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10th Annual Conference!

Eminent Domain

Life After *Kelo* and Beyond

August 18-19, 2005 • Marriott City Center Hotel • Downtown Denver

Who Should Attend:

- Attorneys
- Judges
- Government Officials
- Appraisers
- Real Estate Professionals
- Engineers
- Land Owners
- Developers
- Consultants
- Planners
- Right-of-Way Professionals

...anyone involved in
land valuation and
condemnation in
the West!

For the past 9 years, an outstanding group of eminent domain professionals has met in Denver to sharpen their business and practice skills, and to tackle the cutting-edge topics that are vital to the success of your practice.

This year is no exception.

Now in its 10th year, CLE International's Eminent Domain Conference is better than ever. Some of the most experienced and knowledgeable professionals in the region will bring you bottom-line answers to the complex eminent domain matters you confront every day. No matter what your involvement in eminent domain, attending this Conference will help you achieve your professional goals.



Visit our website at [cle.com](http://www.cle.com) for a complete listing of MCLE requirements in all states. You will also find a schedule of our upcoming conferences and a listing of available homestudy courses.

Register Online at www.cle.com or Call (303)377-6600
Conference Schedule and Speaker Biographies Inside



conference **schedule**

Eminent Domain

Thursday, August 18

Friday, August 19

<p>8:30 Registration and Continental Breakfast</p> <p>9:00 Introduction <i>Jack R. Sperber, Esq., Program Chair</i> <i>Faegre & Benson, Denver</i></p> <p>9:15 Case Law Update What's Going on Nationwide <i>Leslie A. Fields, Esq.</i> <i>Faegre & Benson, Denver</i></p> <p>10:00 Morning Break</p> <p>10:15 Crown Point Case Study You Be the Jury in a Power Line Taking from an Apartment Complex <i>Charles J. Hegarty, MAI, President</i> <i>Hegarty & Gerken, Denver</i> <i>Donald M. Ostrander, Esq.</i> <i>Duncan, Ostrander & Dingess, Denver</i></p> <p>11:15 Changes in Use When Must You Condemn New or Additional Property Rights? <i>Thomas J. Dougherty, II, Esq.</i> <i>Rothgerber, Johnson & Lyons, Denver</i></p> <p>12:00 Lunch Break</p> <p>1:15 Condemnation Issues From the Landowner's Perspective <i>Jack F. Fox, Founder</i> <i>Fox & Co., Denver</i> <i>Kenneth K. Skogg, Esq.</i> <i>Lowe, Fell & Skogg, Denver</i> From the Government's Perspective <i>Larry D. Tannenbaum, Esq., Assistant Attorney General</i> <i>Colorado Attorney General's Office, Denver</i> <i>Robert Grube, Right-of-Way Manager</i> <i>Colorado Department of Transportation, Greeley</i></p> <p>2:15 Appraising Property Considering and Measuring Stigma <i>Thomas L. Fellows, MAI</i> <i>Fellows Real Estate Consultants, Colorado Springs</i></p> <p>3:15 Court, Commission or Jury Who Should Decide Your Case? <i>Robert R. Duncan, Esq.</i> <i>Duncan, Ostrander & Dingess, Denver</i></p> <p>4:00 Remainder Damages from Far Off Places How the Larger Parcel Determination Shapes Your Case <i>M. Patrick Wilson, Esq.</i> <i>Murray Dahl Kuechenmeister & Renaud, Denver</i></p> <p>5:00 Adjourn</p>	<p>9:00 Introduction <i>Jack R. Sperber, Esq., Program Chair</i></p> <p>9:15 How Are We Doing? A Comparison of Colorado Law with the Law of Other Jurisdictions on Selected Compensation Issues <i>Jack R. Sperber, Esq., Program Chair</i></p> <p>10:00 Morning Break</p> <p>10:15 Pleadings Practice Unique Challenges in Eminent Domain Cases <i>Elizabeth D. Robertson, Esq.</i> <i>Duncan, Ostrander & Dingess, Denver</i></p> <p>11:00 RTD FasTracks An Overview of the Coming Project <i>Susan K. Altes, Manager, Real Property</i> <i>Regional Transportation District, Denver</i></p> <p>11:45 Lunch Break</p> <p>1:15 Damages Issues What You Need to Know <i>Jody H. Alderman, Esq.</i> <i>Grimshaw & Harring, Denver</i></p> <p>2:00 Using Exhibits and Experts Establishing Highest and Best Use <i>Kent Bagley, Principal</i> <i>Bagley Development Consultants, Denver</i> <i>Kenneth J. Puncerelli, MLA, RLA, CLARB</i> <i>Principal & Founder</i> <i>Land Architects, Highlands Ranch</i></p> <p>2:45 Afternoon Break</p> <p>3:00 What Constitutes Public Use? A Reexamination of the Law After Kelo v. City of New London <i>Malcolm M. Murray, Esq.</i> <i>Murray Dahl Kuechenmeister & Renaud, Denver</i></p> <p>3:45 Ethics Probing Even More Deeply into Your Briefs: Metadata Tales from the Trenches <i>Charles F. Luce, Jr., Esq.</i> <i>MoyelGiles, Denver</i></p> <p>4:45 Q&A Panel <i>Members of the Faculty</i></p> <p>5:00 Evaluations and Adjourn</p>
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Dates!

Golf, Mountain & Resort Development
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Utah Water Law
October 27-28, Salt Lake City

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Eminent Domain

meet your faculty

<p>Program Chair</p> <p>Jack R. Sperber represents landowners, developers, tenants and condemners in a wide variety of complex eminent domain cases. He has represented many landowners in acquisitions by the E-470 Public Highway Authority, CDOT, RTD and other governmental entities in all aspects of condemnation and relocation benefits.</p>	<p>Thomas L. Fellows is an expert in litigation and forensic appraisal issues such as eminent domain, contaminated properties and endangered species. He has been an expert witness in state and federal courts, and works with conservation easements and other open space issues.</p>	<p>Donald M. Ostrander practices real estate litigation with a focus on condemnation, inverse condemnation, urban renewal projects, regulatory takings, and trespass actions. He was previously with the Colorado Department of Highways.</p>
<p>Jody H. Alderman focuses on transactional and litigation work related to real estate. She has litigated numerous eminent domain, inverse condemnation and takings cases. She represents private landowners, quasi-municipal corporations and public entities.</p>	<p>Leslie A. Fields is a nationally-recognized eminent domain expert and has represented private landowners in the condemnation of approximately 15,000 acres of land, including mineral and water rights for Denver International Airport, touted as one of the largest condemnations in Colorado history.</p>	<p>Kenneth J. Puncerelli has been involved for the last 20 years in planning and designing thousands of acres of land. As a CLARB certified landscape architect, he has worked on site scale construction projects as well as amenity based master-planned communities in over 30 states.</p>
<p>Susan K. Altes has over 20 years of experience. She is responsible for planning and acquiring all properties related to the construction of transit corridors, the acquisition of property for Park-n-Rides, relocation, property disposition, and management of leased RTD fee properties.</p>	<p>Jack F. Fox is a commercial real estate developer and owner who is often on the receiving end of takings and exactions. He has also been very involved in the drafting and passage of some of the recent state statutes covering eminent domain.</p>	<p>Elizabeth D. Robertson practices real estate litigation with a focus on eminent domain law. She authored an article on Colorado's electronic filing system, which was published in <i>The Colorado Lawyer</i>. She is a member of the International Right-of-Way Association.</p>
<p>Kent Bagley assists homebuilders, developers and other businesses in obtaining development approvals or entitlements from local government agencies. He specializes in land use planning, zoning and development requirements, conflict resolution, and public agency coordination.</p>	<p>Robert Grube is a Right-of-Way Manager for Region 4 of the Colorado Department of Transportation (CDOT) in Greeley.</p>	<p>Kenneth K. Skogg specializes in complex commercial litigation with an emphasis on real estate and eminent domain. He is a frequent lecturer on eminent domain law and practice.</p>
<p>Thomas J. Dougherty, II, represents clients in commercial litigation, high technology, real estate and land use, and eminent domain. He was previously law clerk to Colorado Attorney General Gale Norton.</p>	<p>Charles J. Hegarty has over 19 years' experience as an appraiser and has testified as an expert witness in the U.S. Bankruptcy Court and in numerous district courts in Colorado. He is has been a member of the Colorado Society of CPA's for 22 years.</p>	<p>Larry D. Tannenbaum has been with the Colorado Attorney General's Office for 19 years. He currently represents CDOT in civil litigation, with an emphasis on eminent domain proceedings. His duties also involve outdoor advertising enforcement.</p>
<p>Robert R. Duncan focuses on right-of-way acquisition for governmental entities, eminent domain law, private condemnation, highway access matters, real estate law and civil litigation.</p>	<p>Charles F. Luce, Jr., focuses on intellectual property and issues relating to the practice and regulation of lawyers. He has been a Lecturer in Law in Professional Responsibility at the University of Denver College of Law, and since 1986 has been a member of the CBA's Ethics Committee.</p>	<p>M. Patrick Wilson has represented private property owners and governmental entities in a wide range of eminent domain, land use and real estate matters. Prior to private practice, he was an Assistant Attorney General in Colorado, where he represented the State Board of Land Commissioners.</p>

conference information

<p>Continuing Education Credit</p> <p>MCLE: This course has been accredited by the Colorado Board of Continuing Legal and Judicial Education for a maximum of 14 hours of credit, including one hour of legal ethics.</p>	<p>Conference Location and Accommodations</p> <p>The Conference will be held at the Marriott Denver City Center, 1701 California Street, Denver, CO 80202. Make your reservation early to ensure the best rate and selection.</p>	<p>Course Materials</p> <p>Each registrant will receive a set of course materials, prepared by the speakers especially for this Conference, which will be a valuable future reference. The course materials alone are available for \$95 plus \$10 shipping and handling.</p>
<p>DRE: This course meets the requirements for 14 hours of credit from the Colorado Division of Real Estate.</p>	<p>For room reservations and special rates, please contact Community World Travel at (303) 316-4833, or www.communityworldtravel.com.</p>	<p>Homestudy Package</p> <p>If you cannot attend, CLE INTERNATIONAL also offers a complete audio transcript of the Conference (including all course materials) for \$695 plus \$10 shipping and handling. This package qualifies for self-study credit.</p>
<p>Appraisers: This course meets the requirements of the State of Colorado Board of Real Estate Appraisers for 14 classroom hours toward the general requirement.</p>	<p>Tuition</p> <p>The tuition fee of \$695 per person includes attendance at all sessions, course materials, continental breakfasts, and coffee breaks.</p>	<p>Cancellation</p> <p>Full tuition refunds (less a \$50 administrative charge) will be given only if notice of cancellation is received by 5:00 p.m. MST on the Friday prior to the Conference. Substitutions may be made at any time.</p>
<p>For accreditation in other jurisdictions or disciplines, please contact Brian Fineberg at (303) 377-6600 or brian@cle.com.</p>	<p>Save When Two or More Register</p> <p>Save \$200 or more with our multiple registrant discount! The tuition fee is only \$595 per person for two or more registering from the same firm.</p>	<p>Sponsorship Information</p> <p>Sponsorship and exhibition opportunities are still available. For more information, please contact Sarah Neenan, Marketing Coordinator, at (303) 377-6600 or sarah@cle.com.</p>
<p>Registration</p> <p>Advance registration is recommended, and you are encouraged to mail in your registration early. Or simply call in your registration or homestudy order to (303) 377-6600, fax the Registration/Order Form to (303) 321-6320, register online at www.cle.com, or e-mail your registration to registrar@cle.com. Full payment is due at the time of registration. Walk-in registrations will be subject to space availability. Please call CLE INTERNATIONAL at (303) 377-6600 if you require any special accommodations.</p>	<p>About CLE International</p> <p>CLE INTERNATIONAL, a leading provider of continuing professional education, has been presenting high-quality programs nationwide since 1983. CLE INTERNATIONAL is a recognized sponsor by the State of Colorado Supreme Court Board of Continuing Legal and Judicial Education, and in every state with mandatory CLE requirements.</p>	<p>CLE International Managing Program Attorney: Heidi A. Ray, heidi@cle.com.</p>

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A Tradition for Eminent Domain Practitioners in Colorado Since 1995

August 18-19, 2005 • Marriott City Center Hotel • Downtown Denver

A Reexamination of the Law After *Kelo*

An Overview of RTD FasTracks

Nationwide Case Law Update

A Case Study on Crown Point



**Considering and Measuring Stigma in Appraising Property
Court, Commission or Jury: Who Should Decide Your Case?**

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