



CYRI VAN HECKE

Associate

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OVERVIEW

Cyri Van Hecke is an experienced real estate and construction litigation attorney with a demonstrated history of strategic problem solving, analytical skills, effective communication, and dedicated leadership. She partners with her clients to learn about their businesses and provide calculated advice to help them meet their strategic goals.

Cyri represents railroads, real estate companies, design professionals, contractors, suppliers, owners, financial institutions, and other public and private entities in a variety of real estate and construction litigation matters. She is also experienced with commercial real estate and lending transactions, including real estate acquisition, leasing, construction, development, and financing matters.

Cyri approaches complex and highly technical legal issues with straight-forward explanations and common-sense advice. Her recommendations are tailored to her clients to balance uncertainty, changing business environments, and risk tolerance. Cyri brings a high level of dedication and determination to her work as well as a sense of humor and positive attitude that puts those around her at ease in high pressure and high stress situations. She believes that empathy, daring, and integrity are key to effective client representation.

Cyri graduated *magna cum laude* from Hamline University School of Law and earned her Bachelor of Arts, *summa cum laude*, from The College of Saint Scholastica. Cyri is a member of the Board of Directors for Parks & Trails Council of Minnesota and chair of the Land Acquisition Committee. In her free time, Cyri enjoys spending time with her husband who is her best friend, playing with her hilarious and spirited children, reading, writing, gardening, traveling, practicing yoga, and goal setting.

SELECTED EXPERIENCE

- Represented a variety of public and private companies in disputes involving:
 - Quiet title actions;

AREAS OF PRACTICE

Litigation

- Appeals
- Business Litigation
- Construction & Real Estate Litigation

Real Estate

- Acquisitions, Sales & Exchanges
- Commercial Leasing
- Condemnation & Eminent Domain
- Construction & Real Estate Litigation
- Design & Construction
- Environmental Law
- Real Estate Financing
- Zoning & Land Use

Financial Services

- Commercial Loan Documentation
- Loan Workouts, Creditor Remedies & Bankruptcy Representation
- Real Estate Financing

BAR ADMISSIONS

Minnesota

South Dakota

U.S. District Court

- Minnesota

EDUCATION

Hamline University School of Law

J.D., *magna cum laude*

Honors: Dean's List

The College of Saint Scholastica

B.A., *summa cum laude*

Honors: Webster Scholar

- Defective design, defective construction, and delay claims;
 - Torrens proceedings;
 - Historic preservation actions;
 - Commercial lease disputes;
 - Evictions;
 - Easement and boundary disputes;
 - Eminent domain proceedings;
 - Real estate acquisition, sales, and financing matters;
 - Mechanic's liens claims; and
 - Contract disputes.
- Represented international bridge design firm in \$80+ million dispute arising from claims made by bridge's general contractor for additional compensation due, in part, to alleged design defects.
 - Represented a religious corporation in defending a lawsuit brought by parishioner group under Minnesota Environmental Rights Act asserting that church building was an historical resource.
 - Represented major U.S. railroad in a variety of real estate litigation matters, including right-of-way quiet title actions, disputes, administrative law proceedings, condemnations, and lease disputes.

Decisions

- *Friends to Restore St. Mary's, LLC v. Church of Saint Mary, Melrose*, 934 N.W.2d 130, 133 (Minn. Ct. App. 2019), *rev. denied* (Minn. Nov. 19, 2019)
- *In re Petition by Qwest Corporation for Resolution of a Dispute with BNSF Railway Company Over the Use of Railroad Right-of-Way Under Minn. Stat. § 237.045*, 918 N.W.2d 578 (Minn. Ct. App. 2018)

LEADERSHIP & COMMUNITY

- Parks & Trails Council of Minnesota: Board of Directors 2019-present; Land Acquisition Committee Member 2017-present, Chair 2020; Executive Committee 2020
- American Bar Association: Forum on Construction Law
- Minnesota State Bar Association: Real Property Section; Construction Law Section
- Hennepin County Bar Association
- American Rail Development Association

SELECTED HONORS

- **Recognized on Minnesota Rising Stars list as part of the Super Lawyers® selection process**, 2019-2020 (*Minnesota Rising Stars is a designation given to only 2.5 percent of Minnesota attorneys each year, based on a selection process that includes the recommendation of peers in the legal profession.*)
- **CALI Excellence for the Future Award**: Summer 2011, Fall 2011, and Spring 2012

SELECTED PRESENTATIONS

- Legal Update Panel: Minnesota Standard Crossing Fee Statute Appeal, American Railway Development Association, 2019
- "Internet Resources for Real Estate Lawyers," The 2015 Real Estate Institute, Minnesota CLE, 2015
- "Foundations of Real Estate Transactions," Minnesota State Bar Association, 2015
- "Links to Success: Internet Resources for Real Estate Lawyers," co-presenter, MSBA, 2015

SELECTED PUBLICATIONS

- *50-State Survey of Licensed Design Professional's Stamping and Sealing Obligations*, contributing author, ABA Forum on Construction Law – Division 3 - Design, 2018