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Eminent Domain Experts in High Demand

Cushman & Wakefield launches an eminent domain group amid rising need for expertise as Southern California infrastructure continues to age.

By Kelsi Maree Borland | September 20, 2018



<https://images.globest.com/contrib/content/uploads/sites/311/2018/09/Screer-Shot-2018-09-19-at-11.12.50-AM.png>) There is a growing need for eminent domain professionals in Southern California, thanks to a combination of redevelopment activity and aging infrastructure. **Cushman & Wakefield** has

launched a new eminent domain group with experience working on the state's largest public works projects and public right-of-way appraisal expertise. The new team includes executive directors **Rick Donahue** and **Kevin Donahue** and associates **Mark Wallen** and **Denyse Neville**. The group, which joins the firm from Overland, Pacific & Cutler, will bolster Cushman's valuation and advisory division.

"The biggest change I've seen in recent years relative to eminent domain needs is the quantity of work," Public agencies took a hit in the past decade from the recession and also from the elimination of redevelopment," Kevin Donahue tells GlobeSt.com. "In the past several years, it seems that agencies are once again in a growth mode. Transportation spending, funded by various sales tax spending measures, has spawned bridge replacements, freeway widenings and numerous local street improvement projects. The lack of affordable housing has been another driver in the public sector valuation practice."

Cushman & Wakefield is regularly looking to expand its footprint, but was motivated to launch an eminent domain group in response to the growing workload and eminent domain-related deals. "We are constantly seeking new ways to expand its footprint in the Valuation & Advisory sector and meet the needs of its clientele and seek new business," adds Kevin Donahue. "There is a shortage of experienced eminent domain appraisers in the market, specifically as it relates to qualified experts. A rare opportunity to add an existing team of valuation professionals with significant eminent domain experience was too good to pass up."

The need for eminent domain expertise is only growing, especially in Los Angeles and Southern California, driven largely by aging infrastructure and the need for repairs and upgrades. Kevin Donahue expects an increasing need for eminent domain expertise as a result. "The infrastructure in the Los Angeles Basin and Southern California as a whole is aging and generally speaking,

below capacity," Kevin Donahue explains. "While some repairs and upgrades can be done within the existing rights of way, many projects require various permanent and temporary rights to accommodate the work. Moreover, as the population grows, the streets, freeways and utilities must grow proportionately."

With the launch of this new group, Cushman * Wakefield will be well positioned to take advantage of that future activity. "Cushman's existing and potential clientele require services in many categories and having a diverse offering of valuation services is critical to meet this need," says Kevin Donahue. "The public sector generates a significant quantity of appraisal work and by expanding into this area, Cushman & Wakefield will gain increased market share."

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