WALTER | HAVERFIELD
Attorneys At Law

JOSEPH A. POTKONICKY, JR.
Senior Counsel

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SERVICES

Real Estate

EDUCATION

Cleveland State University College of Law, J.D.
Youngstown State University, M.S.
Youngstown State University, B.A.

LICENSED TO PRACTICE

Ohio

OVERVIEW

With more than 15 years of experience working for a privately owned developer who has 30 million square feet of space in 14 states, Joe is highly skilled in all aspects of commercial real estate. He has negotiated inline and land leases with national retailers and restaurants such as Best Buy, HomeGoods, Buffalo Wild Wings, DSW, Marshalls, Olive Garden, and T.J. Maxx, among others. He also has significant experience drafting and negotiating reciprocal easement agreements (REAs) with national retailers and grocery store chains such as JCPenney and Kroger. Additionally, Joe completes purchase and sale agreements of existing shopping centers and vacant land, short-term kiosk leases and agreements, non-disclosure agreements, non-competition agreements and other commercial documents such as lender subordination agreements, non-disturbance agreements, estoppels, and vendor licenses and contracts.

Joe is accomplished at administering corporate environmental compliance and legal matters, abstracting and auditing commercial documents and providing legal opinions to all corporate departments and on-site property management personnel.

EXPERIENCE

- Drafted and negotiated commercial land leases, inline leases, pad leases, and amendments thereto for national retailers and restaurants such as Best Buy, HomeGoods, Buffalo Wild Wings, DSW, Marshalls, Olive Garden, Dollar Tree, Family Dollar, Foot Locker, Carter's, T.J. Maxx, rue21, Bravo, Aveda, Maurices, Buckle, Regis, Red Lobster, Sport Clips, Zumiez, Auntie Anne's, Lids, Shoe Dept. and LensCrafters
- Drafted and negotiated reciprocal easement agreements (REAs) with national retailers and grocery store chains such as JCPenney and Kroger
- Drafted and negotiated real estate purchase and sale agreements for the purchase and sale of existing commercial properties and vacant land
- Drafted and negotiated utility easements and agreements
- Drafted and negotiated cable access agreements and easements
- Drafted and negotiated short term kiosk leases and agreements
- Drafted and negotiated non-disclosure agreements and non-competition agreements
- Drafted and negotiated other commercial documents such as lender subordination agreements, non-disturbance agreements, estoppels, and vendor licenses and contracts
- Administered corporate environmental compliance and legal matters
- Abstracted and audited all types of commercial documents
- Provided legal opinions and documented interpretations to all corporate departments and on-site property management personnel
- Supervised administrative staff and outside counsel

ASSOCIATIONS

- Member, International Council of Shopping Centers
- Member, Ohio State Bar Association
- Member, Mahoning County Bar Association