Program Co-Chair  
Vassallo & Salazar, Dallas



**Charles A. Salazar, Esq.**  
Program Co-Chair  
Vassallo & Salazar, Dallas

Plus, join us for a Private Networking Reception on Thursday evening, sponsored by:



## CONFERENCE LOCATION & HOTEL ACCOMMODATIONS



### The Adolphus

1321 Commerce St  
Dallas, TX 75202

Discover the grandeur of the past, where Lone-Star legend meets 4-Diamond luxury, at The Adolphus. As the cherished standard for luxury since St. Louis beer baron Adolphus Busch opened its doors in 1912, this baroque masterpiece stands today as the Grande Dame of downtown Dallas hotels.

Enjoy the luxurious Adolphus at specially discounted rates exclusively for Conference participants.

### Hotel Reservations

Please call 844-236-8187 and mention you are with the Eminent Domain group.

## THURSDAY, AUGUST 10

- 8:00 Registration and Continental Breakfast
- 8:30 **Introduction and Welcome**  
Overview of Day One  
**Edward D. Vassallo Jr., Esq., Program Co-Chair and Charles A. Salazar, Esq., Program Co-Chair**  
Vassallo & Salazar, Dallas
- 8:45 **Case Law Update**  
2016-2017  
**Michelle Jones, Esq.,** Jones & Westrom, Denton
- 9:30 **Federal Eminent Domain**  
Texas Compared to Other Jurisdictions  
**Timothy J. Reidy, Esq.,** Vassallo & Salazar, Dallas
- 10:00 Networking Break
- 10:15 **Fear Factor, Fall Zones, and EMFs**  
Utility Condemnation and Damages to Remaining Property  
**Lewis L. Isaacks, Esq.,** Gay McCall Isaacks & Roberts, Plano
- 11:00 **Interactive Discussion of Relocation Benefits Under the Uniform Relocation Assistance and Real Property Policies Act of 1970**  
Who Is Entitled to Relocation Benefits? Determining Benefits; How Does the Recipient Get the Money? What Services Are Available?  
**Cleo Grounds, SR/WA, Assistant Vice President Real Estate**  
Dallas Area Rapid Transit, Dallas  
**Lisa Harrison, SR/WA, President**  
Pinnacle Consulting Management Group, Oklahoma City, OK
- 12:00 Lunch Break (on your own)
- 1:15 **Determination and Defeat of Special-Use Permits and Special-Use Evaluations**  
What Is the Market?  
**J. Clint Schumacher, Esq.,** Locke Lord, Dallas
- 2:00 **Sovereign Immunity and Eminent Domain**  
It's Good to Be King, Usually  
**Loren B. Smith, Esq.,** Olson & Olson, Houston
- 2:45 Networking Break
- 3:00 **Impairment of Access and Comparison of the Schmidt Case to the Property Code**  
Rights and Restrictions  
**Kevin J. Maguire, Esq.,** Strasburger & Price, Dallas
- 3:45 **Inverse Condemnation and Regulatory Takings**  
The Four Key Phrases of the Takings Clause and How Recent Court Decisions Draw the Line Between "Taking" and "No Taking"  
**Christopher Johns, Esq.,** Johns Marrs Ellis & Hodge, Austin
- 4:30 **Ethics #1**  
Five Ethics Issues to Watch in 2017  
**Jason H. Friedman, Esq.,** Friedman & Feiger, Dallas  
**Jeanne Huey, Esq.,** Hunt Huey, Dallas  
Chair, Texas State Bar District 6 Grievance Committee
- 5:30 Adjourn to Private Networking Reception  
Sponsored by:



## FRIDAY, AUGUST 11

- 8:00 Continental Breakfast
- 8:30 **Welcome Back**  
Overview of Day Two  
**Edward D. Vassallo Jr., Esq., Program Co-Chair Charles A. Salazar, Esq., Program Co-Chair**
- 8:45 **The Geological Evaluation of Surface Minerals**  
Construction and Industrial Uses  
**Bill Flanigan, PG, Manager,** WDF Geosciences, Roanoke
- 9:15 **Mineral Interest Considerations in Condemnation**  
Appraisal Issues and Other Eminent Domain Trends  
**David R. Dominy, MAI, CRE, FRICS, Managing Director Valuation & Advisory Services,** Jones Lang LaSalle, Houston
- 10:00 Networking Break
- 10:15 **Rights of Entry**  
Their Use and Value to the Condemnor as Well as Liability to the Landowner  
**R. Scott Moran, Esq.,** Baker Moran Doggett Ma & Dobbs, Plano
- 11:00 **Determining Fair Market Value in Mediation**  
The Impact of "Perception" on the Parties, Their Experts, and the Jury; Identifying Different Opinions of Value  
**Brent Keis, Mediator, Arbitrator, Special Judge,** Fort Worth
- 12:00 Lunch Break (on your own)
- 1:15 **Exhibits**  
PowerPoint; Models  
**James E. Langford, AIA**  
James E. Langford Architects & Planners, Dallas
- 2:00 **Use of Drones**  
What You Can Show vs. What Are Restrictions?  
**Jeremy M. Liebke, MS,** Aequitas Group, Forney
- 2:45 Networking Break
- 3:00 **Third Parties in Eminent Domain Proceedings**  
Lienholders, Lessees, and Easement Owners  
**Hayley Ailshie Nanasi, Esq.,** Vassallo & Salazar, Dallas
- 3:30 **Ethics #2**  
State Bar Programs to Help and Enhance Attorneys in Practice and Life  
**Al Ellis, Esq., Of Counsel**  
Sommerman, McCafferty & Quesada, Dallas
- 4:30 Evaluations and Adjourn

Earn up to 13 Hours MCLE Credit  
Including Two Hours of Ethics  
Earn up to 13 Hours IRWA, Real Estate, and Appraiser Credit

REGISTER NOW! [cle.com/Dallas](http://cle.com/Dallas) or (800) 873-7130

**PROGRAM CO-CHAIRS**

**Edward D. Vassallo Jr.** is a native of Dallas and the founder of his firm. He focuses his practice in the areas of commercial litigation, real estate, eminent domain, inverse condemnation, condemnation, zoning, planning, and land use. He is admitted to the US District Court (Northern and Eastern Districts of Texas), the Texas Supreme Court, and the US Court of Federal Claims. Mr. Vassallo is a member of the Texas Trial Lawyers Association, the Dallas Trial Lawyers Association, the American Bar Association, and the State Bar of Texas. He has extensive experience as an author and lecturer, having presented over 125 papers and lectures in Texas and other states, and written numerous articles on state and federal eminent domain, trial strategy, and environmental law. He is the long-time chair of CLE International's Dallas Eminent Domain Conference.

**Charles A. Salazar** is a partner of his firm and focuses his practice in the areas of eminent domain, inverse condemnation, planning and zoning litigation, and general civil litigation. A native of Texas, Mr. Salazar is a member of the State Bar of Texas and the American Bar Association, and is also admitted to the Texas Supreme Court, the US Court of Federal Claims, the State Bar of Arizona, and the US District Court (Northern and Eastern Districts of Texas). Mr. Salazar has been writing and lecturing on eminent domain, condemnation and takings issues since 1999.

**FACULTY**

**David R. Dominy, MAI, CRE, FRICS  
Managing Director**

Valuation & Advisory Services  
Jones Lang LaSalle, Houston

**Al Ellis, Esq., Of Counsel**

Sommerman, McCaffity & Quesada, Dallas

**Bill Flanigan, PG, Manager**

WDF Geosciences, Roanoke

**Jason H. Friedman, Esq.**

Friedman & Feiger, Dallas

**Cleo Grounds, SR/WA**

**Assistant Vice President Real Estate**  
Dallas Area Rapid Transit, Dallas

**Lisa Harrison, SR/WA, President**

Pinnacle Consulting Management Group  
Oklahoma City, OK

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Hunt Huey, Dallas  
Chair, Texas State Bar District 6  
Grievance Committee

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Johns Marrs Ellis & Hodge, Austin

**Michelle Jones, Esq.**

Jones & Westrom, Denton

**Brent Keis, Mediator, Arbitrator, Special Judge**

Fort Worth

**James E. Langford, AIA**

James E. Langford Architects & Planners, Dallas

**Jeremy Liebbe, MS**

Aequitas Group, Forney

**Kevin J. Maguire, Esq.**

Strasburger & Price, Dallas

**R. Scott Moran, Esq.**

Baker Moran Doggett Ma & Dobbs, Plano

**Hayley Ailshie Nanasi, Esq.**

Vassallo & Salazar, Dallas

**Timothy J. Reidy, Esq.**

Vassallo & Salazar, Dallas

**J. Clint Schumacher, Esq.**

Locke Lord, Dallas

**Loren B. Smith, Esq.**

Olson & Olson, Houston

<b>4 EASY WAYS TO REGISTER</b>	<b>1</b> <a href="http://cle.com/Dallas">cle.com/Dallas</a>	<b>2</b> <b>FAX</b> (303) 321-6320	<b>3</b> <b>PHONE</b> (800) 873-7130	<b>4</b> <b>MAIL</b> 7995 East Prentice Avenue Suite 200 Greenwood Village, CO 80111
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**YES!** Please register the following:

Name \_\_\_\_\_

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**Cancellation**

Full tuition refunds (less a \$75 administrative charge) will be given only if notice of cancellation is received by 5:00 pm MST on the Friday prior to the Conference. Substitutions may be made at any time.

Course Materials provided in electronic format only.

**Tuition - same price as last year! Includes Course Materials**

- \$895 per person
- \$795 each for two or more
- \$795 each for government, 501(c)(3) organizations, full-time judges, law students and paralegals
- \$695 each for two or more government, 501(c)(3) organizations, full-time judges, law students and paralegals

**Home Study - available after the Conference**

Audio transcript and course materials

- \$895

**Course Materials Only**

- \$250

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Including Two Hours of Ethics  
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11th Annual Conference - *Live!*

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Valuable Insights from All Points of View  
August 10-11, 2017 • The Adolphus • Dallas



"I've been attending your conference for years and have always enjoyed and benefited immensely. I think this one has been the best yet."

-Patricia Hoffman, Property Administrator, City of Wichita Falls

"This is a consistently excellent conference offering valuable substance in a specialized and complex area of law."

-The Honorable Don R. Windle (Ret.), Denton

"This is one of the best seminars I have attended in 10 years! Superb faculty. The handouts and papers were very well done and by themselves worth the price of admission."

-Richard Hayes, Esq., Hayes, Berry, White & Vanzant, Denton

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