

7th Annual

Eminent Domain



MAY 18, 2017

CROWNE PLAZA
HOTEL

Seattle, WA

ACCREDITATION

WA MCLE

2.75 Law & Legal & 3.25 Other
Nexus Credit

OR CLE

6.0 General Credits

CA CLE

6.25 General Credits

IRWA

6.5 Recertification Credits

IRMI

7.0 Recertification Credits

WA Real Estate Appraiser

7.5 Classroom Hours

WA Real Estate Brokers

7.5 Clock Hours

WHO SHOULD ATTEND

Attorneys and Legal Staff

Appraisers

Consultants

Contractors and Engineers

Government Officials

Judges

Real Estate Professionals

Right of Way Professionals

Valuation Experts

Don't Miss This Conference!

With a new Administration promising deregulation and massive infrastructure development, a huge Washington transportation finance package approved, and record growth in the Northwest, the timing couldn't be better to attend our 7th annual Eminent Domain conference.

Please join our Program Co-Chairs, **Bart J. Freedman** of K&L Gates LLP and **Kinnon W. Williams** of Inslee Best Doezie & Ryder PS, along with the outstanding faculty they have assembled. These topics will be covered:

- Special Presentation: *Changes in National Public Policy by Robert H. Thomas*, a director with Damon Key Leong Kupchak Hastert, Honolulu, HI
- Effective Use of Stipulations in Taking Cases
- Eminent Domain Law Update
- Transportation Planning Update
- Post-Judgment Process
- Project Influence, Damages, and Special Benefits
- Understanding the Larger Parcel

Program Co-Chairs:



Bart J. Freedman
K&L Gates LLP



Kinnon W. Williams
Inslee Best Doezie & Ryder PS

5 EASY WAYS TO REGISTER

- ① **ONLINE:** www.TheSeminarGroup.net
- ② **FAX:** 866-435-3444
- ③ **EMAIL:** info@TheSeminarGroup.net
- ④ **PHONE:** 206-463-4400 / 800-574-4852
- ⑤ **MAIL:** PO Box 523, Vashon, WA 98070

RAISING THE BAR OF CONTINUING LEGAL AND PROFESSIONAL EDUCATION



ACCREDITED
BUSINESS

Thursday, May 18, 2017

9:00 Introduction and Overview

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

Kinnon W. Williams, Program Co-Chair
Inslee Best Doezie & Ryder PS

9:10 Effective Use of Stipulations in Taking Cases

- Incremental Stipulations
- Terms
- Negotiation of Terms

Kinnon W. Williams
Inslee Best Doezie & Ryder PS

9:45 Eminent Domain Law Update

- An Overview of Recent Cases, Statutes, and Significant Happenings in the Arena of Eminent Domain
- Discussion of Actions Across the Country to Improve State Condemnation Procedures

Jessica A. Skelton
Pacifica Law Group LLP

10:30 Break**10:45 Transportation Planning Update**

- ST3 and Sound Transit Planning
- Washington State Department of Transportation

Jennifer Belk, Legal Counsel
Sound Transit

Terry Meara, Real Estate Services Program Admin.
Washington State Department of Transportation

- Seattle Department of Transportation

Scott Kubly, Director (Invited)
Seattle Department of Transportation

12:15 Midday Break**1:30 Special Presentation: Changes in National Public Policy**

- National Trends in Eminent Domain and Regulatory Takings
- Hot Practice Areas
- Property Rights in the Trump Era

Robert H. Thomas
Damon Key Leong Kupchak Hastert; Honolulu, HI

2:15 Post-Judgment Process

- Allocation Hearings
- Liens
- Taxes
- Appeals

Matthew R. Hansen
Miller Nash Graham & Dunn LLP

3:00 Break**3:15 Project Influence, Damages, and Special Benefits**

- Types of Project Influence
- Special vs. General Benefits
- When Do Benefits Accrue?
- Damages That Result from the Project; What Can be Included
- Comparison of Rationale for Inclusion or Exclusion of Damages and Benefits

Anthony Gibbons, MAI, CRE
RE-SOLVE

4:15 Understanding the Larger Parcel

- Is Contiguity Important?
- Unity of Use: Present Use, Future Use, or Both?
- Damages to the Remainder Property
- Special Benefit Offset

Bates McKee, MAI, CRE, Co-Founder
McKee Appraisal

5:00 Adjourn**Upcoming Seminar Schedule**

Permitting Strategies for Large, Controversial Projects
Mar. 2 & 3, 2017 ~ Seattle, WA

Environmental Law in the Trump Administration
Mar. 23, 2017 ~ Seattle, WA

2nd Annual Buying & Selling Ranches in Montana
Mar. 30 & 31, 2017 ~ Helena, MT & Live Webcast

The Business of Wind in the Northwest
May 4, 2017 ~ Portland, OR & Live Webcast

Shoreline Regulation in Washington State
June 1 & 2, 2017 ~ Seattle, WA

Corporate Finance in Washington
June 6, 2017 ~ Seattle, WA

7th Annual Eminent Domain



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

Kinnon W. Williams, Program Co-Chair, is a partner with Inslee Best Doezie & Ryder PS. He is author of the Washington State Bar Association's *Real Property Desk Book* Chapter on Eminent Domain, a course facilitator for the International Right of Way Association, and a frequent speaker and writer on matters involving eminent domain and easements.



Robert H. Thomas, Special Presenter, a director with Damon Key Leong Kupchak Hastert in Honolulu, a land use and appellate lawyer, focuses on regulatory takings, eminent domain, water rights, and voting rights cases. He has tried cases and appeals in Hawaii, California, and the federal courts, and is Managing Attorney for the Pacific Legal Foundation Hawaii Center.

Jennifer Belk, Legal Counsel with Sound Transit, focuses on administrative, regulatory, government, real property, and land use. Sound Transit, Washington State's Central Puget Sound Regional Transit Authority, operates express bus, commuter rail, and light rail service in the region and constructs capital projects in support and expansion of those services.



Anthony Gibbons, MAI, CRE, is the founder of RE-SOLVE, a company providing real estate appraisal, counseling, and mediation and arbitration services. He entered private appraisal practice with the firm of Shorett & Riely in January, 1983 and formed the company of Wronsky Gibbons & Riely in December, 1994, before forming RE-SOLVE in 1999.



Matthew R. Hansen, a partner with Miller Nash Graham & Dunn LLP, is the leader of the firm's Condemnation & Real Estate Valuation team and a member of its Real Estate Litigation practice team. He advises and represents both municipal agencies and property owners regarding substantive and procedural eminent domain law.

Scott Kubly was appointed Director of the City of Seattle Department of Transportation (SDOT) in 2014 by Seattle Mayor Ed Murray. Before joining SDOT, he served as Deputy Director, Chicago Department of Transportation. Prior to that, he was Associate Director for the District Department of Transportation in Washington, DC.



Bates McKee, MAI, CRE, co-founder of McKee Appraisal, frequently represents property owners and governmental agencies in eminent domain appraisal and litigation. He has appraised and analyzed a wide variety of commercial property types, and has provided critical consultation and litigation services to a diversified range of clients.

Terry Meara is the Real Estate Services Program Administrator for the Washington State Department of Transportation. He oversees the administration of all real estate programs and is an integral part of assuring that property and/or property rights are acquired and cleared for certification for the construction for state highway projects.



Jessica A. Skelton, a partner with Pacifica Law Group LLP, has extensive experience representing public and private clients at both the trial and appellate court levels and in alternative dispute resolution proceedings. Her practice emphasizes complex commercial litigation, federal and state constitutional issues, eminent domain, and election law.

Conference Information

Course Accreditation

This course has been approved for 2.75 hours of law and legal credit and 3.25 hours of other nexus credit by the Washington MCLE board. This course has been approved by the Oregon State Bar for 6.0 general CLE credits. THE SEMINAR GROUP is a State Bar of California approved MCLE provider; therefore, this course is approved for 6.25 general CLE credits. This course has been approved by the International Right of Way Association for 6.5 hours of recertification credit. This course has been approved by the IRMI for 7.0 hours of CRIS reaccreditation credits. This course has been approved by The State of Washington Dept. of Licensing, Real Estate Appraiser Section for 7.5 classroom hours. This course has been approved by the State of Washington Department of Licensing, Real Estate Services for 7.5 clock hours. For information or accreditation in other states, please call THE SEMINAR GROUP at (206) 463-4400 or (800) 574-4852.

Substitution/Cancellation

You may substitute another person at any time. We will refund tuition, less a **\$50 cancellation charge**, if we receive your cancellation by **Friday, May 12, 2017**. 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.*

Seminar Location

The seminar will be held at the Crowne Plaza Seattle Downtown, 1113 6th Avenue, downtown Seattle, Washington, (206) 464-1980. Please call the hotel for directions/questions.



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THE SEMINAR GROUP

PO Box 523 • Vashon, WA 98070 • 206-463-4400 • Fax 866-435-3444

17.EMDWA

7th Annual **Eminent Domain**

May 18, 2017 • Crowne Plaza Hotel • Seattle, WA

Name _____

Additional Name _____

Firm _____

Address _____

City _____ State _____ Zip _____

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Attendance Fees

<input type="checkbox"/> Attorney	\$529
<input type="checkbox"/> Government/ Nonprofit	\$429
<input type="checkbox"/> Other Professionals	\$399

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