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11th Annual Seminar!

# Real Estate Development

Dealing with a Changing Market

April 10, 2006 • Marriott City Center • Denver

## Who Should Attend:

- Attorneys
- Legal Staff
- Real Estate Professionals
- Architects
- Brokers
- Developers
- Planners
- Lenders
- Land Owners
- Investors
- Appraisers
- Accountants
- Consultants

... and anyone involved in real estate development issues!

## Don't Miss This Seminar!

- ✓ Get the Information You Need!
- ✓ Hear the Latest Topics and Issues!
- ✓ Receive Tips from the Experts!

## Featuring Speakers From:

- Holland & Hart
- Ross Consulting Group
- Otten, Johnson, Robinson, Neff & Ragonetti
- Brownstein Hyatt & Farber
- Lowe, Fell & Skogg
- U.S. Bank
- Norris Design
- City of Boulder
- Hale Friesen
- Kaplan Kirsch & Rockwell
- Murray Dahl Kuechenmeister & Renuad



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](http://www.cle.com) or Call (303) 377-6600  
Seminar Schedule and Speaker Biographies Inside



**Morning 8:30 a.m. – 12:15 p.m.**

**Afternoon 1:30 p.m. – 5:30 p.m.**

8:30 Registration and Continental Breakfast

9:00 **Introduction and Welcome**  
*Beat U. Steiner, Esq., Program Chair*  
*Holland & Hart, Boulder*

9:15 **State of the Market**  
Current Trends and Market Forecast  
*Rick Pederson, Chair*  
*Ross Consulting Group, Denver*

10:00 **Financing Mixed-Use Developments**  
Recent Projects  
*Bruce A. James, Esq.*  
*Brownstein Hyatt & Farber, Denver*

10:30 Morning Break

10:45 **Redwood Capital**  
A Case Study in Real Estate Structured Capital  
*William R. Patterson, Senior Vice President*  
*Real Estate Banking*  
*U.S. Bank, Denver*

11:15 **Tax Issues in Real Estate Development**  
Maximizing Capital Gains  
*John R. Wilson, Esq.*  
*Holland & Hart, Denver*

11:45 **Making Planning Simple**  
Simplifying the Land Use Code and Making the Process Easier  
*Peter Pollock, FAICP, Planning Director*  
*City of Boulder*

12:15 Lunch Break

1:30 **Development Approval**  
How to Secure It  
*John C. Durham, Principal*  
*Norris Design, Denver*

2:00 **Transit-Oriented Development**  
Revisited  
*Thomas J. Ragonetti, Esq.*  
*Otten, Johnson, Robinson, Neff & Ragonetti, Denver*

2:45 Afternoon Break

3:00 **Eminent Domain Legislation**  
Following the Kelo Decision  
*Robert Hoban, Esq.*  
*Hale Friesen, Denver*  
*Malcolm M. Murray, Esq.*  
*Murray Dahl Kuechenmeister & Renaud, Denver*

4:00 **Mixing Surface Development with Oil and Gas Operations**  
Potential Liabilities and Steps to Take  
*Polly B. Jessen, Esq.*  
*Kaplan Kirsch & Rockwell, Denver*

4:30 **Ethics**  
Considerations for Real Estate Practitioners  
*Kenneth K. Skogg, Esq.*  
*Lowe, Fell & Skogg, Denver*

5:30 Evaluations and Adjourn



Save  
These  
Dates!

Colorado Water Law  
March 6-7, Denver

Intellectual Property  
March 20, Denver

Florida Water Law  
April 3, Tampa

Recreation & Adventure  
Program Law & Liability  
April 3-4, Denver

Eminent Domain  
April 20-21, Cleveland

Winemaking for Lawyers  
April 21, Seattle

Negotiating Leases  
April 24-25, Austin

Wyoming Water Law  
April 27-28, Cheyenne

Nebraska Water Law  
April 27-28, Lincoln

For more information about these and other programs, visit our website at [www.cle.com](http://www.cle.com).

<p><b>Program Chair</b></p> <p><b>Beat U. Steiner</b> is a leading expert in real estate and banking matters. He has broad experience in the acquisition, disposition and financing of real estate, and has been actively involved in the purchase, sale, financing and development of numerous resort properties in Colorado, California, Vermont and New Zealand.</p>	<p><b>Polly B. Jessen</b> has a practice that emphasizes regulatory compliance and transactional counseling, which involves environmental, land use and municipal law. Her experience includes a wide range of contaminated property redevelopment issues, including environmental due diligence, negotiating environmental provisions of purchase and sale agreements and environmental insurance policies, oil and gas issues, and professional service and construction contracting.</p>	<p><b>Peter Pollock</b> has been in his current position since 1999. Over the past 24 years, he has worked with the City of Boulder as both a current and long-range planner. During his tenure with the city, he has worked on growth management issues, including urban growth boundaries, development impact fees, and Boulder's residential and nonresidential allocation systems, as well as a host of historic preservation, environmental planning, and community development projects.</p>
<p><b>John C. Durham</b> coordinates land development teams and land development projects for his company. He prepares development plan submittals and processes them through the local government review and approval steps, including post-submittal follow-up, issue resolution and public hearings.</p>	<p><b>Malcolm M. Murray</b> specializes in urban renewal, land use matters and eminent domain litigation for both public and private entities. He currently advises the Denver Urban Renewal Authority, the Lakewood Reinvestment Authority, the Westminster Economic Development Authority, the Steamboat Springs Redevelopment Authority, and the Vail Reinvestment Authority on urban renewal matters. He has been an adjunct professor at the University of Colorado at Denver's School of Architecture and Planning.</p>	<p><b>Thomas J. Ragonetti</b> focuses on land use, government regulation, public-private transactions and related matters. He is a recognized specialist in the legal fields of land use planning and regulation, public finance for private development, annexation, urban development, zoning and historic preservation. For over 25 years, he has been immersed both professionally and personally in Colorado and Denver development issues.</p>
<p><b>Robert Hoban</b> specializes in the areas of land use, eminent domain, public policy, governmental relations and real estate litigation. He represents both private and governmental entities, landowners, business owners, developers, tenants, and other entities in all aspects of eminent domain and land use proceedings. In addition, he has worked closely with numerous governmental officials in drafting legislation and providing related legal and policy advice.</p>	<p><b>William R. Patterson</b> has been active in real estate finance in the Denver area for 20 years. He currently manages U.S. Bank's \$1.1 billion mission capital investment in Redwood Capital. Redwood is a joint venture specializing in real estate structured capital. He is also responsible for managing a few select client relationships in the Denver market.</p>	<p><b>Kenneth K. Skogg</b> is a managing member of his firm, where he practices in the areas of general commercial litigation with an emphasis on real estate litigation and eminent domain litigation. He has lectured on eminent domain and other real estate litigation issues to various professionals. Mr. Skogg is a member of the Denver, Colorado and American Bar Associations.</p>
<p><b>Bruce A. James</b> practices real estate development and finance, and serves as the Managing Partner/CEO of his firm. He has been on the development or finance side of such notable projects such as the Wellington E. Webb Building, Belmar, the Museum Residences, the Denver Newspaper Agency headquarters building, Larkridge and Southlands.</p>	<p><b>Rick Pederson</b> has counseled scores of companies in the creation and implementation of corporate property strategy. He has led property planning and market analysis projects throughout North America, South America, Europe and Asia for several multinational companies. He has been quoted in dozens of newspapers and periodicals worldwide and has appeared on Nightly Business Report.</p>	<p><b>John R. Wilson</b> advises clients on corporate and individual tax matters, mergers and acquisitions, international business transactions, and IRS audits and appeals. He is listed in <i>The Best Lawyers in America</i> and has been elected a Fellow of the American College of Tax Counsel.</p>

seminar **information**

<p><b>Continuing Education Credit</b></p> <p><b>MCLE:</b> This course has been accredited by the Colorado Board of Continuing Legal and Judicial Education for a maximum of 7 hours of credit, including one hour of legal ethics.</p> <p><b>Real Estate:</b> This course meets the requirements for 7 hours of credit for the Colorado Division of Real Estate.</p>	<p><b>Reserve Your Room Early</b></p> <p>The Conference will be held at the Marriott City Center Hotel, 1701 California Street, Denver, CO, 80202.</p> <p>To secure your space and get the best rate, please call Community World Travel at (888) 724-0500, or visit <a href="http://www.communityworldtravel.com">www.communityworldtravel.com</a>.</p>	<p><b>Course Materials</b></p> <p>Each registrant will receive a set of materials prepared by the speakers especially for this Seminar, which will serve as a valuable future reference. The course materials alone are available for \$95 plus \$10 shipping and handling.</p>
<p><b>Appraiser:</b> This course meets the requirements of the State of Colorado Board of Real Estate Appraisers for 7 classroom hours toward the general requirement.</p> <p><b>Planners:</b> The course meets the requirements for up to 7 hours of AICP/CPDP credit.</p> <p>For accreditation in other jurisdictions or disciplines, please contact Jill Shannon at (303) 377-6600 or <a href="mailto:jill@cle.com">jill@cle.com</a>.</p>	<p><b>Tuition</b></p> <p>The tuition fee of \$395 per person (\$345 for government employees, 501(c)(3) organizations, full-time judges, law students and paralegals) includes attendance at all sessions, course materials, continental breakfast and coffee breaks.</p>	<p><b>Homestudy Package</b></p> <p>If you cannot attend, <b>CLE INTERNATIONAL</b> also offers a complete audio transcript of the Seminar (including all course materials) for \$395 plus \$10 shipping and handling. This course may qualify for self-study credit.</p>
<p><b>Registration</b></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 form to (303) 321-6320, register online at <a href="http://www.cle.com">www.cle.com</a>, or email your registration to <a href="mailto:registrar@cle.com">registrar@cle.com</a>. Full payment is due at time of registration. Walk-in registrations will be subject to space availability. Please call <b>CLE INTERNATIONAL</b> at (800) 873-7130 if you require any special accommodations.</p>	<p><b>Save When Two or More Register</b></p> <p>Save \$100 or more with our multiple registrant discount! For two or more registering from the same firm, the tuition fee is only \$345 per person (\$295 for government employees, 501(c)(3) organizations, full-time judges, law students and paralegals).</p> <p><b>About CLE International</b></p> <p><b>CLE INTERNATIONAL</b>, a leading provider of continuing education, has been presenting high-quality professional education programs nationwide since 1983.</p>	<p><b>Cancellation</b></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 Monday preceding the Seminar. Substitutions may be made at any time.</p> <p><b>Sponsorship Information</b></p> <p>Sponsorship and exhibition opportunities are still available. For more information, please contact Sarah Mallon at (303) 377-6600 or <a href="mailto:sarah@cle.com">sarah@cle.com</a>.</p> <p><b>CLE International Program Coordinator:</b> Meghan Thorson, <a href="mailto:meghan@cle.com">meghan@cle.com</a>.</p>

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# Real Estate Development

New One-Day Format

April 10, 2006 • Marriott City Center • Denver

Market Forecast • Tax Issues in Real Estate  
Securing Development Approval • Eminent Domain Update  
Transit-Oriented Development  
Financing Mixed-Use Developments  
Current Issues in Urban Development  
Simplifying the Land Use Code



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