

11th Annual

Cutting-Edge Issues in Condemnation



Oct. 29, 2021

LIVE WEBCAST FROM

Seattle, WA

ACCREDITATION

WA MCLE, OR CLE,
CA CLE, IRMI, IRWA,
WA Real Estate Brokers,
WA Real Estate Appraiser

(see inside for details)



THE SEMINAR GROUP ~ RAISING THE BAR OF CONTINUING LEGAL AND PROFESSIONAL EDUCATION

Seminar Overview

Following the challenges of COVID-19 Washington State and the USA is ready to get back to work. With major public infrastructure projects being proposed at all levels of government, it is imperative as ever to keep pace with the changing environment of real estate. In one of the fastest growing regions in the United States and with the focus on funding infrastructure improvements at the federal level, this seminar is a must. We will provide an overview and update of eminent domain legal issues and land valuation, with emphasis on emerging issues and recent court decisions.

Our program is designed for anyone involved in eminent domain — whether as an attorney, appraiser, government official, or owner. You will hear from leading attorneys and appraisers with extensive practical experience in eminent domain.

Who Should Attend:

- Attorneys
- Right of Way Professionals
- Real Estate Appraisers
- Real Estate Brokers
- Municipal Employees
- Government Employees

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Condemnation
Friday, October 29, 2021

9:00 Introduction and Overview

PDT

Bart J. Freedman, Program Co-Chair
K&L Gates LLP

Kinnon W. Williams, Program Co-Chair
Foster Garvey PC

9:10 Special Presentation – Eminent Domain Update

The year in review - a discussion of the latest court decisions on eminent domain

Keith A. Kemper
Ellis Li & McKinstry PLLC

10:00 Trends in the Acquisition Process

- The new direction of Sound Transit real estate services

Faith A. Roland, SR/WA, Director
Real Property, Sound Transit

10:30 Break

10:45 Condemnation and the Priority of Government Rights

- Unique Rail Corridors
- King County's Franchise Fee

Andrea Bradford
Foster Garvey PC

Kinnon W. Williams
Foster Garvey PC

Adrian Urquhart Winder
Foster Garvey PC

11:45 Midday Break

12:45 Inverse Condemnation

- When it occurs
- How it differs from eminent domain
- Discussion of recent inverse condemnation cases

Jamie L. Lisagor
Pacifica Law Group LLP

Jessica A. Skelton
Pacifica Law Group LLP

1:30 Relocation Issues

- The procedures for appeals of decisions awarding relocation benefits under the federal and state Uniform Relocation Act
- Covered expenses, necessary documentation, and procedures for appealing an initial denial of relocation benefits

Natalie J. Reid
K&L Gates LLP

2:15 Break

2:30 Appraiser Panel

- So they want your property – Land Owner 101, how to prepare for the appraisal interview and more
- Special Benefits and the Larger Parcel – How highest and best use impacts special benefits
- Indeterminate Easements – How activity and intensity of use impacts value and how to value an extension period

Bart J. Freedman, Moderator
K&L Gates LLP

Kenneth Barnes, MAI, CRE
McKee Appraisal

S. Murray Brackett, MAI
Allen Brackett Shedd Valuation

Bates McKee, MAI, CRE, AI-GRS
McKee Appraisal

Peter K. Shorett, MAI, CRE, FRICS
Kidder Mathews

4:00 Infrastructure Planning

- Transportation

Rep. Derek Kilmer
Washington's 6th Congressional District
U.S. House of Representatives

4:45 Adjourn

Faculty - Condemnation



Bart J. Freedman, Program Co-Chair, is a partner with K&L Gates LLP. He assists local governments with the acquisition of real estate under the threat of eminent domain and through condemnation proceedings. He also represents property owners in the areas of government condemnation and eminent domain and compulsory purchase.



Jamie L. Lisagor is a partner at Pacifica Law Group LLP. She practices trial and appellate litigation on behalf of public, private, and non-profit clients, with a focus on constitutional, municipal, commercial, and intellectual property law. She has represented clients in successful appeals before both state and federal courts.



Kinnon W. Williams, Program Co-Chair, is Of Counsel at Foster Garvey PC, assisting clients in eminent domain and municipal law matters. He represents both public entities and private property owners in negotiations, mediation, and bench and jury trials, including successfully arguing cases before the Washington State Supreme Court.



Bates McKee, MAI, CRE, AI-GRS, founded the firm of McKee Appraisal in 1990. He frequently performs appraisal, consulting and litigation services for parties to eminent domain. Extensive project appraisal work includes all segments of the Sound Transit Link projects, the Alaskan Way Viaduct replacement project, and the Seattle Waterfront.



Kenneth Barnes, MAI, CRE, is a Certified General Real Estate Appraiser working with McKee Appraisal. He has appraised and analyzed a wide variety of commercial property types, and provided critical appraisal, consultation and litigation services to a diversified range of clients. He has authored a number of articles in the Appraisal Journal.



Natalie J. Reid is an attorney at K&L Gates LLP and a member of the environment, land & natural resources practice group. Her practice focuses on regulatory compliance, litigation, environmental permitting, transactions involving natural resource & energy issues, and on legal issues arising under eminent domain actions.



S. Murray Brackett, MAI, a principal with Allen Brackett Shedd Valuation, has been with the firm since 1985. His appraisal experience includes all types of commercial and industrial real estate valuation, specializing in such diverse properties as airport related facilities, conservation easements, development lands and partial acquisitions.



Faith A. Roland, SR/WA, is the Director of Real Property for Sound Transit, helping to deliver an exceptional transit system throughout the Puget Sound region. She has over 20 years' experience managing infrastructure acquisition projects and previously served as International President for IRWA, where she is a recognized thought leader.



Andrea L. Bradford is a principal at Foster Garvey PC. Her practice focuses on helping government entities resolve complex disputes. She has represented clients in a variety of matters involving the Public Records Act, public works and environmental litigation. She is also experienced in advising school districts on a variety of issues.



Peter K. Shorett, MAI, CRE, FRICS, is a shareholder and the Executive Vice President of Kidder Matthews. He has a widely diversified background in appraisal, market analysis and counseling in support of litigation, for the development, acquisition, sale, leasing and financing of major urban real estate throughout the Western U.S.



Keith A. Kemper has been with Ellis Li & McKinstry PLLC since 1989, practicing in the area of eminent domain. He has defended owners in takings by the City of Everett, the Department of Transportation, the Washington State Convention Center, the City of Seattle, the Port of Seattle, Sound Transit, the Monorail, and utility companies.



Jessica A. Skelton, a partner with Pacifica Law Group LLP, has extensive experience representing public and private clients in both trial and appellate litigation and in alternative dispute resolution proceedings. Her practice emphasizes municipal law, federal and state constitutional issues, real estate litigation, and eminent domain/relocation issues.



Rep. Derek Kilmer serves as the United States Representative for Washington's 6th Congressional District where he is focused on getting our economy and Congress back to work. He earned over a decade of experience working in economic development in the Puget Sound region before putting his experience to work in Olympia.



Adrian Urquhart Winder is a principal at Foster Garvey PC. She represents public agencies and property owners in eminent domain, relocation assistance, and real estate/land use matters, including trial and appellate litigation. She also advises clients on matters of municipal governance, open government, and constitutional and statutory rights.

Condemnation

Credits

WA MCLE

This course has been approved for 6.0 hours of law and legal CLE credit by the Washington MCLE board (Live Credits for Webcast). Self-Study credit will be available, specific credit amount to be determined.

The Seminar Group is an accredited sponsor with the Washington State Bar

OR CLE

This course has been approved by the Oregon State Bar for 6.0 general CLE credits (Live Credits for Webcast).

CA CLE

The Seminar Group is a State Bar of California approved MCLE provider; therefore, this course is approved for 6.25 general CLE credits (Live Credits for Webcast).

WA Real Estate Brokers

This course has been approved by the State of Washington Department of Licensing, Real Estate Services for 7.5 clock hours (Live Credits for Webcast). If you plan to attend the webcast and need WA Real Estate Brokers credits please let us know in advance. We will need to add extra viewing verification for you to receive credits. Credits for recorded courses not available.

WA Real Estate Appraiser

This course has been approved by the State of Washington Dept. of Licensing, Real Estate Appraiser Section for 7.5 classroom hours (Live Credits for Webcast). If you plan to attend the webcast and need WA Real Estate Appraiser credits please let us know in advance. We will need to add extra viewing verification for you to receive credits. Credits for recorded courses not available.

IRMI

This course has been approved by the IRMI for 6.0 hours of CRIS reaccreditation credits (Live Credits for Webcast). If you plan to attend the webcast and need CRIS credits please let us know in advance. We will need to add extra viewing verification for you to receive credits. Credits for recorded courses not available.

IRWA

This course may qualify for 6.0 CEUs through the International Right of Way Association.

Location

Live Webcast broadcasted from Seattle, WA

LIVE WEBCAST broadcast from Seattle, WA

Phone: 206-463-4400

Due to growing health concerns regarding the spread of COVID-19, The Seminar Group has opted to hold the seminar strictly webcast.

Fees

Live Webcast:

Attorney	\$549.00
Government / Tribal / Non-Profit	\$449.00
Other Professionals	\$449.00
Student / Professor	\$349.00

Pre Order On Demand:

All Sessions	\$549.00
Single Session	\$99.00

Pre Order MP3 Download:

All Sessions	\$549.00
Single Session	\$99.00

Pre Order DVD Homestudy:

All Sessions	\$649.00
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Pre Order CD Homestudy:

All Sessions	\$649.00
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Pre Order Materials Download:

All Sessions	\$169.00
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Pre Order Printed Materials:

All Sessions	\$199.00
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Go to our website to register:
www.TheSeminarGroup.net or call our office at 206-463-4400. You can also contact us at info@theseminar.com or by mail to The Seminar Group, P.O. Box 523, Vashon, WA 90870.

CANCELLATION POLICY: We will refund your tuition, less a \$50 cancellation charge, if we receive your cancellation by 10/22/21. No refunds will be given after this date. Please note that if you do not cancel by the deadline and/or do not attend, you are still responsible for payment.

Register at

TSGregistration.net/6140