

Condemnation Summit XXX

Speaker Bios



Jennifer Cranston is a shareholder and member of the Board of Directors at Gallagher & Kennedy. Her unique practice includes real estate, insurance coverage, and regulatory representation. For more than 23 years, she has counseled land developers, private property owners, and utilities in condemnation actions and valuation issues. Her work in this area has resulted in two of the largest condemnation verdicts in the history of Arizona, as well as recognition by AZ Business Magazine as a Most Influential Woman in Arizona Commercial Real Estate, as an AZ Business Leader in Management and Real Estate, in People & Projects to Know in Commercial Real Estate, and as a Top 100 Lawyer in Arizona.

Jennifer is an active member of AZCREW and the Maricopa County Bar Association and served on the board and as president of both organizations. She has earned an AV Preeminent Peer Review Rating from Martindale-Hubbell, been named to Phoenix Business Journal's Outstanding Women in Business, selected for the inaugural issue of Phoenix Magazine's Top Lawyers, and is recognized by Best Lawyers in America for Energy Regulatory Law and Energy, Insurance, and Utilities Law. Jennifer earned her law degree from the University of Arizona.

Since 2017, Jennifer has proudly co-hosted the Condemnation Summit and is pleased to welcome you to Condemnation Summit XXX.

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Christopher Kramer is a partner at Nossaman. His practice emphasizes eminent domain and condemnation litigation and consulting, primarily representing condemning authorities. In more than 36 years in practice, he has condemned property for all manners of infrastructure. Chris advises clients on litigation avoidance through mitigation of impacts and damages to properties affected by public projects. He also serves as a mediator in eminent domain, property rights, and property valuation matters throughout the United States.

In addition to being a founding host of the Condemnation Summit, Chris frequently presents programs on eminent domain and related topics for organizations and conferences including the Arizona Condemnation Summit, the State Bar of Arizona, the International Right of Way Association, the International Municipal Lawyers' Association, the American Council of Engineering Companies, the Institute of Traffic Engineers, the ALI-CLE National Eminent Domain Conference, and the Transportation Research Board of the National Academies of Science, Engineering, and Medicine. Chris earned his law degree from Notre Dame School of Law.

As a co-host, Chris is pleased to welcome you to Condemnation Summit XXX.

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Jeffrey Gross concentrates his practice in real estate related litigation, including eminent domain, zoning, inverse condemnation, and real estate valuation disputes. He has extensive experience in eminent domain and land use matters at the government, trial court, and appellate court levels in city, state, federal, and tribal jurisdictions.

Jeff has also handled diverse real property issues such as adverse possession, landlord/tenant disputes, homeowner association actions, easement violations, title insurance claims, and contract breaches. He has assisted many developers, homeowners, and other property owners in successfully prosecuting, defending, and settling claims before or after litigation has been filed. He is a respected writer and speaker on legal matters such as land use law, eminent domain, and resolving land disputes, and taught courses in land use advocacy and trial practice as an adjunct professor at the Arizona State University Sandra Day O'Connor College of Law.

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James Braselton's practice is focused on eminent domain litigation, but also includes related valuation and real estate related litigation such as property tax appeals, boundary disputes, and real estate purchase contract disputes. With regard to condemnation, depending upon the project, James represents both property owners and acquiring agencies (including a number of Arizona counties, cities and towns). Prior to attending law school, he was a registered professional engineer in both Illinois and Arizona and held positions first as a private practice consultant and later in the public sector.

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Vail Cloar focuses his practice on a wide array of litigation matters including constitutional litigation, eminent domain matters, professional malpractice litigation, and appeals before both state and federal courts. Vail has represented all manner of both private and governmental clients in eminent domain matters across the state. He has litigated appeals before the Arizona Court of Appeals, the Arizona Supreme Court, the U.S. Courts of Appeals for the Eighth, Ninth, and Eleventh Circuits, and the Supreme Court of the United States. Vail is also an adjunct faculty member at the Sandra Day O'Connor College of Law at Arizona State University where he teaches two classes, Private Property Rights and Business and Real Estate Valuation.

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Ryan Bailey is a Certified General Appraiser in Arizona, with two decades of experience in real estate appraisal. A proud graduate of Arizona State University, he has earned both a Bachelor of Science in Business Administration and a Master of Real Estate Development (MRED) degree. Beyond individual appraisals, Ryan contracts with the state to perform Standard 3 USPAP appraisal reviews. In recent years, Ryan has been a trusted authority for comprehensive narrative appraisals for use in litigation. He also provides general litigation support, consulting, and support to fellow appraisers in similar roles. His appraisal expertise includes topics such as condominium termination, construction defects, detrimental property conditions, condemnation, easements, right-of-way by necessity, encroachments, standard of care, disclosure, and general lender work. Ryan also holds a real estate broker license in Arizona and actively sells real estate.

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Jennifer Toth was appointed director of the Arizona Department of Transportation on January 5, 2023, to lead the agency responsible for planning, designing, building, maintaining, and operating the state's multimodal transportation system, managing transportation revenue, and providing motor vehicle title, registration, and driver license services.

Jennifer has more than 25 years of experience in the public works field. She has spent the majority of her career working in the public sector and was most recently the Director for the Maricopa County Department of Transportation (MCDOT) as well as the Maricopa County Engineer. Before joining MCDOT in 2014, Jennifer served as State Engineer and Deputy Director of the Arizona Department of Transportation. She has also worked in the private sector as a transportation consultant.

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Marc Lamber focuses his practice on plaintiffs' catastrophic injury and wrongful death litigation. He formed the plaintiff personal injury practice at Fennemore and has built it into the strong and innovative practice it is today. After several years as a defense attorney, Marc wanted the opportunity to work on a more personal level with clients and saw personal injury law as the best outlet. He has recovered tens of millions of dollars for thousands of accident victims and their families, resulting in hundreds of successful jury trials, arbitrations, mediations, and settlements.

Marc is frequently featured on national, regional, and local media for comment on legal issues and other current affairs, including AI and other technology in the law. Marc has been featured on the cover of *AZ Business Magazine* as one of The Top 100 Lawyers in Arizona and highlighted by *Newsweek* as one of the "20 Leaders Plaintiffs' Trial Lawyers."

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Patricia Sallen is a lawyer in private practice focusing on professional responsibility. She represents lawyers in discipline and admission matters, provides ethics advice to lawyers, serves as an expert witness on professional-responsibility issues, and consults on a myriad of other law-related topics. Patricia regularly presents at CLE seminars, publishes articles about professional responsibility, and writes the Eye on Ethics column for Arizona Attorney. She also has taught professional responsibility as an adjunct professor at the Arizona State University Sandra Day O'Connor College of Law for more than a decade. In addition to practicing in private law firms, Patricia spent more than 15 years working for the State Bar of Arizona as both a bar counsel and ethics counsel and supervised programs such as the Fee Arbitration Program and Client Protection Fund. She served as expert consultant to the Arizona Supreme Court's 2014-15 comprehensive ethical rules review effort and to the Court's 2019-20 Task Force on the Delivery of Legal Services, which resulted in the groundbreaking rule changes allowing non-lawyer firm ownership and legal paraprofessionals. She currently serves on the State Bar's Ethics Advisory Group and the Supreme Court's Task Force on Ethics Rules Governing the State Attorney General, County Attorneys, and Other Public Lawyers.

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Justice William G. Montgomery was appointed to the Arizona Supreme Court in 2019. Prior to his appointment, he served as the Maricopa County Attorney beginning with his election at a Special Election in 2010. In addition to his official duties as a County Attorney, he served on numerous boards, commissions, and task forces, including chairing the Arizona Substance Abuse Partnership, the Maricopa County Justice Coordinating Council, and Governor's Task Forces on Child Safety, Human Trafficking, and Sexual Assault Evidence Collection Kit. Prior to assuming elective office, Justice Montgomery served as a Deputy County Attorney, as well as practicing civil law with a local insurance defense firm and advocacy work on behalf of victims of crime. Justice Montgomery earned a B.S. degree and received a commission as a Second Lieutenant in the Army from the United States Military Academy at West Point in 1989. During his time on Active Duty, he served in Operations Desert Shield and Desert Storm with the 1st Cavalry Division and commanded an Armored Cavalry Troop with the 3rd Armored Cavalry Regiment. Justice Montgomery received his law degree from Arizona State University in 2001.

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William Bassoff focuses his practice on eminent domain and valuation, and he also represents clients in commercial litigation, real estate, and employment matters. William has experience in all phases of litigation, including motion practice, oral argument, trial preparation, and appellate practice. William additionally served as an extern for Judge Michael Liburdi of the U.S. District Court, District of Arizona.

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Kelsey Misseldine represents private property owners, tenants, and developers in all aspects of eminent domain litigation and takings. Kelsey's practice also includes business and commercial litigation, land use litigation, representation of financial institutions (loan enforcement, market valuation proceedings, and deficiency claims), and other complex commercial lawsuits.

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Lesly Swanson is a Senior Environmental Scientist for the Salt River Project, one of the nation's largest public power utilities and a major water provider for central Arizona. Lesly oversees stewardship programs which safeguard natural resources, ranging from supporting habitat conservation plans, collaborating on operations and maintenance needs, transmission line siting, environmental compliance with agency regulations, the development and implementation of mitigation measures, and internal and external environmental communication.

Lesly possesses knowledge of the water delivery systems around metro Phoenix and is actively working with state and federal employees and industry personnel on the quagga mussel issue in Arizona and across the Southwest. She also manages SRP's Avian Protection Program to ensure compliance with state and federal laws with respect to bird interactions on electrical transmission and distribution systems.

[Bio](#)



Laura Hackett, Lead Wildlife Biologist at Liberty Wildlife, manages the Research and Conservation Department and mitigates wildlife issues in the community.

Jan Miller is the Animal Care Coordinator at Liberty Wildlife, which includes oversight of the medical care of all of the animals at Liberty Wildlife, education animal trainer, and facility operations.

[Bios](#)