



The SPOKANE COUNTY BAR ASSOCIATION
presents

Business Law Potpourri CLE

December 19, 2023

Gonzaga University School of Law
721 North Cincinnati Street, Barbieri Courtroom
Spokane, Washington

- 8:30 – 8:45 a.m. Check-In & Coffee Service
- 8:45 – 9:45 a.m. **Construction Liens**
Benjamin J. McDonnell of Piskel Yahne Kovarik, PLLC
- 9:45 – 10:45 a.m. **Commercial Evictions**
Whitny L. Norton of Piskel Yahne Kovarik, PLLC
- 10:45 – 11:00 a.m. Morning Break
- 11:00 – 12:00 Noon **Antitrust Issues for NCAA, Professional Golf and NFL**
Scott M. Morse of Piskel Yahne Kovarik, PLLC
- 12:00 – 1:15 p.m. Lunch (On Your Own)
- 1:15 – 2:15 p.m. **Cannabis Business Regulation**
Troy D. Sims of Piskel Yahne Kovarik, PLLC
- 2:15 – 2:30 p.m. Afternoon Break
- 2:30 – 3:30 p.m. **Residential Evictions**
William B. Emmal of Piskel Yahne Kovarik, PLLC
- 3:30 – 4:30 p.m. **Abatement of Abandon/Blighted Properties**
Bridgette A. Roll of Piskel Yahne Kovarik, PLLC

SPEAKER BIOGRAPHIES

WILLIAM B. EMMAL is an associate attorney with Piskel Yahne Kovarik, PLLC. William practices in the areas of construction, real property, landlord-tenant law, and business litigation.

William moved to western Washington to attend the University of Washington where he earned his bachelor's degree in business administration, with an emphasis in human resources. He attended law school at Gonzaga University School of Law where he was selected to work with Professor Stephen Sepinuck on his Commercial Law Amicus Curiae Initiative. William was also a member of the Editorial Board of the Gonzaga Law Review and interned at the Spokane County Public Defender's Office and with Superior Court Judge Raymond Clary of Spokane County Superior Court. William also interned with Armitage & Thompson, PLLC, prior to joining Piskel Yahne Kovarik, PLLC, as an intern. William earned his Juris Doctor from Gonzaga, graduating with honors.

EDUCATION

Gonzaga University School of Law, cum laude, 2021 · University of Washington, B.A. in Business Administration, 2018

ASSOCIATIONS

Washington State Bar Association · Spokane Young Lawyers Division—Trustee

ACHIEVEMENTS

GONZAGA LAW REVIEW: Editorial Board · Communications Editor, 2020-2021; Editorial Staff 2019-2020.

BENJAMIN J. McDONNELL is a principal attorney at Piskel Yahne Kovarik, PLLC whose practice focuses on complex civil litigation, commercial litigation, construction related disputes arising from public and private construction projects, creditor/debtor law including bankruptcy litigation, and real estate and employment disputes.

Originally from Helena, Montana, Ben earned his Bachelor of Arts degree from Gonzaga University and graduated from Gonzaga University School of Law with honors. During law school, Ben was a member of the Editorial Board of the GONZAGA LAW REVIEW and completed an externship for the Honorable Rosanna Malouf Peterson, District Judge of the United States District Court for the Eastern District of Washington.

Ben has published an article addressing the application of the independent duty doctrine under Washington law in the construction context: Benjamin J. McDonnell, *Finding a Contract in the "Muddle": Tracing the Source of Design Professionals' Liability in the Construction Context under Washington's Independent Duty Doctrine*, 48 GONZ. L. REV. 627 (2013).

EDUCATION - Gonzaga University School of Law, J.D. *cum laude*, 2012 • Gonzaga University, B.A. in English, *cum laude*, 2008.

ACHIEVEMENTS - CALI Excellence for the Future Awards: Secured Transactions, Advanced Legal Research, and Perspectives on the Law • GONZAGA LAW REVIEW: Editorial Board, Articles Editor, 2011-2012; Editorial Staff, 2010-2011 • Named to Super Lawyer's Rising Star List 2019 - 2023.

ASSOCIATIONS - Washington State Bar Association • Spokane County Bar Association • Spokane County Young Lawyers Division: Trustee • U.S. District Court for the Eastern District of Washington • U.S. Bankruptcy Court for the Eastern District of Washington • Federal Bar Association for the Eastern District of Washington • Oregon State Bar Association • Oregon New Lawyers Division • Gonzaga University School of Law Alumni

Mentor Program: Mentor • Inland Northwest Associated General Contractors of America: Construction Leadership Counsel, Chair – Vice President.

SCOTT M. MORSE is an associate attorney with Piskel Yahne Kovarik, PLLC. Scott practices in the areas of construction, real property, land disputes, commercial litigation, and business litigation.

Scott was born in Yakima, Washington. He was raised in Spokane and considers himself to be a Spokane native. Scott attended Gonzaga Preparatory School before attending Washington State University for his undergraduate education. There, he earned a degree in Criminal Justice. After graduating from Washington State, Scott attended Gonzaga University School of Law. While attending law school, Scott was a member of moot court, served on the Moot Court Honors Council and was a finalist in the Linden Cup litigation competition. He also worked as a law clerk with Winston & Cashatt prior to joining Piskel Yahne Kovarik, PLLC, as a law clerk. In 2023, Scott earned his Juris Doctor from Gonzaga, graduating with honors. Scott says, “One of my biggest passions is to be able to assist and be involved with the Spokane community.”

EDUCATION

Gonzaga University School of Law, J.D. magna cum laude, 2023

Washington State University, B.A. in Criminal Justice, cum laude, 2019

ASSOCIATIONS - Washington State Bar Association & Spokane County Bar Association

WHITNY L. NORTON is a principal attorney at Piskel Yahne Kovarik, PLLC, whose practice consists primarily of real estate, business, and employment related disputes. In the area of real estate, Whitney represents property owners, management companies, landlords, brokers, associations, developers, contractors, and investors. She regularly prosecutes unlawful detainer actions on behalf of both commercial and residential owners and property management companies. In addition, she frequently consults with owners and managers on a broad spectrum of issues from lease negotiations to tenant bankruptcies. Her real estate litigation experience includes land use, commission disputes, adverse possession, boundary disputes, easements, and breach of contract.

Whitny often represents business owners in disputes with other owners and employees. She often represents the owners of farms, marijuana businesses, and construction entities. With respect to employment disputes, Whitney represents both employers and employees giving her a unique outlook on employment litigation. Whitney’s employment experience ranges from drafting and advising clients on noncompete agreements to pursuing trade secret claims on behalf of employers. She also represents employees who have been discriminated against.

An Olympia, Washington native, Whitney moved to eastern Washington to attend Washington State University where she earned her Bachelor of Arts, graduating with high honors. Whitney attended law school at Gonzaga University School of Law. While in law school, she worked as a clerk for Piskel Yahne Kovarik, PLLC, and held a judicial externship with Judge Kathleen O'Connor at the Spokane County Superior Court. Whitney earned her Juris Doctor from Gonzaga, graduating with honors.

Whitny appears in the state and federal courts of Washington and Idaho, including trial and appellate work. Whitney also represents clients in alternative dispute resolution including binding arbitration and mediation. She

enjoys presenting to property owners, management companies, and businesses on both real estate and employment related matters.

EDUCATION - Gonzaga University School of Law, J.D. cum laude, 2013 • Washington State University, B.A. in Criminal Justice, magna cum laude, 2009

ACHIEVEMENTS - Recognized in Washington Super Lawyers Magazine as a “Rising Star” 2018 - Present
• Recognized in Spokane Coeur d’Alene Living Magazine Best Lawyer Edition • CALI Excellence for the Future Award: Legal Research and Writing IV.

ASSOCIATIONS - Idaho State Bar Association • Washington State Bar Association • U.S. District Court for the District of Idaho • U.S. District Court for the Eastern District of Washington • Spokane County Bar Association
• Washington Women Lawyers

BRIDGETTE A. ROLL is an associate attorney at Piskel Yahne Kovarik, PLLC. She practices in the areas of real estate and property law, contract law, commercial litigation, and civil litigation.

Bridgette is a local to Spokane, Washington, where she grew up enjoying the outdoors and local food scene. She received her bachelor’s degree with majors in English and Spanish from Gonzaga University before continuing on to attend Gonzaga University School of Law. She graduated in 2023.

While attending law school, Bridgette served as an editor and held a board position for Gonzaga Law Review. During her studies, she worked as a volunteer clerk for the Honorable Annette S. Plese at the Spokane County Courthouse and a clerk for the Spokane City Attorney’s Office.

EDUCATION

Gonzaga University School of Law, J.D. , 2023

Gonzaga University, B.A. majors in English and Spanish, May 2016

ASSOCIATIONS

Washington State Bar Association

Spokane County Bar Association

TROY D. SIMS is an associate attorney at Piskel Yahne Kovarik, PLLC. He practices in the areas of business law, real estate law, commercial litigation, and civil litigation.

Troy grew up in Hamilton, Montana where he enjoyed hunting, fishing, and exploring Montana’s vast wilderness. He moved to Spokane in 2009 to attend Whitworth University. After graduating from Whitworth, Troy worked for non-profit organizations with at-risk youth until returning to study at Gonzaga School of Law.

While attending law school, Troy held service positions including associate editor for Gonzaga Law Review, legal research assistant for Dean of Student Affairs, Professor Kim Pearson, Gonzaga sustainability ambassador,

and vice president of the Cannabis Law Club. He earned his Juris Doctorate from Gonzaga University School of Law and graduated with honors in 2021.

Before joining Piskel Yahne Kovarik PLLC, Troy served as a deputy prosecuting attorney for the Spokane County Prosecutor's Office. There, he prosecuted crimes in Spokane County District Court, and argued appeals in Spokane County Superior Court.

EDUCATION

Gonzaga University School of Law, J.D., Magna Cum Laude, 2021

Whitworth University, B.A., Sociology, 2013

ASSOCIATIONS

American Bar Association TIPS Cannabis Law and Policy Committee, Vice Chair

Washington State Bar Association

Spokane County Bar Association

ACHIEVEMENTS

Gonzaga Law Review, Associate Editor

Gonzaga Sustainability Ambassador, 2021

Laws Governing Cannabis Businesses, Event Host, 2021

PUBLICATIONS/PRESENTATIONS

Topic: Administrative Law

Troy Sims, Guidance Documents: How Administrative Law Created the Sirens of the Cannabis Odyssey, 56 Tort Trial & Ins. Prac. L.J. 665 (2021)

Topic: Delaware Corporate Law

Troy Sims, Corporate Law is Driving the Negative Effects of Social Media, Duke University Financial Economics Center | The FinReg Blog (Oct 26, 2021).