

## Condemnation Summit XXXI

### 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 over 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 XXXI.

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**Jordan Leavitt** is an eminent domain partner at Nossaman who assists public agencies with acquiring land for public infrastructure projects. He counsels public agencies on litigation avoidance through mitigation of impacts and damages to properties affected by public projects.

Jordan has handled numerous light rail matters for the City of Phoenix on both the South Central Extension and the Northwest Extension II project, as well as other acquisitions for other purposes, including high-voltage power lines and related facilities, road widening, and sewer and water.

Admitted in Arizona and Idaho, Jordan earned his law degree from the Sandra Day O'Connor College of Law at Arizona State University and his bachelor's degree at Brigham Young University.

Jordan has spoken at two previous Condemnation Summits and is pleased to serve as co-host for Condemnation Summit XXXI.

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**Sally Schneider Duncan** is a retired Maricopa County Superior Court of Arizona Judge. After 18 years of resolving disputes on the civil, family, and criminal benches, she transferred her skills to a platform where she could help litigants reach mutually satisfying conclusions to costly and distracting litigation. At Convergent ADR, she serves as a mediator, arbitrator, discovery dispute master, and litigation strategist.

Her “been around the block” experience in all areas of civil litigation equips her to find solutions where others may not. She understands every corner of the courtroom both as a private practice litigator, public defender, and trial judge with dozens of trials. Before her appointment to the bench, Sally worked as an Assistant Federal Public Defender and was in private practice for 15 years—first at one of Phoenix’s oldest and most respected firms and later as a partner at two international law firms—where she handled complex commercial cases including contract, environmental, construction, professional discipline, regulatory compliance, insurance, real estate, employment, corporate compliance, trade secrets, and general business litigation.

She regularly serves as a guest lecturer and Adjunct Trial Practice Faculty at the Sandra Day O’Connor College of Law, where she teaches Professional Responsibility and Trial Practice Skills, and assists with mock trials.

Sally earned her B.A., with honors, *summa cum laude*, and her J.D. from the University of Arizona. She was admitted in Federal District Court and the Ninth Circuit Court of Appeals, where she argued a case and learned that listening before you speak is the surest way to find the best answer.

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**Kenneth L. Fields** is a retired Maricopa County Superior Court of Arizona Judge, where he presided over civil, juvenile, criminal, probate, special assignment, and family court calendars for 31 years. While there, he served as the Presiding Judge of the Domestic Relations Department, helped establish the Complex Litigation Court (the first paperless/electronic filing Court in Arizona), and, as a retired Army officer, acted as a Military Trial Judge for the Arizona National Guard.

Since retiring from the Court, Kenneth has maintained an active mediation and arbitration practice, worked as a re-call judge handling civil and criminal cases, and trained judges, attorneys, arbitrators, and mediators on the use of online platforms for mediation and arbitration. He is the presiding commissioner for a five-person arbitration commission deciding disputes between the Navajo Nation and the Hopi Tribe.

His teaching experience spans the globe, including serving as program chair/co-chair at symposia on international mediation and ADR at the Center for International Legal Studies in Salzburg, Austria; and presenting on ADR at the University of South Wales, Cardiff, UK; U.S. Business Law and ADR in Kosovo; U.S. Business Courts at the Azov Legal Conference in Ukraine; Common Law Legal Traditions at the Law School at Udmurt State University in Russia; and American Criminal Law at the National Academy of Law in Ukraine. Closer to home, he has taught Appellate Advocacy and Trial Practice at ASU’s College of Law; trial advocacy at the U.S. Department of Justice Attorney General’s Advocacy Institute; and tactics at the U.S. Army Command and General Staff College in Fort Leavenworth.

A native of Louisville, Kenneth earned his B.S. in political science from the University of Kentucky, and, after serving in Viet Nam, earned his J.D. from the UK College of Law. After graduation, he worked in the Criminal and Civil Rights Divisions at the U.S. Department of Justice in D.C., was appointed Assistant U.S. Attorney for the District of Arizona, and served as Chief of the General Crimes Section of the U.S. Attorney’s Office in Phoenix. In private practice, he handled commercial, personal injury, and criminal law litigation before joining the Maricopa County Public Defender’s Office, and later being appointed to the bench.

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**Judge David Bruce Gass** was appointed to the Arizona Court of Appeals, Division One in 2019 and began serving as the Vice Chief Judge in June 2021. He is a member of the Arizona Supreme Court Commission on Diversity, Equality, and Justice. He chaired the 2022 Child Support Guidelines Review Subcommittee.

In 2009, Judge Gass was appointed to the Superior Court in Maricopa County where he served on all four major assignments, sat on the Arizona Bar Association's Civil Jury Instruction Committee, served as President of the Arizona Judges' Association, and chaired the 2022 Child Support Guidelines Review Subcommittee. During that time, he and Judge Pamela Svoboda established the STRENGTH Court in Maricopa County, which works with victims of sex trafficking who are in the juvenile justice system.

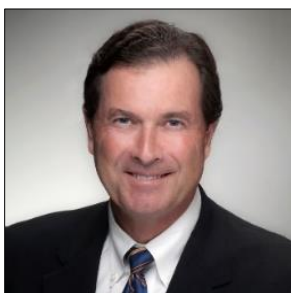
Judge Gass' work has garnered many accolades, including the 2005 Arizona State University College of Law Alumni Association recognition for outstanding service; the 2014 Michael D. Ryan Award for Judicial Excellence from the State Bar of Arizona Public Lawyers Section; the 2018 Pete Dunn Above and Beyond Award as outstanding ambassador of the Judges in Arizona; the 2018 Sandra Day O'Connor College of Law Judicial Officer of the Year; the 2020 Diversity and Inclusion Leadership Award from the State Bar of Arizona; and the 2021 Excellence in Education Award from the Arizona Supreme Court's Committee on Judicial Education and Training.

#### [Bio](#)



**Ron Aschenbach** is an Assistant Attorney General at the Arizona Attorney General's Office and has worked in the Transportation Section since 1995. Ron graduated from the Oregon Institute of Technology with A.A. in Land Surveying (1981), earned a B.S. in Civil Engineering Technology/Land Surveying (1983), and graduated from "The Ohio State University" with an M.S. in Geodetic Science (1985) and a J.D. (1991).

Ron is registered as a Professional Land Surveyor (Inactive) with the State of Kansas.



**Steven Cole** has been a real estate appraiser in Tucson since 1975 and is the principal of Southwest Appraisal Associates (SWAA). He provides valuation services for various property types including airports, apartments, commercial buildings, shopping centers, subdivisions, vacant land, and single-family residences. His experience includes special purpose properties, feasibility studies, leased fee and leasehold interest, counseling, and appraisals for litigation and condemnation.

Steven is a member of the Appraisal Institute, where he earned his MAI member designation, Senior Residential Appraiser designation (SRA), and the General Review Specialist designation (AI-GRS). He is also an instructor for the Appraisal Institute, University of Arizona, Pima Community College, and Hogan School of Real Estate, as well as past chairman of the Tucson Airport Authority.

Steven earned his B.A. with high honors from the University of California, Santa Barbara, and his M.B.A. from the University of California, Los Angeles, both with a focus on Urban Land Economics.

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**Smedmore Bernard**, MAI, SR/WA, is the managing director and a principal at Four Corners Valuations. A distinguished industry leader and consultant with extensive experience in valuation and appraisal services, Smedmore has served pivotal roles in the appraisal industry and obtained notable experiences performing extensive right of way valuations for various prominent projects. He advises real estate developers, investors, government agencies, and corporate clients in various real estate matters.

Before joining FCV, Smedmore was the managing director at 1st Aerow Valuation Group, a senior appraiser at CBRE, assistant VP at Bank of America, a review appraiser at Midwest Bank, and a real estate analyst at Integra Realty Resources. Active in the Appraisal Institute, he is a member of its National Diversity Panel, vice chair of its National Board of Directors, member of its Regional Nominating Committee, and member of its Foundation's Board of Trustees representing IRWA. Smedmore also served as the education course coordinator and instructor for IRWA's 400 Series and is a former president, vice president, and secretary of IRWA's Chapter 12.

Smedmore is a certified general appraiser in Illinois, Indiana, Washington, Wisconsin, and Tennessee. He earned his B.S. from Morehouse College in Atlanta, and his M.B.A. from Loyola Graduate School of Business in Chicago.

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**Cheryl Eamick**, SR/WA, is the President and Designated Broker of Sonoran Land Resources. She has worked in the right of way and land development industries since 1992, in both the private and public sectors. Her expertise is in land entitlements, right of way program management, land acquisition, and federal, state, tribal, and local right of way approvals.

Founded in 2017, Sonoran Land Resources (Sonoran) is a land services company specializing in right of way (ROW) acquisition for infrastructure projects. Before joining Sonoran in 2018, Cheryl worked at Tucson Electric Power as the right of way supervisor and as a senior environmental and land use planner.

Cheryl earned her B.S. from the University of Arizona in Information Technology and her M.S. from Northern Arizona University in Community Planning. She is an Arizona Licensed Real Estate Broker and earned the esteemed designation of Senior Right of Way Agent from the International Right of Way Association.

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**Cassandra Ayres** is a litigator and land use lawyer at the Scottsdale-based Berry Riddell LLC. Her practice focuses on zoning, land use and entitlements, real estate litigation and development, and eminent domain and condemnation issues, including constitutional issues and complex commercial litigation. She has been involved in numerous cases concerning many of the most high-profile issues in one of the most dynamic real estate markets in the country.

Cassandra earned her J.D. in 2007 and B.A. in Communications in 2002 from Arizona State University.

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