

## Condemnation Summit XXXV

Agenda & Speaker Bios

### When

Friday, May 8, 2026  
8:15 a.m. to 4:30 p.m.

### Agenda

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|-------------------------|---|
| 8:15 – 9:00 a.m.        | <b>Registration, Breakfast, and Networking</b>  |
| 9:00 – 9:15 a.m.        | <b>Welcome Remarks</b>  |
| 9:15 – 10:30 a.m.       | <b>Navigating CC&amp;Rs and Other Private Use Restrictions in Right of Way Acquisition</b><br>Presenters: Matt Hansen and Tara O'Hanlon |
| 10:30 – 10:45 a.m.      | <b>Morning Networking Break</b>   |
| 10:45 – 11:45 a.m.      | <b>Mediation Theory &amp; Practice</b><br>Presenters: Ken Fields and Bethany Hicks  |
| 11:45 a.m. – 12:45 p.m. | <b>Lunch</b>  |
| 12:45 – 2:00 p.m.       | <b>The Algorithm in the Room: AI's Growing Role in Appraisals</b><br>Presenter: Jerry Zaddack   |
| 2:00 – 2:15 p.m.        | <b>Afternoon Networking Break</b>   |
| 2:15 – 3:15 p.m.        | <b>Access!</b><br>Presenter: Jennifer Cranston  |
| 3:15 – 3:30 p.m.        | <b>Cookie Break</b>   |
| 3:30 – 4:30 p.m.        | <b>Eminent Domain Game Show</b><br>Presenter: Vail Cloar  |

## Host & 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 Arizona history.

Jennifer is an active member of AZCREW and the Maricopa County Bar Association, serving on the board and as president of both organizations. She has earned an AV Preeminent Peer Review Rating from Martindale-Hubbell and been named to the Phoenix Business Journal's Outstanding Women in Business, the inaugural issue of Phoenix Magazine's Top Lawyers, AzBusiness Magazine's Top 100 Lawyers and Most Influential Woman in Arizona Commercial Real Estate, AZRE's "AZ Big 100: Women Leaders" and *People & Projects to Know in Commercial Real Estate*, and is recognized by *Best Lawyers in America* for Eminent Domain and Condemnation Law, Energy Regulatory Law, and Energy, Insurance, and Utilities Law. Jennifer earned her J.D. from the University of Arizona and her B.A. from St. Mary's College of California.

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

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**Ashley Mahoney** is an eminent domain and valuation partner at Nossaman, assisting public agencies with the acquisition of land for public infrastructure projects. She counsels public agencies on litigation avoidance through mitigation of impacts and damages to properties affected by public projects.

Ashley also represents clients in complex commercial litigation, including class actions, malpractice, and complex business matters.

Admitted in Arizona, Ashley earned her law degree *cum laude* from the Sandra Day O'Connor College of Law at Arizona State University and her bachelor's degree from Arizona State University. She is a member of the Arizona Supreme Court Ethics Advisory Committee.

A past presenter and regular attendee, Ashley is pleased to co-host her third Summit and welcome you to Condemnation Summit XXXV.

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**Matthew Hansen** is a partner at Nossaman in Seattle. His practice focuses on all facets of eminent domain law, from consulting with agency clients early in the design process to pre-litigation negotiations, condemnation litigation, trials and appeals.

Matt is a proven trial attorney with experience representing municipal and private property owner clients in mediations, arbitrations and in trials, including a substantial number of condemnation jury trials. Matt has litigated cases throughout Washington state and has successfully argued cases before the Washington State Court of Appeals.

Admitted in Washington, Matt earned his law degree from Seattle University School of Law and his bachelor's degree from Central Washington University.

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**Tara O'Hanlon** is a partner at Nossaman in Seattle. She represents municipal agencies and property owners in their eminent domain/condemnation acquisitions, and has successfully tried numerous multimillion-dollar cases, including obtaining successful verdicts in several of Washington's largest eminent domain decisions.

Tara also represents the design and construction industry, including owners, general contractors, subcontractors, suppliers and design professionals and negotiates public and private design and construction contracts, including projects with alternative delivery methods, design-build and integrated project delivery (IPD).

Admitted in Washington and Oregon, Tara earned her law degree from Georgetown University Law Center and her bachelor's degree *magna cum laude* from Boston College.

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**Kenneth L. Fields** is a retired Judge of the Superior Court of Arizona, Maricopa County, Phoenix, Arizona. He presided over civil, juvenile, criminal, probate, special assignment, and family court calendars. From February 1993 through June 1995, he served as the Presiding Judge of the Domestic Relations Department (family court).

Since retiring, he has worked as a re-call judge handling civil and criminal cases, as well as a private practice mediator. He provides consultation, conflict resolution, dispute mediation, and arbitration services in matters involving commercial, marital, employment, real estate, technology, personal injury, and condemnation disputes.

He earned his law degree and bachelor's degree from the University of Kentucky, and his mediation training from Pepperdine School of Law and Vermont Law School.

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**Bethany Hicks** retired from the Maricopa County Superior Court after more than 23 years on the bench, including rotations in the Civil, Criminal, Family, Juvenile, and Tax/Probate Courts, and as the presiding Judge of Family Court from 2002-2005. Prior to her time on the bench, Judge Hicks was in private practice focusing on domestic relations and corporate law.

Using her years of trial experience, Judge Hicks now provides constructive dispute resolution services through the mediation of family and civil law disputes and serve the interests of children as a parenting coordinator.

Judge Hicks earned her law degree from the Sandra Day O'Connor School of Law at Arizona State University, a master's degree from Boston University, and a bachelor's degree from Vassar College.

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**Gerald Zaddack, MAI, CRE**, is an appraiser/consultant at Zaddack Valuation Advisors, Inc. (ZVA). Throughout his 41-year career, Jerry has gained extensive experience in litigation support involving eminent domain, bankruptcy, contract disputes, and impact assessments. He has served as an expert in more than 75 depositions, hearing, and trials, and is qualified to testify as an expert in Federal Bankruptcy Court in Phoenix and in Superior Court for Maricopa and Pima counties.

Jerry earned his MAI designation from the Appraisal Institute in 1990 and was invited to membership in the Counselors of Real Estate (CRE) in 1996. He has held the Certified General Real Estate Appraiser license in Arizona since mandatory licensing requirements started in 1991.

Jerry earned his bachelor's degree in Management Information Systems from the University of Wisconsin, Eau Claire.

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**Vail Cloar** focuses his practice on a wide array of litigation including constitutional litigation, eminent domain matters, professional malpractice litigation, and appeals before both state and federal courts. Vail has represented 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, and the Ninth Circuit Court of Appeals.

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.

He earned his law degree *magna cum laude* and his bachelor's degree *summa cum laude* from Arizona State University.

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