

Real Estate & Land Use Law

in Montana



MAR. 5 & 6, 2020

DOUBLE TREE BY
HILTON HOTEL

Missoula, MT

ACCREDITATION

MT CLE, WY CLE,
ID CLE, WA MCLE, APA,
MT Real Estate Brokers,
OR Real Estate Broker

(see inside for details)

THE SEMINAR GROUP ~ RAISING THE BAR OF CONTINUING LEGAL AND PROFESSIONAL EDUCATION

Seminar Overview

This seminar will present the various legal and regulatory mechanisms used to plan and regulate growth, real estate development, and other impacts from changes in the use of public and private property. The program includes both a broad overview for general knowledge and more detailed information on specific topics, such as zoning, annexation, environmental issues, and working with regulators.

Experienced practitioners from both the private and public sectors will share their experience and perspective, which will be informative to attorneys, consultants, and other professionals who have an interest in this important area.

Who Should Attend:

Attorneys
Engineers
Land Planners
Real Estate Brokers
Municipal Employees
Government Employees

**Real Estate & Land Use Law
Thursday, March 05, 2020**

**12:45 Introduction and Overview – Day One
MST**

Mark L. Stermitz, Program Chair
Crowley Fleck PLLP

12:50 The Master Planning Process

The Missoula downtown master plan; density; parks and trails; lobbyist perspective

Mark Bellon, PE, Chief Operating Officer
Territorial Landworks, Inc.

Dan G. Cederberg
Cederberg Law Offices

Linda K. McCarthy, Executive Director
Downtown Missoula Partnership

2:00 Permitting and Zoning Strategies

Changes in density; condominium and affordable housing planning

Vince Gavin, AIA, Principal Architect
Gavin-Hanks Architectural Studio

Karen Hughes, AICP, Assistant Director
Community and Planning Services, County of Missoula

3:00 Break

3:15 Financing Development

Tax breaks; tax law; tax increment financing; opportunity zones; mechanics & examples of public/private partnerships

John Horner, VP of Commercial Banking
Opportunity Bank of Montana

Matt Mellott, CCIM, Commercial Real Estate Advisor
Sterling CRE Advisors

Joel E. Silverman
Silverman Law Office PLLC

4:15 Rentals and Income Properties

AirBNB; additional dwelling units; potential for zoning and regulatory changes

Eran Pehan, Director
Housing & Community Development, City of Missoula

5:00 Adjourn

**Real Estate & Land Use Law
Friday, March 06, 2020**

**9:00 Introduction and Overview – Day Two
MST**

Mark L. Stermitz, Program Chair
Crowley Fleck PLLP

9:05 Land Use Law Update

Recent changes to Montana's land use law and real estate statutes

Richard DeJana
Richard DeJana & Associates PLLC

Alan F. McCormick
Garlington Lohn & Robinson PLLP

10:00 Conservation Easements

Christian P. Dietrich, General Counsel
Montana Land Reliance

10:45 Break

11:00 Transportation Planning

Managing growth zones; mechanics; permitting access; egress and regress

Jeremy Keene, PE, Director
Public Works, City of Missoula

11:45 Mixed Use Properties – a Case Study

“The Mercantile”

Andy Holloran, Principal/Developer
HomeBase Partners

12:30 Midday Break

1:45 Historic Preservation Opportunities

State and Federal historic rehabilitation tax credits; the interrelationship of federal, state and municipal code; policy tactics for protecting historic buildings and districts; creating incentives through zoning and land use

Pete Brown, Historic Architecture Specialist
Montana State Historic Preservation Office

Emily R. Scherrer, Historic Preservation Officer
Long Range Planning, City of Missoula

2:30 Estate Planning

Complex structures for large properties and families

Grant S. Snell
Crowley Fleck PLLP

3:15 Break

3:30 Contamination and Remediation Update

Case law

Jonathan Morgan, Chief Remediation Counsel
Montana Department of Environmental Quality

4:15 Securing Water and Water Rights

Growing cities doctrine

John E. Bloomquist
Bloomquist Law Firm PC

5:00 Adjourn

Faculty - Real Estate & Land Use Law



Mark L. Stermitz, Program Chair, is a partner with Crowley Fleck PLLP in its Missoula, Montana office. He is co-leader of the firm's Environmental and Natural Resource Litigation Practice Group. He represents clients in projects and lawsuits implicating federal and state environmental laws.



Christian P. Dietrich serves as General Counsel to the Montana Land Reliance (MLR). He is the current Chair of the Nonprofit Law Section of the State Bar, and speaks frequently on conservation easement and nonprofit law topics at continuing legal education seminars.



Mark Bellon, PE, is a professional engineer, partner and COO of Territorial Landworks, Inc., a Montana-based engineering and surveying firm. His expertise is in public-sector infrastructure projects from conceptual planning through design, permitting, and construction administration.



Vince Gavin, AIA, is the Principal Architect at Gavin-Hanks Architectural Studio, a full-service architecture firm located in Missoula, Montana. They work in a collaborative process that builds trust and commitment to common goals among all design team members.



John E. Bloomquist is the founder of Bloomquist Law Firm PC. He represents a variety of clients in their litigation, legislative and regulatory matters. He emphasizes water, public lands, natural resources, real estate, administrative and governmental relations law in his private practice.



Andy Holloran is the founder and principal of HomeBase Partners (HBP), which he started in 2013. He combines expertise in financing, extensive experience in real estate development, and his passion for identifying unique opportunities to transform communities.



Pete Brown is the Historic Architecture Specialist with the Montana State Historic Preservation Office. He consults with state agencies on heritage property projects at places like Bannack, Universities, and the Capitol. He also works with federal agencies and private property owners.



John Horner is the Vice President of Commercial Banking for Opportunity Bank of Montana in Missoula. He provides commercial banking services ranging from new accounts to small and large credit needs. He is a board member for the Missoula Area Chamber of Commerce.



Dan G. Cederberg is the owner of Cederberg Law Offices and a board member of the Missoula Downtown Association (MDA), an organization that advocates for Missoula's urban core and its businesses. He was named "Downtown of the Year" for the third time in 2018.



Karen Hughes, AICP, is the Assistant Director of Community and Planning Services for Missoula County, which includes land use planning, plan implementation and development review; grants and community programs; sustainability and resiliency; and parks, trails and open lands.



Richard DeJana is the founder and owner of Richard DeJana & Associates PLLC in Kalispell. His practice emphasizes real property transactions and litigation including zoning and land use issues, related administrative hearings and and litigation involving property issues.



Jeremy Keene, PE, is the City of Missoula Public Works Director. Prior to joining the City in 2019, his 24-year career in the private sector included consulting on major transportation, land use, and urban redevelopment projects in Montana, Colorado, and Idaho.



Linda K. McCarthy serves as Executive Director of the Downtown Missoula Partnership. She helped guide the creation of the Downtown Master Plan and is responsible for its planning, board development, communications and public relations, advocacy and implementation.



Joel E. Silverman, founder of Silverman Law Office PLLC, focuses on assisting individuals and businesses with business law, tax, succession planning, employment issues, mergers and acquisitions, wills, trusts, property transactions, liquor and gambling law, and oil and natural gas law.



Alan F. McCormick is a partner with Garlington Lohn Robinson PLLP. His primary practice focus is land use, zoning, real estate and local government law with a particular emphasis on development permitting and related transactions. He is a former land use planner for local governments.



Grant S. Snell is a Partner in the Kalispell office of Crowley Fleck PLLP. His practice focuses on designing comprehensive estate plans for clients that are personalized to their needs. He prepares wills, trusts, powers of attorney, and related documents.



Matt Mellott, CCIM, is a Commercial Real Estate Advisor for Sterling CRE Advisors, providing investment services throughout the country. He has expertise in property income and expense analysis, cash flow valuations and lease structuring for office and multi-family investments.

Jonathan Morgan is Chief Remediation Counsel for the Montana Department of Environmental Quality. The Environmental & Remediation Division is responsible for overseeing investigation and cleanup activities at Superfund sites as well as providing groundwater remediation services.



Eran Pehan, Director of Housing and Community Development for the City of Missoula, has been engaged in community development and social equity work in Missoula for the last twenty years. She has extensive experience in social infrastructure planning and assessment.



Emily R. Scherrer serves as the Historic Preservation Officer in Long Range Planning for the City of Missoula. She rewrote the preservation demolition ordinance, implemented a new Adaptive Reuse Zoning Overlay and is working on creating a Local Register of Historic Places.

Real Estate & Land Use Law

Credits

MT CLE

This course has been approved by the Montana State Bar for a total of 10.0 general CLE credits (Live Credits for In Person Attendance & Webcast).

ID CLE

This course has been approved by the Idaho State Bar for 9.25 general CLE credits (Live Credits for In Person Attendance & Webcast). Self study is available for the On Demand. For other homestudy products you can self apply for self study credits.

WY CLE

This course is pending with the Wyoming State Bar for 10.0 CLE credits (Live Credits for In Person Attendance & Webcast).

WA MCLE

This course has been approved for 10.0 hours of law and legal CLE credit by the Washington MCLE board (Live Credits for In Person Attendance & Webcast). Self-Study credit will be available, specific credit amount to be determined.

The Seminar Group is an accredited sponsor with the Washington State Bar

APA

This course has been approved by the American Planning Association for 10.25 CM credits (Live Credits for In Person Attendance & Webcast). Credits for recorded courses not available.

MT Real Estate Brokers

This course qualifies for Montana real estate broker continuing education in the amount of 10.25 CE credits (Live Credits for In Person Attendance & Webcast). Credits for recorded courses not available.

OR Real Estate Broker

The Seminar Group is an approved CE provider by the Oregon Real Estate Agency, #201212896. This course has been approved for 10.25 CE credits (Live Credits for In Person Attendance & Webcast).

Location

DoubleTree by Hilton Missoula Edgewater

100 Madison Street
Missoula, MT 59802

Phone: 1-406-728-3100

The seminar is located in the Russell/Lewis/Clark Room. Please call the venue for directions/questions.

PARKING

On-site Parking is available. Please contact the venue for more information.

Fees

Live Seminar:

Attorney	\$599.00
Government / Tribal / Non-Profit	\$499.00
Other Professionals	\$499.00
Student / Professor	\$399.00
Day One	\$292.20
Day Two	\$456.55

Live Webcast:

Attorney	\$599.00
Government / Tribal / Non-Profit	\$499.00
Other Professionals	\$499.00
Student / Professor	\$399.00
Day One	\$292.20
Day Two	\$456.55

Pre Order On Demand:

All Sessions	\$599.00
Single Session	\$99.00

Pre Order MP3 Download:

All Sessions	\$599.00
Single Session	\$99.00

Pre Order DVD Homestudy:

All Sessions	\$649.00
--------------	----------

Pre Order CD Homestudy:

All Sessions	\$649.00
--------------	----------

Pre Order Materials Download:

All Sessions	\$209.00
--------------	----------

Pre Order Printed Materials:

All Sessions	\$239.00
--------------	----------

Go to our website to register:
www.TheSeminarGroup.net or call our office at 800-574-4852 or 206-463-4400. You can also contact us at info@theseminargroup.net or by mail to The Seminar Group, P.O. Box 523, Vashon, WA 90870.

CANCELLATION POLICY: We will refund your tuition, less a \$50 cancellation charge, if we receive your cancellation by 2/28/20. No refunds will be given after this date. Please note that if you do not cancel by the deadline and/or do not attend, you are still responsible for payment.

Register at

TSGregistration.net/5981