



Halcyon Ltd

Development Advisors
www.halcyonltd.com

Fee Development Project Management



Historic Union Station

Halcyon served as Developer with the Greater Hartford Transit District, for the ambitious repositioning of a multi-block Historic Train Station in Downtown Hartford. An existing dated configuration was corrected by the selective addition of additional Pavilion spaces—all within a deft negotiation to preserve Historic Tax Credits.

Our repositioning strategy focused on the introduction of a new Mixed-Use concept for the site – with Office, accompanied retailing and a range of imaginative Foodservice concepts. An outdoor Cafe Plaza featured a safe and secure environment fronting the CT State Capitol Park.

Halcyon assumed Development and Operating responsibilities as General partner, and proposed an innovative financial plan with participation by five Hartford area Life companies. We selected and directed a design team to conceive the concept plan, prepared development pro-Formas,

Obtained Debt + Equity Financing, directed Construction and Tenant renovations, Leased and Operated the two block property for eight years—whereupon title was transferred back to the public Transit Corp.



Arcade Square Historic Preservation

Halcyon served as Fee Developer supported by Mead Corporation and Dayton Ohio organizations to resurrect a historic Rotunda marketplace.. Subject to Historic reviews to obtain the vital Tax Credits, we devised a compromise to permit escalators in the Rotunda and a destination restaurant overlooking, Multiple food outlets reflected the original use as the City Market hall ,and plans included a set of urban apartments in a later phase.

Challenges include a tight restoration budget for the extraordinary detail of the Rotunda sidewalls , columns and springing arches. The final result was an inspiring artisan environment cherished by visitors and residents,

Financing was complex with layers of local Association support , Corporate gifts, Construction and Permanent debt financing , Preservation Grants and Tax Credits. Various Dayton Corporations led by Mead Corp , generously gave both executive talent and Gifts to the enterprise.

Halcyon also served as Property Managers where challenges of the center city location, the open design for Rotunda access from multiple streets, and varying user populations and events, made for an active security and maintenance operation. After 15years operations Arcade Square Closed due to worsening Dayton economy. Now set to be revitalized again with a 40 Million make-over by Crosstreet Partners of Baltimore

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Catfish Town , Baton Rouge, Louisiana Base Building / Atrium Completion Hotel/Conference Center Solicitation

Argosy, as Casino riverboat operator, was required by the City of Baton Rouge to redevelop a blighted waterfront facing Downtown Baton Rouge. We assisted Argosy by assuming Project Management to complete the Catfish Town Base Building and Atrium and conduct Feasibility Scenarios for retail / entertainment and exhibition space and a new hotel.

We negotiated development / construction contracts, prepared operating budgets and project schedules, and provided a significant Value Engineering overview to complete the base building. We also proposed a new Business/Convention Hotel, connected to the Baton Rouge Convention center, utilizing a portion of the spectacular one-acre grass-roofed Atrium as the new Hotel lobby, which has been recently completed.

Our development services included the selection and direction of a local and national design team to complete construction of the base building, the securing and directing of retail leasing services and the control of base building construction budgets.

With Ernst & Young / Coleman Architects



Sarasota Quay , Sarasota Florida Base Building Completion / Retail + Office Leasing Tenant Improvements/ Property Management

For Goldome Bank, assumed full Project Management responsibilities; formed Florida Subsidiary, Halcyon Development Management Inc and completed mixed-use waterfront complex Base Building including Mechanical systems; Public Spaces/ Lobbies / Interiors / Permitting and Construction Contracting.

Leased Office Tower and Retail pavilion with unique Tenants including Executive Offices; Destination Restaurants; Managed extensive Tenant Fit-out and Operated Property for three years.

Failed due to follow-on Owner/Developer over-syndication and management, Successive re-financing by Irish Investors to final disposition by receiving Irish Bank to USA group, who demolished structure for a proposed Condo /Hotel/ Specialty Retail Mega-Development

Flood Meyer Sutton, Architects
Halcyon Development Management

