



ICSC+LAW SYMPOSIUM OH/KY/IN/MI/PA
Hilton Columbus/Polaris, Columbus, OH
March 6-7, 2025

Speaker Biographies

Justin Alberto practices in the areas of corporate restructuring and litigation, with an emphasis on the representation of debtors, creditors' committees and other significant stakeholders. Justin has vast experience negotiating and litigating issues involving valuation, intercreditor and allocation disputes, section 363 asset sales and contested confirmations in proceedings involving an array of industries, most notably retail, healthcare, pharmaceuticals, life sciences and automotive. Some of Justin's most notable recent engagements include his representations of the official committees of unsecured creditors of Purdue Pharma, Mallinckrodt PLC, Silicon Valley Bank and Lumber Liquidators. On the company-side, Justin has led dozen of debtors through complex chapter 11 restructurings and achieved nationwide notoriety for his successful restructuring of True Religion Apparel during the height of Covid-19, which to this day remains an example of one of the few retailers that emerged from bankruptcy during the pandemic and continues to thrive. In addition, Justin is an experienced litigator with trial experience in state and federal courts involving issues of corporate law and distressed commercial situations. Justin is a certified mediator for the United States Bankruptcy Court for the District of Delaware and is included on the Register of Mediators and Arbitrators maintained by the Court. He is a frequent speaker on issues involving mass torts bankruptcies, retail restructurings, valuation and debtor-in-possession finance. Justin also previously served as a recurring guest lecturer of Commercial Bankruptcy Practice and Procedure at Temple University Beasley School of Law and currently serves as a mentor to law students at Widener University Delaware School of Law and Wilmington University School of Law.

Betsy Allen is the General Counsel and a Senior Managing Director at Friedman Real Estate in Farmington Hills, Michigan. Friedman is a multi-service, privately-owned real estate company, with a substantial portfolio of owned and managed properties in more than twenty states. In her role at Friedman, she provides advice and counsel regarding the acquisition, disposition, financing and development of commercial real estate. Prior to joining Friedman, Betsy was a partner in the real estate department of Honigman LLP, a commercial law firm based in Detroit, Michigan. Betsy received her B.A. from Rutgers University and her J.D. from Washington University in St. Louis.

Carl Black has played a leading role in Jones Day's representations of debtors and potential debtors, creditors' committees, contract counterparties, equity sponsors, and other significant creditors in many of the nation's largest in-court and out-of-court corporate restructurings. He has substantial experience counseling clients in corporate governance, fraudulent conveyance, illegal dividend, fiduciary duty, piercing the corporate veil, and mass tort, environmental, and legacy liability issues. He also has represented a number of entities in the structuring and consummation of spin-offs, secured financings, distressed sales and acquisitions, and ringfencing transactions. Carl is a member of the American Bankruptcy Institute, the American Bar Association, the Ohio State Bar Association, and the Cleveland Metropolitan Bar Association. He also serves as a director of the Cleveland Zoo Society.



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March 6-7, 2025

Melissa A. Breeden is Vice President, Senior Legal Counsel at Realty Income Corporation, an S&P 500 REIT. The Company owns nearly 16,000 properties in the United States, the United Kingdom and six other countries in Europe. Ms. Breeden is located in the Phoenix office where she advises the Company on various leasing and property management related matters. Prior to joining Realty Income, Ms. Breeden was Of Counsel with Dickinson Wright LLP where she advised clients on numerous real estate and finance matters in the office, industrial, and retail asset classes. In addition, she worked at Simon Property Group for nearly 20 years in various legal department roles handling development, acquisition and disposition, and real estate finance matters for the Company. Ms. Breeden is a member of ICSC, the Association of Corporate Counsel, the Arizona State Bar Association, and the Indianapolis Bar Association.

Andrew Brinkman is Global Director of Knowledge Management at the law firm of Fried, Frank, Harris, Shriver & Jacobson LLP, where Mr. Brinkman is responsible for overseeing knowledge management, research, conflicts, records, and business intelligence. Mr. Brinkman's responsibilities involve review, selection, and implementation of various artificial intelligence and other related technologies. Prior to joining Fried Frank, Mr. Brinkman practiced as a litigator before serving in the legal knowledge management field for over a decade. He is a graduate of the University of Chicago Law School.

Kevin Capuzzi is a Partner in the Bankruptcy and Litigation Practice Groups, based in Benesch's Wilmington, Delaware office. He is licensed to practice in Delaware and New Jersey, along with numerous Federal Courts, but his practice is nationwide. For the past 15 years, Kevin has represented various constituencies, including debtors, trustees, official creditor committees, trade creditors, critical vendors, landlords, lenders, and parties to adversary proceedings in bankruptcy proceedings throughout the country. His practice is diverse, and includes high profile matters such as representing the Debtors in Reverse Mortgage Investment Trust, to the Official Creditors Committees in the Los Angeles Dodgers, Hertz Rental Car, and Yellow Transportation bankruptcies, as well as trade creditors and landlords in nearly every retail bankruptcy over the last decade.

Angela Ceccarelli is a Partner in the Real Estate Practice Group at Thompson Hine LLP. Angela focuses her practice on commercial real estate acquisitions and sales, development, leasing and corporate transactions. Her practice has a particular focus on shopping center deals and retail, office and industrial leasing. Angela is a frequent attendee and speaker on real estate topics at the regional and national ICSC conferences. She received her B.S., *magna cum laude*, from Eastern Kentucky University and her J.D., *cum laude*, from the University of Dayton. Angela is licensed to practice in Ohio.

Hal D. Coffey, Esquire, is a Member of the international law firm Clark Hill, PLC, based in Pittsburgh, PA, where he is a member of the real estate and corporate business units and is co-leader of the firm's Affordable Housing Development group. Mr. Coffey is licensed to practice law in Ohio and Pennsylvania and is a licensed title agent in Pennsylvania as well. He assists parties seeking to acquire, develop, maintain and sell commercial property. Such commercial properties include affordable housing developments, apartment buildings, hotels, shopping centers, parking garages and a combination of such. Mr. Coffey's clients include developers, franchisees, hotel operators, commercial property managers, brokers, affordable housing organizations, non-profit corporations, community development companies and individuals. As a member of Clark Hill's Real Estate group, he concentrates his practice in all aspects of commercial real estate, including acquisition, disposition, leasing, financing, property taxes, land use and zoning.



ICSC+LAW SYMPOSIUM OH/KY/IN/MI/PA
Hilton Columbus/Polaris, Columbus, OH
March 6-7, 2025

Kiamesha-Sylvia G. Colom serves as the Real Estate practice group lead for the Taft Indianapolis office. She focuses her practice in the areas of real estate transactions (acquisitions, dispositions, development, leasing, sale leaseback transactions, and real estate municipality work), real estate lending and commercial finance transactions, and related business transactions. Kiamesha helps developers, corporate real estate departments, municipalities, tenants, and landlords achieve their real estate goals related to development projects, drafting and negotiating of lease documents, negotiating transfer documents, and ultimately getting the deal done. Kiamesha has closed numerous SBA, USDA, and conventional commercial loans for commercial lenders and borrowers related to real estate, equipment, machinery, and C&I lending. She also co-manages the firm's LIBOR remediation work. Kiamesha's extensive base of knowledge covers an array of commercial loan types, including government guaranteed lending, asset based line of credits, term loans, syndicated loan transactions, real estate and asset based transactions, and construction loans. Additionally, she has assisted banks with recovery of yearly financial documents, past due funds, liquidation, and government guaranteed purchasing processes. Kiamesha also assists minority, women, veteran, and disabled owned businesses with attaining state and city certifications.

Susan C. Cornett is a partner in Thompson Hine's real estate practice group who focuses her practice on a broad range of real estate matters, including real estate financing, commercial real estate purchases and sales, solar energy facility leasing and purchases, and commercial leasing. She is a member of the American College of Mortgage Attorneys, the International Council of Shopping Centers and Commercial Real Estate Women. Susan frequently speaks on commercial real estate issues and has presented at seminars hosted by the National Business Institute, the American College of Mortgage Attorneys, the International Council of Shopping Centers and the Ohio State Bar Association.

Charles Daroff is a partner in Walter Haverfield's Real Estate Group. With over three decades of experience, Charles regularly advises global, national, and regional clients on complex commercial real estate acquisition, disposition, finance, and leasing transactions involving shopping centers, offices, manufacturing facilities, and industrial buildings across the United States. Widely recognized as a leading practitioner in his field, he has been consistently recognized for his strong capabilities in real estate by numerous industry publications, including *Chambers*, *Best Lawyers*, and *Super Lawyers*. In addition to his legal practice, Charles has spoken on leasing, financing, and a variety of other real estate topics at national and regional industry conferences and served as an adjunct real estate law professor at Case Western Reserve University School of Law and Cleveland State University's Cleveland-Marshall College of Law.

Steve Davis is Counsel in the Dayton, Ohio office of Thompson Hine LLP. In 37 years of practice, he has represented clients in all aspects of selling, purchasing, financing and leasing commercial real estate. He is a frequent lecturer at continuing legal education seminars and has been named to *Best's Lawyers in America*. He is a graduate of Oberlin College and Duke University School of Law.



ICSC+LAW SYMPOSIUM OH/KY/IN/MI/PA
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Aditya Ghatpande is an attorney at Meyers, Roman, Friedberg & Lewis and works in the firm's Real Estate and Business and Corporate practice groups. Aditya focuses his practice on a wide range of real estate and corporate matters such as drafting leases, lease amendments and subleases for residential, office, industrial, and retail spaces. He is experienced in assisting clients with drafting operating agreements, real estate purchase/sale agreements, acquisition and disposition of asset agreements and easement agreements as well as maintaining organizational documents, corporate and business filings, and general contract documents. Aditya also assists in the review and analysis of due diligence materials, including disclosure schedules, surveys, title commitments, and related documents.

Ron Gold is a partner at Frost Brown Todd LLP, a national law firm with more than 600 lawyers. Ron concentrates in finance and reorganization law, primarily in the area of bankruptcy and out-of-court restructurings. Ron actively represents corporate debtors, borrowers, secured lenders, landlords, creditors' committees, court appointed receivers, plan administrators, liquidating trustees, and automotive customers in bankruptcy proceedings, restructurings and out-of-court workouts. Ron represents purchasers of entire businesses or business segments both in and out of court proceedings and regularly counsels equity funds in matters involving distressed real estate. Ron also serves as outside general counsel for corporate clients.

Doug Greenspan is a Senior Managing Director at A&G Real Estate Partners, a firm specializing in lease optimization and real estate sales. Doug is an accomplished real estate professional with over 15 years of experience working on distressed property sales and lease advisory and mitigation projects for both healthy and distressed clients throughout North America. He specializes in navigating complex real estate challenges within a variety of sectors, including retail, restaurants, hospitality, healthcare, multifamily, industrial and recreation. Doug's track record includes leading and executing on projects for clients including Bed Bath & Beyond, Christmas Tree Shops, GNC, Party City, Hardees franchisees, Burger King franchisees, Rite Aid, and most recently The Container Store. Doug holds an MBA with a focus on real estate from George Washington University and is committed to ongoing professional development through his active involvement in the Turnaround Management Association, American Bankruptcy Institute, and International Council of Shopping Centers.

David Guevara is a partner in the Indianapolis, Indiana, office of Taft Stettinius & Hollister where he concentrates his practice in complex environmental, litigation, and insurance law matters. David is the chair of the firm's Brownfield and Site Development practice area. David's legal publications include two books: Environmental Liability and Insurance Recovery (ABA Publishing 2012), and The Bona Fide Prospective Purchaser Defense (ABA Publishing 2013 and 2022 (Second Edition)). He is also the author of "The Application and Regulation of Institutional Controls in Indiana" in Implementing Institutional Controls at Brownfields and Other Contaminated Sites (ABA Publishing 2012). David attended the University of Notre Dame Law School where he was the recipient of the Graham Law Fellowship and the Editor-in-Chief of The Journal of College and University Law. David holds a Ph.D. in philosophy and has taught philosophy and world religions courses at several colleges and universities.



ICSC+LAW SYMPOSIUM OH/KY/IN/MI/PA
Hilton Columbus/Polaris, Columbus, OH
March 6-7, 2025

Shelbie Harvey is a senior managing associate in the Corporate Transactions & Securities group. She has experience with a broad range of corporate transactions but primarily focuses on middle market mergers and acquisitions. Shelbie is a member of Thompson Hine's Corporate Transparency Act Working Group and has advised dozens of clients across many industries of their beneficial ownership information reporting obligations. She is a graduate of the University of Kentucky (2014) and Northern Kentucky University's Salmon P. Chase College of Law (2017).

Stephen Henshaw holds professional registrations in numerous states, has conducted environmental assessments and investigations on thousands of properties, and been involved with the successful regulatory closure of hundreds of sites. Mr. Henshaw started EnviroForensics in 1996 and today it is one of the premier environmental consulting companies in the nation, having successfully found funding to pay for investigations and cleanups on hundreds of properties and obtaining more regulatory site closures associated solvent contamination than any other firm. As CEO and President of EnviroForensics, Steve serves as a client manager and technical manager on complex projects, providing his experience on solving problems, facilitating property transactions, negotiating cleanup strategies and settling environmental claims. Steve has also put together groups to purchase over 70 contaminated properties from small plating shops to large manufacturing sites, foundries, landfills and other challenging brownfields.

Audrey Hornisher is a Member in Clark Hill PLC's Dallas, Texas Office. Audrey regularly represents commercial landlords, financial institutions, trade suppliers and vendors, secured and unsecured creditors, and other parties in interest to assess and resolve issues faced in bankruptcy cases. Audrey represents commercial landlords in some of the largest retail cases across the country and understands their perspective and goals. Additionally, Audrey regularly defends creditors in adversary proceedings including fraudulent transfer and voidable preference litigation. Prior to joining Clark Hill, Audrey clerked for Chief Ronald B. King in the Western District of Texas Bankruptcy Court. Audrey is a graduate of the University of Oklahoma and Southern Methodist University School of Law.

Travis Jeric works as in-house Real Estate Counsel for Stark Enterprises, which is a full-service real estate company with expertise in acquisition, development, leasing, and property management headquartered in Cleveland, Ohio. Travis oversees legal matters for various commercial, residential, office and mixed-use properties in multiple states. In between drafting and negotiating leases, amendments, purchase agreements, service and marketing agreements, Travis also reviews title, due diligence, government takings documents and a lot of NDAs. These edits, designed to be acceptable after one-redline, create a fair document for all parties, so you can get back to the rest of your workday, ASAP."

Scott Kadish is Co-Managing Partner of UB Greensfelder. Scott Kadish oversees the daily affairs of all the firm's offices and leads strategic, financial, and operational matters. His practice focuses on serving as leasing counsel to retail, restaurant, entertainment, and commercial office landlords and tenants nationally, including representing several high-profile landlords and tenants. Scott also advises clients on a wide variety of real estate and business transactions, as well as general business law. He is consistently recognized by the American College of Real Estate Lawyers (ACREL), and by Chambers USA, which has named him among Ohio's "Leaders in Their Field" in real estate for over a decade. Scott earned his B.S. from Boston University and received his J.D. from American University Washington College of Law.



ICSC+LAW SYMPOSIUM OH/KY/IN/MI/PA
Hilton Columbus/Polaris, Columbus, OH
March 6-7, 2025

Emi D. Kaneko is Regional Underwriting Counsel for First American Title Insurance Company. Ms. Kaneko has underwritten residential and commercial transactions throughout Michigan, Indiana, and Illinois with her primary focus on commercial transactions. Prior to joining First American, Ms. Kaneko was in private practice representing banks and loan servicers in foreclosure and civil litigation. Ms. Kaneko is a member of the Michigan Land Title Association, Indiana Land Title Association, and the State Bar of Michigan. She is a graduate of the University of Michigan and Wayne State University Law School and currently resides in Michigan.

Michele Knapp Boal is General Counsel at Zeisler Morgan Properties Ltd. in Cleveland, Ohio. Zeisler Morgan is a privately held owner, developer and manager of retail shopping centers. Michele has extensive experience with a variety of real estate transactions including acquisitions, dispositions, leasing and financings. Prior to joining Zeisler Morgan, Michele was most recently Assistant General Counsel at DDR Corp., where she primarily supported the transactions, finance, funds management and development business groups, and before that, she began her career as an Associate at Jones Day in Cleveland. Michele is a graduate of the University of Akron School of Law and Baldwin Wallace University.

Kathryn Kramer Gaydos is a partner in the Real Estate & Environmental Practice Group of Benesch, Friedlander, Coplan & Aronoff LLP. Kathryn is a leasing lawyer, and her practice primarily focuses on representing landlords in retail leasing transactions. She has extensive experience negotiating lease documents with national, regional, and local tenants in ground-up development, re-development, and operating assets. Kathryn has previously presented on a variety of leasing topics at ICSC+ U.S. Law and ICSC+ Law Symposium OH/KY/IN/MI/PA. She received her B.S. from Denison University in 2006 and her J.D. from Cleveland State University in 2009.

Christopher A. Kuhnhein is a Member of Cors & Bassett, LLC, a full-service business law firm located in Cincinnati, Ohio. Mr. Kuhnhein graduated from Centre College in 1999 (cum laude), majoring in History and German, and the University of Cincinnati College of Law in 2005. The primary areas of focus of Mr. Kuhnhein's practice are general business law, finance and lending, and franchising. Prior to joining Cors & Bassett, Mr. Kuhnhein was an associate at Taft Stettinius & Hollister's Cincinnati office. Mr. Kuhnhein has been a member of ICSC for ten years and is licensed to practice law in Ohio and Kentucky.

Justin Maroni is an Associate in Benesch's Real Estate Practice Group and is located in the firm's Cleveland, Ohio office. Justin focuses his practice on a wide range of commercial real estate matters, including acquisitions, dispositions, leasing and development across a variety of asset classes. Justin has experience negotiating purchase and sale agreements, CCRs and easement agreements (among other contracts and instruments); conducting transactions; and closing deals, especially in the retail and industrial spaces. He also frequently advises clients on, and negotiates, brokerage services agreements with national and regional commercial real estate services firms. Justin is a graduate of Walsh University and Notre Dame Law School, and a member of the Ohio Bar.

Madeline McGrane is Assistant General Counsel at WPG. She specializes in Corporate Transactions, Commercial Real Estate, and Commercial Finance. Madeline is a graduate of Magnificat High School, Georgetown University, and CSU College of Law.



ICSC+LAW SYMPOSIUM OH/KY/IN/MI/PA
Hilton Columbus/Polaris, Columbus, OH
March 6-7, 2025

Kevin F. McKeegan is a partner at Meyer, Unkovic & Scott LLP in Pittsburgh. He served as Managing Partner of the firm from 2006 to 2011. His practice includes acquisition and development of commercial real estate, land use and zoning, and commercial lease transactions. He is chair of the Allegheny County Community College Educational Foundation Board and a member of the Board of Directors of City of Asylum Pittsburgh, a non-profit arts and literary organization. He is a graduate of Dickinson College and the University of Pittsburgh School of Law.

Brandin McMillen is Vice President and Special Commercial Underwriter for Fidelity National Commercial Services. He joined Fidelity in 2005 and has recently relocated to the Columbus NCS office after 11 years in the Washington D.C. area, including a brief stint on the Hill and working on a presidential campaign.

Brandin has hit his stride in the title industry and works on all aspects of transactions from underwriting to escrow and closing. He has worked on single and multi-site transactions throughout the U.S. Brandin has worked on all property types, specializing in the energy sector, shopping centers and multi-family.

Nat Morse is an attorney at Vorys, Sater, Seymour and Pease LLP, where he is a member of the energy and environmental group. Nat earned his J.D. from the Boston University School of Law, and his Ph.D. and M.S. from the University of New Hampshire. Nat received his B.S. summa cum laude with honors from the University of Vermont, where he was Phi Beta Kappa. Prior to his legal career, he spent ten years in the environmental consulting and academic sectors. Combining this background with his legal experience, Nat helps clients navigate complex state and federal environmental matters. In his legal practice, Nat advises clients on various Clean Water Act, wetland, industrial discharge and stormwater matters; assists clients with due diligence and related matters in real estate transactions; and assists developers with both permitting and financing for renewable energy projects.

Lorenzo Murillo is an associate attorney at Taft's Indianapolis office with a specialized focus on real estate law. Lorenzo represents clients in a variety of commercial real estate transactions, including real estate financing, acquisitions, dispositions, and leasing. Lorenzo holds a J.D. from Indiana University's Robert H. McKinney School of Law. During law school, Lorenzo served as an Associate Editor of the Indiana Law Review and externed with the Honorable Judge Tonya Walton Pratt, the Chief Judge of the U.S. District Court for the Southern District of Indiana. Lorenzo is also an Associate of the McKinney-Shepard Indianapolis Inn of Court.

Marcus Notaro is a managing associate in the firm's Real Estate group where he focuses his practice on a broad range of transactions involving real estate, including the acquisition and disposition of real property, debt and equity financing, zoning and land use planning, joint ventures, business formation and reorganizations. Prior to joining Thompson Hine, Marcus worked for a regional law firm where he assisted clients with a number of complex legal challenges, including raising capital, mergers and acquisitions, like-kind exchanges, distressed asset sales and loan restructurings.



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Hilton Columbus/Polaris, Columbus, OH
March 6-7, 2025

David E. Nykanen is the President of Midwest Title, a national independent title insurance agency based in Troy, Michigan. Mr. Nykanen is a member of the State Bar of Michigan, the American Land Title Association, ICSC, and the Michigan Land Title Association. He has been active in the real estate industry for over 25 years. Mr. Nykanen is deeply involved in its Real Property Law Section of the State Bar of Michigan, where he served as Chair in 2016-2017, among many other roles in the Section. Mr. Nykanen also served as Chairperson of the Oakland County Bar Association's Real Estate Committee. Mr. Nykanen has been named a Michigan Super Lawyer® from 2009 through the present and has been selected for inclusion in the *Best Lawyers® in America* from 2011 through the present. Mr. Nykanen is a frequent author and speaker for the State Bar of Michigan, Institute for Continuing Legal Education, ICSC, other industry and trade groups, and numerous bar associations.

Kwasi Offei-Addo is a real estate attorney with a focus on commercial real estate transactions throughout the U.S. He assists clients with general real estate matters, including for commercial, industrial, and office building property types.

Tandy C. Patrick is a partner with Dentons Bingham Greenebaum LLP in the Firm's Louisville and Lexington KY offices; she serves as Co-Chair of the Dentons US National Real Estate Practice Group. Her practice focuses on leasing, acquisition/disposition, development, financing and structuring of commercial real estate transactions, including retail, office, warehouse and multi-family projects, with an emphasis on national retailers, shopping center and mixed-use developments, and national production homebuilders. She has been an active member of ICSC for over 25 years; she has spoken at various ICSC Shopping Center Law National Conferences and serves on the ICSC's Legal Advisory Council and the OKIMP Planning Committee. She has been an ACREL Fellow since 2004 and serves as Co-Chair of the ACREL Leasing Committee. Tandy is a 1974 graduate of the University of Kentucky School of Music, and a 1978 graduate of the Louis T. Brandeis School of Law at the University of Louisville.

Harlan Robins assists clients in real estate transactions and structured finance including the acquisition of land acquisitions, joint venture formations, development and leasing for office, hotel, retail and shopping centers. He represents lenders in complex, multi-state workouts, deeds-in-lieu of foreclosure and foreclosure of real estate-secured loans, loan modifications and loan origination for permanent and construction financing, as well as mezzanine financing. Harlan has extensive experience in debtor-in-possession financing and performs real estate-related counseling in corporate bankruptcies and reorganizations.



ICSC+LAW SYMPOSIUM OH/KY/IN/MI/PA
Hilton Columbus/Polaris, Columbus, OH
March 6-7, 2025

Victor Rodriguez has works in the family business since 2004 and was promoted to president in 2012. In this capacity he oversees all development activities and coordinates with the director of property management, operations and maintenance of the company's growing portfolio. Victor is an innovative problem solver, possessing a strong capacity to drive new developments forward and injecting energy into every business endeavor he tackles. His expertise encompasses structuring the financial aspects of deals related to conventional financing, low-income housing tax credits, historic tax credits, HOME and Federal Home Loan Bank funds. He also manages projects during the construction phase and has worked with numerous contractors and professional service providers in Pennsylvania and Ohio to ensure timely delivery and high-quality workmanship. Prior to joining the company, Victor worked in Oregon as a planner who also managed Columbia County's GIS and grant writing programs, then worked as a planner with the City of Woodburn. Victor has an M.S. in Geology from the University of Akron and lives in the Squirrel Hill neighborhood of Pittsburgh with his family.

Blake Rooney works with the firm's innovative technology and legal teams to deliver technology that increases efficiency and improves the client experience. Blake collaborates closely with leading AI providers like Microsoft and Thompson Reuters and actively participates on various industry boards. With over a decade of experience as a director of legal information technology, Blake's guiding principle is to provide best-in-breed technology that allows attorneys and firm professionals to work securely, efficiently, and flexibly.

Jessica R. Rose is a partner in Reed Smith's Real Estate group and a member of the Retail team. Her practice is built around various commercial transactions, including property acquisitions and dispositions, leasing, and loans secured by commercial real estate. Jessica's experience includes assisting Real Estate Investment Trusts (REITs), developers and development companies, and utility and energy clients with real estate transactions from acquisitions to leasing and operating properties as well as selling properties. Jessica has a particular expertise in representing clients with respect to retail and entertainment uses and negotiating or amending restrictive covenants for today's modern retail and shopping mall climate. Jessica also has significant experience representing client's real estate interests in stock purchase and asset purchase deals.

Alan Sable is a Partner in the Real Estate & Lending practice group at Meyer, Unkovic & Scott LLP in Pittsburgh, Pennsylvania. Mr. Sable is a graduate of Colgate University and Penn State Dickinson Law. He is a member of the Pennsylvania bar and has over 32 years of experience offering legal advice in all areas of commercial real estate law, including purchases and sales of office, retail, multifamily and affordable housing properties, office and retail leasing transactions, and real estate development transactions. Mr. Sable's experience also includes zoning, land use and permitting matters, and acting as counsel to receivers in retail and other commercial real estate receivership matters. In addition, Mr. Sable has served as an expert witness on real estate title issues in federal and state court litigation and is a licensed title insurance agent.

Jim H. Schwarz represents real estate developers in the acquisition, development, financing, leasing and sale of real estate. He served as developer's counsel in connection with the development and financing of the largest shopping mall in the United States, the Mall of America. Jim also has experience negotiating leases for regional developers, as well as ground leases for hotel sites adjacent to retail developments.



ICSC+LAW SYMPOSIUM OH/KY/IN/MI/PA
Hilton Columbus/Polaris, Columbus, OH
March 6-7, 2025

Nathan Shanks is an Associate Partner at Shepherd Insurance in Louisville, Kentucky. Shepherd Insurance is one of the largest, independent insurance agencies in its region, providing both individuals and business with insurance advice, guidance and service. In his role at Shepherd, Nathan provides advice regarding the placement and management of insurance programs for businesses, including those in the commercial real estate sector. Nathan graduated from the University of Louisville.

Xander Snyder's research focuses on economic trends impacting commercial real estate, such as demographics, leasing and sales trends, fundraising, investment, and commercial lending. His unique ability to connect the dots between the commercial and residential real estate markets and the broader economy have made him a trusted source to leading business and industry trade publications, including Yahoo! Finance, CNN, Fox Business, CBS, GlobeSt., Commercial Observer, and Multi-Housing News among others. He was also named a winner of HousingWire's 2024 Rising Stars awards, honoring industry leaders under 40 for their valuable contributions to the mortgage, real estate and fintech industries.

Rudy Telscher Co-chairs Husch Blackwell's Artificial Intelligence Committee. He serves on the firm's Executive Board, addressing AI strategic and policy considerations for Husch Blackwell and its clients. He frequently speaks about AI around the country. As the head of the firm's intellectual property litigation practice, Mr. Telscher leads cases involving AI technology and AI issues. He has handled high profile intellectual property cases, including against Major League Baseball and the NFL involving proprietary rights in data. He has also argued and won before the US Supreme Court, lowering the standard for securing attorneys' fees in patent litigation.

Susan Willeke is an accomplished government-relations professional with more than 33 years' experience in public affairs, communication, and public speaking. Susan joined the Ohio Ethics Commission in 2005 as the Education and Communications Manager where she oversees and conducts educational and communication outreach. In that position, Susan presents approximately 200 speeches annually, develops information strategies regarding agency programs and represents the Ethics Commission to Ohio citizens, the media, and the Ohio legislature.

Rebecca Elissa Wilson, Esq., is a partner at Vorys, Sater Seymour and Pease LLP in the firm's Columbus, Ohio office. Ms. Wilson is part of the firm's national economic development incentives practice, one of the largest law firm-based incentives practices in the country. Ms. Wilson has experience negotiating a wide array of economic development incentive packages, including state and local incentives for megaprojects and other advanced manufacturing facilities, as well as public-private partnership agreements. Ms. Wilson was previously an assistant city attorney for the City of Columbus, where she served as general counsel to the Director of the Department of Development and the Economic Development and Housing Divisions of the Department of Development, as well as to the City Auditor and the Income Tax Division of the Auditor's Office. Ms. Wilson received her JD from Yale Law School.