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**MEDIATION, ARBITRATION, and APPRAISAL CREDENTIALS**

**I. ADR PHILOSOPHY:**

I was raised in a small river town at a time when bullies and conflict were commonplace. As such, I learned early on the tremendous value of resolving disputes through reason rather than by rumble. Using carefully blended doses of reality, wisdom, knowledge, and wit, I work hard as a mediator to make certain that parties who find themselves in the legal system do not end up twisting through the expensive uncertainties of trial. I help them realize the supreme value of controlling their outcomes. I am also a capable arbitrator, special master, appraiser, and neutral umpire prepared and willing to make tough decisions.

My ADR practice includes virtually all construction-related matters, including bid issues, mechanic's lien claims, payment and contract disputes, and construction defect litigation. I also preside over a wide variety of insurance and claim valuations, insurance coverage issues, and appraisal hearings. Real estate ADR includes mortgage foreclosures, non-disclosure claims, boundary disputes, partition actions, adverse possession claims, and multiple other issues involving real property. I am also well capable of handling a wide variety of other personal, business, commercial, and employment-related disputes. I especially excel in the particularly tough cases where combatants need a dose of reality that can be best delivered by someone who was raised down by the river. I have mediated over 1300 disputes, most to final resolution. I have also served as an arbitrator and an umpire on and appraisal hearing panels on many occasions. I always strive to do my best to avoid making the often disdained "compromise award" simply to stay in the beauty pageant of arbitrator candidates.

**II. PROFESSIONAL EMPLOYMENT:**

**Cook Law & ADR, PLLC, Roseville, Minnesota**

Following the demise of Hammargren & Meyer, P.A., I elected to forego opportunities to join other law firms and chase the dream of practicing law, and continuing my ADR practice, as Cook Law & ADR, PLLC.

**Hammargren & Meyer, P.A., Minneapolis, Minnesota**

Shareholder (May 2004-July 2015): Primary practice in civil litigation, concentrating in area of construction contract issues representing owners, contractors, subcontractors, suppliers, and design professionals in all aspects of the construction process. I am also knowledgeable and experienced in real estate, business, contract, commercial, corporate, insurance and employment related matters. Increasing emphasis in alternative dispute resolution services, primarily in roles as mediator, arbitrator, party appraiser, and neutral umpire on insurance valuations disputes.

**Moore, Costello & Hart, P.L.L.P., Minneapolis, Minnesota**

Associate / Partner (October 1984 to May 2004). Where I began and spent over half of my career, practicing with many of the finest lawyers and people ever found. I learned much from them. As the herd gradually thinned, I ultimately left too. The firm is now closed.

**William Mitchell College of Law, Saint Paul, Minnesota.**

Adjunct Professor of Law, Writing, Representation, Advice & Persuasion (WRAP) – First Year Legal Writing and Skills curriculum (1996-2014).

**III. EDUCATION:**

**William Mitchell College of Law, St. Paul, Minnesota (1981-1984).**

Juris Doctor, 1984, Magna Cum Laude; Class Rank: 7/253.

**University of Minnesota, Minneapolis, Minnesota (1978-1980).**

Bachelor of Arts, 1980. Highest distinctions, Summa Cum Laude.

**University of North Dakota, Grand Forks, North Dakota (1977-1978).**

**St. John's University, Collegeville, Minnesota (1974-1975).**

**IV. MEDIATION TRAINING AND EXPERIENCE:**

- Serves as mediator and “private” arbitrator, appraiser, and umpire in numerous mediation, arbitration, and appraisal sessions involving commercial, construction, mechanics’ lien, real estate, insurance coverage, and a wide range of other disputes.
- Rule 114 qualified neutral.
- Minnesota CLE certified civil mediation skills training program / lecturer.

**V. OTHER INFORMATION:**

- AV Rating, Martindale-Hubbell Law Directory (Spring 1996-2015).
- 1999 – 2002, 2004-2006, 2009-2015 “Super Lawyer.”

**Legal Presentations and Publications:**

- Seminar presentations on various topics, including negotiation of construction contracts, preparation and presentation of contract claims, mechanic’s liens, competitive public procurement, surety bonds, and ADR practices and techniques to a variety of trade, industry and professional organizations.

**Community and Professional Organizations / Interests:**

- Ramsey County Bar Association / Minnesota State Bar Association;
- MSBA Construction Law Section/Executive Council Member (past);
- Southern Minnesota Regional Legal Services;
- Ramsey County Bar Association Second District Ethics Committee/ Investigator (past);
- Various trade, business, and community organizations;
- Music, college hockey, friends, family, and living life earnestly, honestly and with passion.