

**Condemnation Summit XXV Speaker Bios**  
**October 11, 2019**



**Christopher W. Kramer** is a member at Jennings, Strouss & Salmon. Mr. Kramer's practice emphasizes eminent domain and condemnation litigation and consulting, primarily representing condemning authorities. In over 30 years in practice, Mr. Kramer has condemned property for all manner of infrastructure. In addition to serving as lead trial counsel in condemnation cases, he advises clients on litigation avoidance through mitigation of impacts and damages to properties affected by public projects. Mr. Kramer also mediates eminent domain, property rights and property valuation matters.



**Jennifer Cranston** is a shareholder and member of the Board of Directors at the law firm of Gallagher & Kennedy. Since 2000, she has developed a unique practice spanning three distinct areas of the law: real estate disputes involving condemnation and valuation issues; insurance coverage analysis and bad faith litigation; and public utility regulation. Jennifer has an AV Preeminent Peer Review Rating from Martindale-Hubbell and was listed as one of AZRE's Most Influential Women in Commercial Real Estate in 2018 as well as Arizona Business Magazine's Top 100 Lawyers in Arizona in 2017, 2018, and 2019. Most recently, Jennifer was honored by the Phoenix Business Journal as one of 2019's Outstanding Women in Business. In her condemnation practice, she has experience representing both condemners and private property owners, including representation of landowners who obtained two of the largest condemnation verdicts in the history of Arizona.



**Jerry Zaddack, MAI, CRE** is an appraiser/consultant at Zaddack Valuation Advisors, Inc (ZVA) and has a B.S. Degree in Management Information Systems. He also has a real estate appraiser and consultant for 33 years. In 1990, Mr. Zaddack earned the MAI designation from the Appraisal Institute. In 1996, Mr. Zaddack was invited to membership in the Counselors of Real Estate (CRE), the organization for the most trusted advisors in real estate. Mr. Zaddack has held the Certified General Real Estate Appraiser license in the State of Arizona since mandatory licensing requirements started in 1991 and he is a licensed salesperson in the State of Arizona.

Mr. Zaddack has extensive experience in litigation support including eminent domain, bankruptcy, contract disputes and impact assessments. Mr. Zaddack has been qualified to testify as an expert either in deposition, hearing or trial, 70± times. He has been qualified to testify as an expert in Federal Bankruptcy Court in Phoenix as well as in Superior Court (Maricopa & Pima counties). Mr. Zaddack also provides appraisal review services. Prior to entering the appraisal profession in 1986, Mr. Zaddack was a computer system analyst and helped design one of the first and largest integrated real estate/word processing systems in the United States. He also operated his own computer consulting business in Tucson and Phoenix.



**Peter Martori** is a local real estate agent and a native of Arizona and part of a large family that has farmed in Arizona since 1932. He first became active in real estate through site selection for Country Kitchens Restaurants and his work with a prominent Bankruptcy Attorney in Phoenix preparing valuations for debtors. In 1983, he obtained his Arizona Real Estate Broker's License at which time he purchased a local life insurance agency that had an income stream through seasoned commissions and went into the real estate brokerage business as Martorico. Between 1983 and 1988, Mr. Martori bought and sold real property, represented buyers and sellers in real estate brokerage; developed two small residential subdivisions and formed several limited partnerships.

When the real estate market experienced a significant "downturn" in 1987, he directed the activities of the business to the valuation of real property. He also formed a real estate management company that was sold to Nobeus Management in 1993.

In 1995, Peter J. Martori & Associates was formed (now Martori & Company) which focused on specialized real estate services that included real estate consulting, litigation support and expert witness testimony. The company focused primarily in the valuation of detrimental conditions, construction defects, environmental property, transmission lines and condemnation. Mr. Martori has also retained long time brokerage clients with farms and ranching operations throughout Arizona. Since 1995, he has provided various types of litigation support for well-known projects that included individual sites at the Bank One Ballpark, the Spur Cross Ranch, Miller Park/SRP Case (went to Supreme Court), McDowell Mountain Preserve, the Goldberg Residence, numerous light rail cases, Apache Junction Town Center Bankruptcy, the Mountain Shadows Resort Bankruptcy, the ASU Fraternity takings by the Arizona Board of Regents and more recently the Desert Ridge Bankruptcy.

In December 2012, he brokered the sale of a large farming operation for \$52.0 million and commenced with selling land again in 2017.



**Laura Curry** is an associate at Jennings, Strouss, & Salmon where her practice is focused on eminent domain work. She represents condemning authorities, acquiring or condemning property for the expansion of roads, parkways and utilities. She advises clients in all aspects of civil litigation, including motion practice, discovery, trial and appeals.



**G. Lawrence Schubart** is the senior partner in Stubbs & Schubart, P. C. He graduated in 1969 from Villanova University with a Bachelor of Science in Business Administration; after 2 years in the United States Army, in 1974 he received his Juris Doctor from Villanova University Law School.

After practicing in Delaware County, Pennsylvania, Mr. Schubart commenced employment in the Pima County Attorneys Offices, representing Planning & Zoning and Building Code Departments. He was involved in drafting new Zoning Code provisions dealing with subdivision assurances, development standards, and the initial local amendments to the then-recently adopted Building Code. He handled numerous litigation matters, including a number of appeals, and the first

denial of rezoning defense case, *Davis v. Pima County*, 121 Ariz. 343 (App. 1978), which involved a successful opposition to a petition for writ of certiorari, 442 U.S. 942 (1979).

In 1981, he joined Robert C. Stubbs, one of the State's foremost eminent domain attorneys to partner in Stubbs & Schubart, P. C. Over time the law firm has represented landowners in eminent domain proceedings from Airport expansions to Zoological preservations and everything in between. Mr. Schubart has been involved in more than 25 appellate decisions, the majority of which are published.

In the 26<sup>th</sup> edition of the Best Lawyers in America, he is recognized as the Lawyer of the Year in the practice area of Land Use and Zoning Law in Tucson, and separately, for his work in Eminent Domain and Condemnation Law, and Real Estate Law/Litigation.



**Justice James P. Beene** was appointed to the Arizona Supreme Court in April 2019 by Governor Doug Ducey. Prior to his appointment, Justice Beene spent two and a half years on the Arizona Court of Appeals, Division One having been appointed to that court in December 2016. Justice Beene also spent over seven years on the Arizona Superior Court for Maricopa County after being appointed to that court by Governor Janice Brewer in April 2009. As a superior court judge, Justice Beene presided over family, juvenile and criminal cases.

Justice Beene graduated with a Bachelor of Arts degree in Political Science from the University of California at Santa Barbara in 1988. He earned his Juris Doctor degree from the University of Arizona in 1991.

Upon graduation, Justice Beene began his legal career serving at the Pinal County Attorney's Office, and then as a trial attorney in the Maricopa County Attorney's Office. In addition, Justice Beene has served as Chief Counsel at the Residential Utility Consumer's Office, where he litigated rate cases before the Arizona Corporation Commission. As an Assistant Attorney General in the Capital Litigation Section of the Arizona Attorney General's Office, Justice Beene amassed extensive appellate experience in both state and federal court, including arguing cases before the Arizona Court of Appeals, the Arizona Supreme Court, the United States District Court for the District of Arizona and the Ninth Circuit Court of Appeals. Prior to being appointed to the superior court bench, Justice Beene served as the Appeals and Extraditions Bureau Chief in the Maricopa County Attorney's Office.

Justice Beene has also served on the Town of Gilbert Planning and Zoning Commission, the Arizona State Bar Committee on Criminal Practice and Procedure, the Arizona Supreme Court Death Penalty Task Force, the Arizona Supreme Court Task Force on Rule 32 and he currently serves on the Arizona State Bar Committee on Criminal Jury Instructions and the Arizona Juvenile Justice Commission.



**Rita S. Looney** is the Chief Legal Counsel of the Arkansas Department of Transportation (“ARDOT”). She leads a staff of nine attorneys in representing the Arkansas Highway Commission and the ARDOT at hearings and judicial proceedings and in providing advice on various topics as counsel to the DOT and the Highway Commission. Ms. Looney came to ARDOT in May of 2012 from the Arkansas Ethics Commission where she was Chief Counsel for nine years. She also previously served as a member and chairperson of the Ethics Commission from 1995 through 2000 while maintaining a private general litigation practice in Little Rock. Ms. Looney currently serves as the Communications Coordinator for the Transportation Research Board, Legal Resources Group Eminent Domain and Land Use Committee. Ms. Looney received a B.S.E. cum laude from Ouachita Baptist University in 1982 and a J.D. from the University of Arkansas at Little Rock School of Law in 1985.



**Shannon Breslin** is a Manager of Land Resources, Vegetation Management and Transmission Patrol for Tucson Electric Power and is responsible for administering the company’s land rights and related environmental permits, providing technical guidance on local, state and federal regulations, and fostering constructive relationships with agency, jurisdictional and regulatory leads. With 25 years of experience, Shannon Breslin is passionate about a balanced approach to utility development and resource management. Prior to joining TEP, she also worked for the Lower Colorado River Authority, Texas Parks and Wildlife, and Espey, Huston and Associates in Texas. Shannon holds a senior professional status in the International Right-of-Way Association, has a Bachelor of Arts in in Geography (Resource Management) and a Master of Applied Geography in Environmental Planning, Land Use and Development.



**Carla Kahn** currently serves as the Light Rail Coordinator in the City Manager’s Office. In this role, she is responsible for assisting in the oversight of the City’s High Capacity Transit program. These areas include planning, design, construction/project management, operations, acquisitions, business assistance, and community relations. This coordination involves 47 miles of light rail. Carla Kahn has 14 years’ experience working on light rail projects in the cities of Phoenix, Tempe and Mesa. Ten of those years she served as the main point of contact for all stakeholders during the design and construction on various light rail projects in all three cities. Carla received her Bachelors of Arts degree from Arizona State University.



**Carmine Cornelio** currently focuses on mediation services. He was a successful top-rated Lawyer (Martindale Hubble AV rated, Best Lawyers in America, America's Top Lawyers, etc.) for almost 20 years, handling both plaintiffs and defense cases in Tucson, Arizona. Mr. Cornelio also was a pro tem Judge. In 2001, Mr. Cornelio was selected and appointed as a Pima County Superior Court Judge. He served the public in the trial court for 15 years, primarily on the Civil bench. He presided over many jury trials ranging from car accidents to complex malpractice and commercial cases. Mr. Cornelio would frequently meet with jurors after their verdict to discuss their thoughts on the trial.

Mr. Cornelio began conducting settlement conferences during his years as a pro tem. Because of this experience, he was selected to be the Presiding ADR (Alternative Dispute Resolution) shortly after he took the bench. For nearly ten years Mr. Cornelio was in charge of the Courts Settlement Program. In addition to being the "go to" Judge for difficult Civil, Domestic, and Probate cases, he was involved to teaching, writing, and training others in ADR. In 2010, he received the Justice Award from the Pima County Bar for extraordinary service to judges and lawyers and "Exceptional Skill and leadership in ADR". In 2017, Mr. Cornelio retired from the bench so that he could work exclusively in mediation, focusing on his passion of helping parties settle and resolve their disputes.



**Kevin T. Ahern** is a sole practitioner in Phoenix, Arizona. Prior to developing his mediation and arbitration practice in 2003, Mr. Ahern provided transactional and civil litigation services to real estate developers, homebuilders, general contractors, individual business owners, buyers and sellers of commercial and residential real estate, real estate professionals, title insurance companies, escrow agencies, insurance agencies, banks, private lenders, and property managers. Since 2003, Mr. Ahern has mediated or arbitrated hundreds of civil disputes involving construction contract obligations, construction defects, liability claims against design professionals, insurance coverage obligations, failed real estate and loan transactions, failed business and employment relationships, commercial torts, and professional liability claims against lawyers, accountants, insurance agents, trustees, title insurance companies and escrow companies.

Admitted to the State Bar of Arizona in 1977, Mr. Ahern is certified as a specialist in real estate law, rated AV Preeminent by Martindale-Hubbell, and he has been a member of the National Academy of Distinguished Neutrals since 2011. Mr. Ahern earned his B.A. at the University of Arizona, and his J.D. at Arizona State University College of Law.



**Danielle J.K. Constant** is an attorney partner at Jennings Strouss and Salmon and founded their Tucson office in 2017. She primarily practices eminent domain litigation, mostly for the condemning agencies, although she's open to property owner work if you send her a referral.

Danielle is a proud graduate of Dordt University (1999, BA History) and the University of Arizona College of Law (2002, JD). After graduating from law school, she worked as a criminal prosecutor at the Pima County Attorney's Office for 12 years, conducting over 100 bench trials, attended thousands of hearings, and did approximately 40-50 jury trials (she lost track). You have probably stopped reading this bio anyway, so if you are still reading, kudos to you, and the first person to email Danielle about this bio gets a free Starbucks (offer expires on October 14, 2019; Condemnation Summit workers and JSS employees are not eligible for this offer). After leaving the prosecutor's office, she transitioned her practice to civil defense work including her current eminent domain practice. Her practice involves writing a ton of motions, doing discovery requests, drafting briefs, filing complaints, analyzing stuff, and on occasion going to court and/or trial. Danielle usually ends up either fighting or collaborating with the other attendees of this Summit.