



Litigation Support Expert Witness

*Add Benchstrength
Best Practices Expertise*

*Development Feasibility
Urban Planning / Visioning
Mixed-Use / Office & Multi-Family
Specialty Retail & Foodservice
Project Design and Execution*



Halcyon Ltd
Development Advisors
www.halcyonltd.com



Michael P. Buckley
President, Halcyon Ltd

**Organized Resourceful Collaborator
Articulate Credible and Persuasive
Practical Experience
Process-Oriented**

**Litigation Support
Best Practices Expertise**

Development Feasibility
Development Agreements
Owner / Tenant Disputes
Mixed-Use Office/ Multifamily Projects
Urban Visioning and Planning
Disposition & Turnaround Strategies
Public / Private Partnerships
Building / Design Processes
Historic / Adaptive Re-Use
Retail / Foodservice / Tenant Mix Issues
Hospitality / Resort Development
Property / Asset Management Issues

Contact

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Broad Understanding of Development Processes , Financial Feasibility, Mixed-Use concepts, Repositioning and Turnaround Strategies

**Pre-Trial Strategy
Deposition Preparation
Expert Witness Experience**

Real Estate Development Best Practices

Development Chronology/ Financing Reviews
Market Conditions Impacts
Development Pro Forma Analyses
Trial and Deposition Approaches
Expert Witness Reports

Credentials / Experience

High Profile Industry Contacts
30 years Development Consulting as
President , Halcyon Ltd and Partner, Ernst & Young
GSA and HUD Advisor on Privatization and Urban Financing
Portfolio / Property Dispositions for Private Developers,
Fortune 50 , and Financial Institutions
Fee Developer and Property Operator
Academic Faculty MIT, Columbia, UTA / CfMD
Fellow, American Institute of Architects
Fellow, Royal Institute of Chartered Surveyors

Organizational Affiliations

AFIRE, Former Board Member, Chair Program Committee
Pension Real Estate Association, Affinity Group Chair
Real Estate Roundtable, Research Committee Member
Former Pres AIA CT ; AIA Dallas Board Exec Committee
Former ULI Trustee, Ex Chair Urban Dev Council
Former Board Member CT Trust for Historic Preservation.
Deputy Chair Cypress Waters Tax Increment District

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Mixed-Use Entertainment Prototype

Trial Strategy and Deposition for Investor Group for cancelling \$250 Million suburban Entertainment Mixed-Use project. Prepared Expert Report. Settled in favor of Owner-based on Mixed-Use credentials, design background ,financial feasibility assessment with detailed timeline of economic events which would have impacted the prototypical concept.,
McCool Law Firm,

Tenant Dispute

Pre-Trial Strategy, Deposition and Trial Testimony for Owner to refute National Tenant claims of disruption during \$150 Million Shopping Center upgrade. Expert Report assessed Improvements in Tenant Mix, access and Design benefits. Tenant claim of parking disruption refuted with sightline / turning preferences, and Customer Satisfaction survey. Credentials in Mixed-Use considered principal reason for settlement.
Watt Tieder Hoffar & Fitzgerald

Anchor Dispute

Deposed as Expert Witness and Testified on behalf of Developer midway through project repositioning . Tenant lawsuit over redevelopment and changes to parking, servicing and frontage. Employed common-sense visuals, references to Urban Mixed-Use trends, and significant opportunity presented to tenant, as counters to claims of diminished sales. Trial outcome in client's favor.
WTHF; Chas E Smith

Office/Residential /Retail Town Center

For a national REIT prepared strategy to support decision to halt funding \$375 Million Office/Retail/Residential Town Center. Reviews of Client's Joint Venture Partner's position, assessment of design flaws, leasing obstacles and worsening regional economics, contributed to credible deposition and expert report. Settlement during Trial prior to Testimony.
Jones Day Chicago ;

Federated Bankruptcy

Pre-Trial strategy , Deposed in New York City and appeared in Federal Court Cincinnati on behalf of Owner in a dispute over Anchor replacement rights; Expert Witness Report ,Testimony, and Deposition on the nature of Tenant Mix and Balance as economic considerations for Owner and Mall merchants, considered key elements in favorable finding
Strasburger & Price

Anchor Closing + Covenant Dispute

Expert Witness and Deposed in an Owner-initiated lawsuit against the withdrawal of a Department Store in a Mixed-Use center. Credentials in Mixed-Use enabled strategy of stressing project design dependency on Anchors, and quantifying importance of Operating Covenants. Lawsuit settled after testimony.
Myer Brown Platt

Office Mixed-Use

On behalf of a National Retail Tenant in dispute with Office Developer over occupancy; Prepared strategy to disprove claims of Office impacts by showing major space vacancies occurred before Tenant occupancy along with probable harm by Landlord changes in Tenant Mix. Settled just prior to Trial,
Leach Travell Britt