

EMINENT DOMAIN

A Balanced Update on Case Law & Valuation Issues

April 3-4, 2017 • Grand Hyatt • Denver

Dear Colleague:

For the past 19 years, we have brought you presentations by the most knowledgeable and experienced eminent domain professionals. This year is no exception!

In just two days, you will hear numerous ideas from several different perspectives, including the industry's leading experts in appraisal and mediation, representatives of the Denver City Attorney's Office and the North Denver Cornerstone Collaborative, and attorneys from the top eminent domain law firms in Colorado!

Whether you are a private or government lawyer, right of way professional, appraiser, engineer, broker or project manager, this is the one conference you shouldn't miss! At this live event, you will invest in your education and expand your network as you spend quality time with your colleagues, learning together and having fun. Join us to get the latest information, case law updates and practice pointers from expert speakers to help you stay on top of this ever-changing area of the law.

We look forward to seeing you in April!



Jody Harper Alderman, Esq.
Program Co-Chair
Alderman Bernstein, Denver



Lee Hamre, SR/WA, R/W-RAC
R/W-URAC
Program Co-Chair
President & Chief Executive Officer
HC Peck & Associates, Denver



CONFERENCE LOCATION



Grand Hyatt Denver

1750 Welton Street
Denver, Colorado 80202
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Treat yourself to the exceptional at Grand Hyatt Denver. After a \$28 million renovation, this AAA Four Diamond hotel welcomes you with a smartly redesigned lobby in a stylish, modern setting. Discover the best of Denver and make your visit wholly unforgettable.

"CLE offers educational opportunities on specialized topics; most content in these seminars is not readily available elsewhere. The eminent domain seminar is a good example of this. So, CLE is providing a unique service to the attorney-appraiser community."

- James Bittel, EastWest Econometrics, Sedalia

"I've attended this conference in Tampa and Denver and it is very appropriate to the state and good information for someone new to the state."

- David Edwards, Colorado Department of Transportation, Denver

MONDAY, APRIL 3

- 8:25 Registration and Continental Breakfast
- 8:55 **Welcome and Introduction**
Overview of Day One
Jody Harper Alderman, Esq., Program Co-Chair
Alderman Bernstein, Denver
Lee Hamre, SR/WA, R/W-RAC, R/W-URAC, Program Co-Chair
President & Chief Executive Officer
HC Peck & Associates, Denver
- 9:00 **Eminent Domain Case Law Update**
New and Interesting Cases from Colorado and Around the Country
Amanda A. Bradley, Esq.
Alderman Bernstein, Denver
- 9:45 **Anatomy of an Eminent Domain Appraisal**
An Appraiser's and a Lawyer's Perspective
David Clayton, MAI, Esq.
Clayton & Company, Denver
Todd W. Miller, Esq.
Law Office of Todd Miller, Golden
- 10:45 Networking Break
- 11:00 **Navigating a Relocation Determination**
What You Need to Know
Lisa R. Harrison, SR/WA, R/W-URAC
R/W-RAC, R/W-NAC, President
Pinnacle Consulting Management Group, Oklahoma City, OK
Michael Sullivan
Range West Consultants, Phoenix, AZ
- 11:45 Lunch Break (on your own)
- 1:00 **Jeopardy Condemnation Style**
Fun Q&A on Eminent Domain and Relocation Law
Lee Hamre, SR/WA, R/W-RAC, R/W-URAC, Program Co-Chair
- 1:45 **Hierarchy of Condemnation Powers**
Who Can Condemn What from Whom?
Jody Harper Alderman, Esq., Program Co-Chair
- 2:30 **Open Space and Conservation Easements in Eminent Domain**
Town of Erie, Town of Gypsum and Beyond
Donald Ostrander, Esq.
Hamre, Rodriguez, Ostrander & Dingess, Denver
- 3:15 Networking Break
- 3:30 **Appraising Signs**
Techniques and Tips for Appraising Billboards, LED Signs & Other Types of Signs
Paul Wright, ASA, President
SignValue, Mesa, AZ
- | | |
|--|---|
| <p>4:15 Ethics for Attorneys
Professionalism
Michael R. McCormick, Esq.
Montgomery, Little & Soran
Greenwood Village</p> | <p>Ethics for Appraisers
Appraisal Standards and Ethics in Eminent Domain
Bonnie Roerig, MAI, AI-GRS
Principal and Owner
Bonnie Roerig & Associates
Denver</p> |
|--|---|
- 5:15 Adjourn

Earn up to 15 Hours MCLE Credit Including One Hour of Ethics
Earn up to 12 Hours Real Estate Credit
Earn up to 12 Hours Appraiser Credit
Earn up to 12 hours of IRWA Credit

TUESDAY, APRIL 4

- 8:25 Continental Breakfast
- 8:55 **Welcome Back**
Overview of Day Two
Jody Harper Alderman, Esq., Program Co-Chair
Lee Hamre, SR/WA, R/W-RAC, R/W-URAC, Program Co-Chair
- 9:00 **Featured Presentation: Projects in the Mile High City**
National Western Center Redevelopment, Platte to Park Hill Stormwater Systems, and More
Kelly R. Leid, Executive Director
Mayor's Office of the National Western Center, Denver
Jennifer Welborn, Esq., Assistant City Attorney
City Attorney's Office, Denver
- 10:00 Networking Break
- 10:15 **CDOT v. Amerco Real Estate**
U-Haul's Challenge to Authority and What the Future Holds for CDOT Acquisitions
Harry Morrow, Esq., Assistant Attorney General and
Andy Frohardt, Esq., Assistant Attorney General
Colorado Office of the Attorney General, Denver
Stephen D. Gurr, Esq. and
Cynthia Lowery-Graber, Esq.
Bryan Cave, Denver
- 11:15 **A View from the Bench**
Tips for Best Trial Presentation
Jaclyn Casey Brown, District Court Judge
17th Judicial District, Brighton
- 12:00 Lunch Break (on your own)
- 1:15 **Effectively Mediating a Condemnation Case**
Tips from Neutrals
The Honorable R. Thomas Moorhead
Former Chief Judge, 5th Judicial District, Eagle
Judicial Arbitrator Group (JAG), Denver
Frederick B. Skillern, Esq.
Montgomery, Little & Soran, Greenwood Village
Jack R. Sperber, Esq.
Faegre Baker Daniels, Denver
Moderator: Jody Harper Alderman, Esq., Program Co-Chair
- 2:30 Networking Break
- 2:45 **Valuing Property During the Entitlement Process**
A Panel Presentation
David Clayton, MAI, Esq.
Clayton & Company, Inc., Denver
Joe Knopinski, Owner and Principal
Land and Districts, LLC, Centennial
Sean J. Metherell, Esq.
Faegre Baker Daniels, Denver
- 3:45 **The Last Appraisers**
Eminent Domain Appraisal Brew – Bottles, Cans, and Drafts
Gregory T. Gerken, MAI
Hegarty & Gerken, Denver
Robert M. Noesner, MAI, Vice President
National Valuation Consultants, Colorado Springs
Mark Pope, MAI, Appraisal Program Manager
Colorado Department of Transportation, Denver
- 4:45 Evaluations and Adjourn

PROGRAM CO-CHAIRS

Jody Harper Alderman has over 20 years of experience in eminent domain law, representing both condemnors and property owners in numerous valuation trials and significant appellate work. She also does both transactional and litigation work related to real estate, including contract disputes, quiet title actions and Rule 105 proceedings, Rule 106 appeals of land use decisions, drafting and negotiating a variety of real estate contracts, leases, easements and other conveyance instruments, and taking such transactions through due diligence and closing. All of the attorneys at Alderman Bernstein focus on eminent domain and real estate law.

Lee Hamre has worked in the right of way acquisition and relocation field since 1992, and has served as President and CEO at HC Peck and Associates, Inc. since 2003. During this time, she has provided comprehensive acquisition, relocation assistance, real estate project management and program oversight services under the Uniform Act for Federal and Federally funded projects throughout the US, including Denver's ONE DOT CDOT/RTD T-REX Project and all of RTD's FasTracks Project Alignments. Ms. Hamre is a certified instructor for all International Right of Way Association (IRWA) Relocation Assistance courses and served as IRWA's International President for 2014 - 2015.

FEATURED PRESENTERS

Kelly R. Leid, Executive Director
Mayor's Office of the National Western Center
Denver

Jennifer Welborn, Esq., Assistant City Attorney
City Attorney's Office, Denver

FACULTY

Amanda A. Bradley, Esq.
Alderman Bernstein, Denver

Jaclyn Casey Brown, District Court Judge
17th Judicial District, Brighton

David Clayton, MAI, Esq.
Clayton & Company, Inc., Denver

Andy Frohardt, Esq.
Assistant Attorney General
Colorado Office of the Attorney General, Denver

Gregory T. Gerken, MAI
Hegarty & Gerken, Denver

Stephen D. Gurr, Esq.
Bryan Cave, Denver

**Lisa R. Harrison, SR/WA, R/W-URAC
R/W-RAC, R/W-NAC, President**
Pinnacle Consulting Management Group
Oklahoma City, OK

Joe Knopinski, Owner and Principal
Land and Districts, LLC, Centennial

Cindy Lowery-Graber, Esq.
Bryan Cave, Denver

FACULTY

Michael R. McCormick, Esq.
Montgomery, Little & Soran, Greenwood Village

Sean J. Metherell, Esq.
Faegre Baker Daniels, Denver

Todd W. Miller, Esq.
Law Office of Todd Miller, Golden

The Honorable R. Thomas Moorhead
Former Chief Judge, 5th Judicial District, Eagle
Judicial Arbitrator Group (JAG), Denver

Harry Morrow, Esq., Assistant Attorney General
Colorado Office of the Attorney General, Denver

Robert M. Noesner, MAI, Vice President
National Valuation Consultants, Colorado Springs

Donald Ostrander, Esq.
Hamre, Rodriguez, Ostrander & Dingess, Denver

Mark Pope, MAI, Appraisal Program Manager
Colorado Department of Transportation, Denver

**Bonnie Roerig, MAI, AI-GRS
Principal and Owner**
Bonnie Roerig & Associates, Denver

Frederick B. Skillern, Esq.
Montgomery, Little & Soran, Greenwood Village

Jack R. Sperber, Esq.
Faegre Baker Daniels, Denver

Michael Sullivan
Range West Consultants, Phoenix, AZ

Paul Wright, ASA, President
SignValue, Mesa, AZ

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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 Monday prior to the Conference. Substitutions may be made at any time.

Course Materials provided in electronic format only.

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- \$595 each for two or more government, 501(c)(3) organizations, full-time judges, law students and paralegals

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20th Annual Conference - LIVE!



EMINENT DOMAIN

For Lawyers, Appraisers, Right of Way Professionals
& More

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Featured Presentation

Projects in the Mile High City



Kelly R. Leid, Executive Director

North Denver Cornerstone Collaborative, Denver

On behalf of Mayor Michael B. Hancock, Kelly R. Leid leads all master planning efforts for the redevelopment of the future 250-acre National Western Center Campus through the Mayor's Office of the National Western Center. Previously,

in January 2013, Mayor Hancock appointed Mr. Leid to serve as the Executive Director of the of the North Denver Cornerstone Collaborative, where he managed the general oversight, planning, strategic coordination, financing and implementation of six major portfolios totaling over 3,000 acres in north Denver.



Jennifer Welborn, Esq., Assistant City Attorney

City Attorney's Office, Denver

Jennifer Welborn joined the Denver City Attorney's Office in 2005. Prior to joining the City Attorney's Office, Ms. Welborn was the Deputy Director of the Indianapolis Bond Bank. Prior to that, Ms. Welborn was an Assistant Corporation Counsel for

the City of Indianapolis and an associate at Ice Miller in Indianapolis.

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