

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 24 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 XXXVI.

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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 fourth Summit and welcome you to Condemnation Summit XXXVI.

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Jeffrey Gross is a Certified Specialist in Real Estate Law, concentrating 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.

He has also handled various real property issues such as adverse possession, landlord/tenant disputes, homeowner association actions, easement violations, title insurance claims, and contract breaches. Jeffrey 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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Justice Maria Elena Cruz has served on the bench since 2005 and is the first justice of Latina and African descent to serve on the state's highest court. Prior to her appointment to the Arizona Supreme Court, she served as a judge on the Cocopah Tribal Court, Yuma County Superior Court, and Arizona Court of Appeals.

Justice Cruz obtained her J.D. from the University of Arizona's James E. Rogers College of Law and has a B.A. in Psychology from the University of Arizona. She began her practice of law as a prosecutor in Arizona at the Yuma County Attorney's Office, prosecuting felony offenders. Later, she practiced in criminal defense, eventually venturing into solo practice.

[Bio](#)



Judge Danielle J.K. Constant was appointed by Governor Ducey to the Pima County Superior Court in October of 2022, Division 12, and is currently serving on the Criminal bench.

Before joining the bench, Judge Constant was the managing partner of Jennings Strouss' Tucson office, where she focused her practice in litigation, with an emphasis on eminent domain, real estate litigation, and government representation. Before joining the firm in 2017, she was a prosecutor at the Pima County Attorney's Office where she prosecuted over 40 jury trials and appeared in Justice and Superior Courts on more than 1,000 occasions.

Judge Constant earned her law degree from the University of Arizona and her undergraduate degree in History with a minor in English from Dordt University in Iowa. She previously served as co-host of the Condemnation Summit and is pleased to return as a presenter.

[Bio](#)



Myrlene Francis, SR/WA is the Manager of Right of Way Operations in Southern Arizona at Tierra Right of Way Services. She has 22 years of experience in right of way acquisition, relocation, utility coordination, and transportation planning. She currently focuses on business development, project management, and implementation of projects under the Uniform Act.

Myrlene has extensive experience applying Uniform Act requirements and other local, County, State, and Federal laws and regulations. In addition, she has extensive experience managing complex urban corridor right of way projects, as well as engineering and technical plan review, utility coordination, property management, and writing and plotting legal descriptions.

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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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Alyssa Strong, R/W-RAC, DBE-SBE, is the owner and principal of Artisan Right of Way, an acquisition and relocation consulting firm based in Waddell, Arizona.

She provides a range of acquisition and relocation services for property owners, including market analysis to ensure accurate fair valuation, negotiation and preparation of legal agreements and contracts, relocation assistance for affected property owners, and efficient coordination of all aspects of the acquisition and relocation process.

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