Dear Colleague:

For the past 22 years, we have brought you presentations by the most knowledgeable and experienced eminent domain professionals. This year will be no exception!

During our two-day conference, you will hear from numerous practitioners, including the industry’s leading experts in condemnation appraisals, relocation specialists, land planners, and eminent domain attorneys from Colorado and across the country!

New in 2020, the program will feature a presentation on the Gordie Howe International Bridge Project! Other panels and presentations will cover:

- A national panel discussion about the *Knick* decision
- Special district condemnations in the wake of the *Carousel Farms* case
- Colorado Supreme Court Justice Richard Gabriel on why professionalism matters
- 1033 Exchanges
  ... and much more!

If you are a private or government lawyer, a right-of-way professional, an appraiser, an engineer, a developer, a property owner, a broker, a project manager, or you work in the eminent domain world in some other way, this program is for you! You will learn about recent developments in eminent domain law, and you will have the opportunity to network with your colleagues. The conference promises to be both educational and fun!

Join us to get the latest information, case law updates, and practice pointers from the experts in the field, so you can stay on top of this ever-changing area of the law. We look forward to seeing you in April!

Sincerely,

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

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THURSDAY, APRIL 23

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  **Colorado Eminent Domain Update**
    What's New in the Centennial State?
    Justin Curry, Esq., Assistant Attorney General
    Colorado Attorney General's Office, Denver

9:45  **The Value of a Tree**
    Appraisal Methodologies and Guidelines for Valuing Trees in Condemnation
    Don H. Godi, FASLA, Principal
    Donald H. Godi & Associates, Lakewood
    Zachary S. Johnson, PLA, CLT, CLP
    Landscape Resource Consulting, Fort Collins
    Joel M. Spector, Esq.
    Hamre, Rodriguez, Ostrander & Dingess, Denver

10:45 Networking Break

11:00 **Public Use and Necessity When a Metro District Is the Condemnor**
    Lessons from *Carousel Farms Metro District v. Woodcrest*
    Carrie S. Bernstein, Esq., Alderman Bernstein, Denver
    Elisabeth A. Cortese, Esq., McGeady Becher, Denver

11:45 Lunch Break (on your own)

1:00 **Featured Presentation:** The Gordie Howe International Bridge Project in Detroit
    Condemnation, Relocation, and Valuation Issues
    Mischa M. Boardman, Esq. and Devin R. Sullivan, Esq.
    Zausmer, PC, Farmington Hills, MI

2:00 **Highest and Best Use in Valuation**
    How Appraisers and Land Planners Work Together in a Condemnation Case
    David Clayton, MAI, Clayton and Company, Denver
    Timothy Nelson, RLA, CRRP, ASLA, Galloway, Greenwood Village

3:00 Networking Break

3:15 **Oil and Gas Assets in Eminent Domain**
    Fundamentals of Valuation
    Katie Gray, Esq., Faegre Baker Daniels, Denver
    Briana Lamphear, Chief Mineral Appraiser
    Gustavson Associates, Boulder

4:15 **Involuntary Acquisition Tax Tips**
    What Every Eminent Domain Practitioner Should Know About 1033 Exchanges
    Mark Fesler, CPA, Matzen & Fesler, Englewood

5:00 Adjourn

FRIDAY, APRIL 24

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 **National Eminent Domain: A Panel Discussion**
    How the *Knick* Decision Has Changed Federal Takings Claims Procedurally and Otherwise
    Leslie Fields, Esq., CEO
    Owners' Counsel of America, Jacksonville, FL
    Glenn E. Roper, Esq., Pacific Legal Foundation, Denver
    Jack Sperber, Esq., Faegre Baker Daniels, Denver
    Robert Thomas, Esq.
    Damon Key Leong Kupchak Hastert, Honolulu, HI

10:15 Networking Break

10:30 **Abandoning a Condemnation Case in Colorado**
    Practice Pointers
    Richard F. Rodriguez, Esq.
    Hamre, Rodriguez, Ostrander & Dingess, Denver

11:15 **A Potluck of Appraisal Issues**
    Cost to Cure in Colorado
    Jody Harper Alderman, Esq., Program Co-Chair
    USPAP, Yellow Book, Appraisal Waivers; What Playbook Are We Using Today?
    Kevin D. Shea, SR/WA, Chief Appraiser
    Western Area Power Administration, Lakewood
    Larger Parcel Puzzles
    Gregory Gerken, MAI, Hegarty & Gerken, Denver

12:00 Lunch Break (on your own)

1:15 **Ethics**
    Why Professionalism Matters
    Justice Richard L. Gabriel, Colorado Supreme Court, Denver

2:15 **Condemning Property Encumbered by a Conservation Easement**
    Prior Public Use, Apportionment and Other Interesting Issues
    Mikaela Rivera, Esq.
    Waas Campbell Rivera Johnson & Velasquez, Denver

3:00 Networking Break

3:15 **How (Not) to Cross a Railroad**
    Tips on Negotiating Licenses with (and/or Condemning) Railroads
    Cory Beasley, PE, Railroad Designer, HDR, Payton
    J E Parker Jr, Esq., Executive Vice President
    HC Peck & Associates, Denver
    M. Patrick Wilson, Esq.
    Hoffmann, Parker, Wilson & Carberry, Denver

4:00 **Erroneous Assumptions: The Condemnor, the Relocation Specialist, and the Appraiser**
    Serious Potential Consequences of Not Getting on the Same Page Early
    Alan A. Axton, President, Axton Realty Consulting, Greeley
    Lee Hamre, SR/WA, R/W-RAC, R/W-URAC, Program Co-Chair

5:00 Evaluations and Adjourn

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PROGRAM CO-CHAIRS

Jody Harper Alderman has over 25 years of experience in eminent domain law, representing both condemors 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.

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.

FEATURED PRESENTERS

Mischa M. Boardman, Esq.
Zausmer, PC, Farmington Hills, MI

Devin R. Sullivan, Esq.
Zausmer, PC, Farmington Hills, MI

SPEAKERS

Alan A. Axton, President
Axton Realty Consulting, Greeley
Cory Beasley, PE, Railroad Designer
HDR, Payton
Carrie S. Bernstein, Esq.
Alderman Bernstein, Denver
David Clayton, MAI
Clayton and Company, Denver
Elisabeth A. Cortese, Esq.
McGeady Becher, Denver
Justin Curry, Esq., Assistant Attorney General
Colorado Attorney General’s Office, Denver
Mark Fesler, CPA
Matzen & Fesler, Englewood
Leslie Fields, Esq., CEO
Owners’ Counsel of America, Jacksonville, FL
Justice Richard L. Gabriel
Colorado Supreme Court, Denver
Gregory Gerken, MAI
Hegarty & Gerken, Denver
Don H. Godi, FASLA, Principal
Donald H. Godi & Associates, Lakewood
Katie Gray, Esq.
Faegre Baker Daniels, Denver

Zachary S. Johnson, PLA, CLT, CLP
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Briana Lamphier, Chief Mineral Appraiser
Gustavson Associates, Boulder
Timothy Nelson, RLA, CRRA, ASLA
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Waas Campbell Rivera Johnson & Velasquez Denver
Richard F. Rodriguez, Esq.
Hamre, Rodriguez, Ostrander & Dingess, Denver
Glenn E. Roper, Esq.
Pacific Legal Foundation, Denver
Kevin D. Shea, SR/WA, Chief Appraiser
Western Area Power Administration, Lakewood
Joel M. Spector, Esq.
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Jack Sperber, Esq.
Faegre Baker Daniels, Denver
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Featured Presentation: The Gordie Howe International Bridge Project in Detroit
Condemnation, Relocation, and Valuation Issues

Mischa M. Boardman, Esq.
Zausmer, PC, Farmington Hills, MI
Mischa M. Boardman has represented individuals, municipalities, and companies across a variety of industries, including publicly traded REITs, Fortune 500 corporations, and small businesses in eminent domain, commercial, and construction disputes. For the past decade, Ms. Boardman has helped to lead International Transmission Company’s efforts to expand its infrastructure holdings in Michigan.

Devin R. Sullivan, Esq.
Zausmer, PC, Farmington Hills, MI
Devin R. Sullivan represents a variety of utilities and government agencies in land acquisition and eminent domain matters, including the Michigan Department of Transportation, Great Lakes Water Authority, the Oakland County Road Commission, and the International Transmission Company.

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- Jeffrey A. Olson, Compass Land Consultants, Minocqua, WI

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“Keeps us on the cutting edge of eminent domain litigation. Great job!”
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