







Amber A. Novack

Associate

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“Whether representing a government agency, a business, or an individual, I use a forward-looking approach to address the client’s unique needs and provide thoughtful, creative, and industry-specific representation that meets their goals.”

Amber Novack is a litigation associate on the firm’s real estate team, primarily serving municipal agencies and property owners regarding eminent domain and related real property and title issues. Through her representation of public agencies and private property owners, Amber has a unique understanding of the nuances of eminent domain law and the motivations influencing both the condemnor and condemnee. Amber also advises and represents businesses and individuals in commercial litigation concerning landlord-tenant issues and contract disputes, as well as real estate, title, and survey issues.

Amber is an experienced trial advocate who has achieved excellent civil verdicts for clients. Additionally, as a trial fellow at the King County Prosecuting Attorney’s Office, she handled felony criminal offenses as a special deputy. These experiences have equipped Amber with a well-rounded understanding of litigation and trial work. Outside of the courtroom, Amber also has significant experience with negotiations and mediations.

Amber has been a speaker and panelist on litigation topics relating to eminent domain and real estate. Prior to joining Miller Nash, she served as a judicial extern for the Honorable Stephen J. Dwyer of the Washington State Court of Appeals.

Professional Activities

- King County Bar Association, member
- Washington State Bar Association
 - Litigation Section, member
 - Real Property, Trust & Probate Section, member
- William L. Dwyer American Inn of Court, at-large member
- Loren Miller Bar Association, Judicial Evaluation Committee, member
- International Right of Way Association, Puget Sound Chapter, membership chair
- King County Prosecuting Attorney, trial fellow

Education

J.D., Seattle University
School of Law, *cum laude*, 2017

- Article Editor, *Seattle Journal for Social Justice*
- President, Alternative Dispute Resolution Board

B.A., University of Washington, with honors, sociology, 2012

Bar Admissions

Washington, 2017

Civic Activities

- Housing Justice Project, volunteer attorney

Representative Experience

Eminent Domain

- Represented condemning authority in multi-week eminent domain trial regarding highly contested valuation dispute. Trial resulted in a verdict at condemning authorities' appraised value.
- Helped negotiate settlement between condemning authority and corporation regarding acquisition of multimillion-dollar distribution plant involving project-specific zoning and development issues.

Real Estate Litigation

- Represented plaintiff in breach of contract suit regarding dispute arising out of real estate purchase. The case was resolved on advantageous terms for plaintiff, who was able to move forward with the property purchase on favorable terms.
- Negotiated favorable settlement award for plaintiff landlord in breach of lease action regarding contamination on premises.

Publications

- "What the Infrastructure Bill Means for Transportation, Construction, and Real Estate in the Northwest," Miller Nash, *From the Ground Up*, coauthor (Nov. 2021)

Presentations

- "Lessons Learned from Virtual Eminent Domain Trials," Appraisal Institute Seattle Chapter, Annual Fall Real Estate Conference (Nov. 2021)
- "Navigating the Complexities of Acquiring and Valuing Contaminated Properties," International Right of Way Association, Education Conference, webinar (June 2020)
- "Stories from the Trenches: What Appraisers Need to Know About Larger Parcels and the Unit Rule," Appraisal Institute, Seattle Chapter Fall Conference (Sept. 2019)
- "Making the Case for Compensation for Unusual Properties: Lessons on Jury Pitches," American Law Institute, Eminent Domain and Land Valuation Litigation CLE, moderator (January 2019)

Personal Activities

Amber enjoys exploring her neighborhood with her husband and miniature dachshund. When she isn't reading up on interior design trends, she likes to experiment with new recipes in the kitchen. Born and raised in the PNW, Amber also enjoys backpacking, biking, and spending sunny days by the water.