



Halcyon Ltd

Development Advisors

www.halcyonltd.com

Leadership Profile



Michael P Buckley

President
Halcyon Ltd

As President of Halcyon Ltd, Michael Buckley has experience as Fee Developer and Asset Manager and enables Halcyon's Development Advisory services to developer/owners, cities, educational institutions, financial institutions and for urban mixed-use projects, repositioning underutilized sites, and disposition of surplus assets. Large-scale strategic planning and mixed-use engagements include high density commercial office/retail/hotel projects in key USA gateway cities, both domestic and international. In the Middle East and Asia .

Government Privatization engagements include senior advisor roles for GSA on signature efforts for Washington's three-phase mixed-use Office/ Residential / Retail Navy Yard with new Anacostia Riverfront Park by Forest City Enterprises, and the \$275 Million historic Old Post Office on Pennsylvania Ave by the Trump Organization.

International assignments include programming for the King Khalid Science City in Riyadh, Saudi Arabia, and IMC's Mixed-Use Tower in Qingdao China. Transportation projects include advisor to the Transbay Joint Powers Administration for Mixed-Use components of the San Francisco LA/SFO Fast Train terminal, and to MTA/LIRR on a new LIRR Terminal and Concourse at NYC Grand Central Station.

Corporate consulting experience includes advice to Fortune 100 Corps for portfolio strategies, urban headquarters facilities with mixed-use components, and surplus assets disposition for Citicorp, Pitney Bowes, AT&T, Phillips Pension Fund, and Prudential Realty. Current engagements include Re-positioning a shopping mall in South Dallas, and advisor for a Portland OR riverfront MXD District.

Academic experience includes serving as fifteen-year Director of Columbia University's Masters in Real Estate Development responsible for its innovative curriculum and growth , and tripling enrollment to 100 Graduate students , now recognized as the most progressive real estate development program. Previously Buckley was a Core Faculty member over the first five years of MIT's Center for Real Estate.

Michael Buckley is former Director, University of Texas at Arlington's Center for Metropolitan Density, UTA's urban think-tank researching urbanization, strategic industry clusters, demographic shifts, and high density workplace and residential formats.

Buckley also headed UTA 's Advanced Design Studio, testing financial feasibility for large-scale mixed-use projects with emphasis on creating sizable new tax revenues, generating tax Increment financing to offset infrastructure costs. Prototype designs include niche market support, Public /Private Partnering and innovative Capital Stacks for financing.

The UTA Advanced Design Studio, co-sponsored by the Center for Metropolitan Density, and headed by Prof. Michael Buckley, undertook variety of Scenarios including a new Science City for Fort Worth, and new Urban District additions to downtown Dallas' urban core. Special educational concepts have included STEM high school and Digital Arts Academy, Urban Entertainment Centers and high density Residential MXD , with proposals for Dallas, San Antonio, Garland, Arlington and Fort Worth on currently vacant sites in the centers of each city.

Buckley is Co-Chair for the Pension Real Estate Association's Development Affinity Group, and former ULI Trustee and Urban Development Mixed-Use Council Chair. He recently served as Chair of Fort Worth Inc.'s Plan 2023 Educational Commission, generating cultural / educational initiatives in support of the future workforce.

For his work in urban design and mixed-use, Prof. Buckley was designated as Fellow, American Institute of Architects, and Fellow, Royal Institute of Chartered Surveyors. For professional organizations, and industry conferences, Buckley has made numerous presentations on mixed-use development, asset repositioning, and strategic planning for underutilized sites, at MIPIM Cannes France; Urban Land Institute conferences throughout the United States; or industry organizations such as an NAIOP, ICSC, CoreNet , and for Civic organizations such as New Orleans Downtown, Fort Worth Inc., and Miami Downtown Authority.

Serving professional organizations, Buckley is a former Program Committee Chair for ULI's national conferences, and deputy Chair, NYC ULI District Council. Buckley was also President, Connecticut Society of Architects, and Board Member AIA Dallas. He has lectured at MIT, Rice University, UPenn. and Harvard .

Buckley is a founding member of the Real Estate Roundtable's Research Committee, former Board Member of the Association of Foreign Investors in Real Estate, and head of AFIRE's Program Committee.

He is currently Co-Chair of PREA's Development Affinity Group. Buckley's Civic service included Board Member, Connecticut Trust for Historic Preservation, and Deputy Chair , City of Dallas Cypress Waters Tax Increment District .

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