MILLER STARR REGALIA



F. Gale Connor

Shareholder

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As a shareholder with Miller Starr Regalia, Gale’s practice focuses on real property law including eminent domain and inverse condemnation, commercial leasing, and purchase and sale agreements. He regularly contributes to industry publications and speaks about real estate matters throughout California.

F. Gale Connor is a shareholder in Miller Starr Regalia’s San Francisco office. Gale has a distinguished practice encompassing many aspects of real property law. He is experienced in eminent domain and inverse condemnation, commercial leasing, acquisition and disposition of improved and unimproved properties, and litigation of environmental, title, and land use issues. He also serves as special outside counsel for real estate acquisitions for various public agencies.

Practice Areas

- Eminent Domain & Inverse Condemnation
- Land Disputes, Easements & Lien Priority Claims
- Acquisitions & Dispositions
- Commercial Lease Disputes

Education

J.D., Georgetown University Law Center (1987)

B.A., with honors, Oberlin College (1981)

Associations

International Right of Way Association, Chapter 2, former President

State Bar of California, Real Property Law Eminent Domain Subsection, former co-chair

Awards & Recognition

Super Lawyers Northern California (2006, 2008–2026)

Publications

“Has the Link Between Business Goodwill and Profits Been Severed?” Miller Starr Regalia’s Land Use Developments blog, January 20, 2017

“Clarifying Roles In Eminent Domain Cases,” *Daily Journal*, August 23, 2016

“Calif. Justices Pen Eminent Domain Rule In Access-Road Case,” *Law360*, By Cara Bayles, August 16, 2016 (quoted)

“Government Can Enter Property for Testing Before Eminent Domain, Court Rules,” *Daily Journal*, By Kevin Lee, July 22, 2016 (quoted)

“Calif. High Court OKs Takings Process, Allows Jury Damages,” *Law360*, By Juan Carlos Rodriguez, July 21, 2016 (quoted)

“Calif. High Court Wrestles With Eminent Domain Doctrines,” *Law360*, June 13, 2016

“Redevelopment Remains in Limbo,” *Daily Journal*, August 18, 2011 (co-author)

“The Million Dollar Difference in Eminent Domain: Relocation Cost or Mitigation Cost?” *Daily Journal*, August 25, 2010

E-Bulletin for *Real Property Law Section*, State Bar of California, June, 2008

“Actions of Agency, Not Appraiser, Key to Attorney Fees Award in Eminent Domain,” *Nossaman E-Alert*, December 2007

“Prop 90 Not Another ‘Kelo,’ ‘Why did the State’s ‘Protect Our Homes Act’ Fail to Rally Opponents of Eminent Domain?” *The Recorder*, January 24, 2007

“Vietnam: Trading With the Enemy or Investing in the Future?” *Law and Policy in International Business*, Vol. 25, 1994

Speeches & Presentations

“Legal Bites,” Appraisal Institute, Annual Spring Litigation Conference, 2014 - 2019, & 2022 - 2025.

“It’s Only Temporary: Are Temporary Goodwill And Real Property Damages Compensable?” IRWA Chapter 50, 2024 Fall Symposium

"The Evolving World of Relocation: What Activities Trigger Relocation Assistance?" CLE International's 21st Annual Eminent Domain Conference, October 18, 2019

“It’s only Temporary: Are Temporary Goodwill and Real Property Damages Compensable?,” International Right of Way Association Chapter 42, Spring Conference, March 23, 2018

“Recent Trends in Eminent Domain Law,” CEB Real Property Symposium, Orange County, October, 2014

“The Death of Redevelopment in California: What Happens Now?” CLE International’s 14th Annual Eminent Domain Conference, April 26, 2012

“Appraisals for Eminent Domain: Acquisition Appraisals, Legal Issues and Expert Witness Testimony,” Appraisal Institute, March 19, 2012

“What Does the End of Redevelopment Mean for Real Estate in California,” Commercial Real Estate Women Luncheon, March 15, 2012

“Not Just Another End of Redevelopment Story,” International Right of Way Association Chapter 42, March 4, 2012

“The Death of Redevelopment in California,” Appraisal Institute Workshop, January 19, 2012

“The Death (and Rebirth?) of Redevelopment,” International Right of Way Association Chapter 1, Los Angeles County, 2011 Annual Fall Seminar, October 25, 2011

“Everything You Were Never Taught About Litigation Appraisal – A Hands On Approach,” IRWA Chapter 42, Atherton, CA, July 22, 2010

“Preparing Appraiser Trial Testimony – Perspectives from Lawyers and Appraisers,” CLE International’s Annual Eminent Domain Conference, November 17, 2009

“Property Acquisition in the Shadow of Propositions 98 and 99,” California Redevelopment Association Legal Issues Symposium, August, 2008

“Emeryville v. Elementis, A Case Study,” California Redevelopment Association Legal Issues Symposium, August, 2004

“Pleasant Hill Downtown: A Case Study for Redevelopment,” California Redevelopment Association, Introduction to Redevelopment, April, 2000

“Exercise of the Eminent Domain Power,” CLE International, Eminent Domain Conference, December, 1998

“Inverse Condemnation: Is Your Claim Ripe or Rotten?” San Francisco Real Estate Roundtable, October, 1997

Interviewed on eminent domain issues by BBC World Service, *Los Angeles Times*, Fox News (The O’Reilly Factor), *San Francisco Chronicle*, NPR, Sky Radio and *San Jose Mercury News*

Bar Admissions

California

United States Court of Federal Claims

United States Supreme Court

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