



## Michael K. Slattery

### Of Counsel

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#### Practice Areas

- Bankruptcy
- Property Tax Disputes

#### Bar Admission

- California

#### Education

- University of Southern California, J.D.
- Southern California Law Review, Member
- Princeton University, B.A. *magna cum laude*

### Experience

Michael Slattery specializes in property tax disputes and bankruptcy law. He represents counties in property tax disputes in the Superior Courts and Courts of Appeal. Michael and his colleague Thomas Kelch have had four published Court of Appeal opinions on property tax disputes over the past two years. His disputes include assessments of the Microsoft Theatre, the hotels at the LA Live complex and the personal property at Paramount Studios.

Michael provides counsel to an ad hoc committee of 17 California counties in a PG&E bankruptcy case. He has published various articles on the topic of bankruptcy law. Michael also co-authored a book entitled, "Real Property Issues in Bankruptcy."

Michael was also a deputy city attorney at the San Francisco City Attorney's Office. During his tenure, Michael represented the Assessor in disputed assessments of the Bank of America Building, One Market Plaza, the Giants baseball stadium, the Ferry Building and the Mirant Potrero power plant property tax disputes. He also wrote local tax legislation for the City.

### LEGAL SCHOLARSHIP

#### Treatises

- FIRREA Receivership and Conservatorship Law, Clark Boardman Callaghan, 1st ed. 1992; 2d ed. 1993; 3d ed. 1994; 4th ed. 1995.
- Real Property Issues in Bankruptcy, co-authored with Thomas G. Kelch, Clark Boardman Callaghan, 1995.

## Journal Articles

- In Further Defense of the "Rushmore Approach" to Account for Intangible Property in Real Property Assessments, *California Real Property Law Journal*, Vol. 37, No. 3 / *California Tax Lawyer*, Vol. 28, No. 2, 2019.
- Update on California Finance Lenders Law, with Andrew Noble, *California Lawyers Association, Business Law News*, Annual Review 2017.
- The Mythology of Waivers of Bankruptcy Privileges, co-authored with Thomas G. Kelch, *Indiana Law Review*, Vol. 31, 1998.
- How Does the Bankruptcy Process Affect the Rights of Municipalities as Regulators and Creditors?, *Current Municipal Problems*, Vol. 23, No. 1, 1996.
- How Long Can the Maturity of a Loan Be Extended in a 'Cramdown' Bankruptcy Plan of Reorganization, *Commercial Damages Reporter*, Issue 5, June 1995.
- The Rights of 'Owners' of Lost or Stolen Instruments Under Uniform Commercial Code § 3-804: Can They Be Holders in Due Course?, co-authored with Ronald Martinetti, *Commercial Law Journal*, Vol. 98, No. 3, Fall 1993.
- The Allowability and Priority of Tax Claims in Bankruptcy Cases, *Annual Survey of Bankruptcy Law*, 1992.

## Chapters

- Breakdown of the Bargain, Chapter 10, *Sales and Leases in California Commercial Law Practice*, California Continuing Education of the Bar.
- Conflicts Between the Special Rights and Powers of Banking Regulators and the Bankruptcy Trustee," co-authored with Mary Santandrea, in *FIRREA: Law and Practice (1992) and The Law of Distressed Real Estate (1993)*, Clark Boardman Callaghan.

## Legal Newspaper Articles

- To the Letter: Lenders' Rights and Retroactivity, *Los Angeles Daily Journal*, June 5, 1997.
- Debt Defense: Fair Value Protection for Guarantors, *Los Angeles Daily Journal*, November 11, 1996.
- Government Can't Legislate Its Way Out of Contracts, *Los Angeles Daily Journal*, July 29, 1996.
- All Mixed Up, *Los Angeles Daily Journal*, July 8, 1996.

## TEACHING/ CONTINUING LEGAL EDUCATION PROGRAMS

- Community Reinvestment Act: Overview and Practical Suggestions for Good Grades, Financial Institutions Committee, December 2015.
- Financial Institutions Committee, Business Law Section, State Bar of California, September 2012.
- Raising the Bar on Bankruptcy Training Program, United States Bankruptcy Court for the Central District of California, June 2012.
- FDIC Loss Sharing Conference, July 2011.

- Pre-Bankruptcy Stipulations for Relief from Stay: What the Law Is and Should Be, Orange County Bar Association, Financial Practices Section, August 1997.
- Pitfalls in Secured Lending, Orange County Bar Association, Business and Corporate Law Section, August 1996.
- The Ever-Evolving World of Secured Lending, Orange County Bar Association, Financial Practices Section, February 1996.
- The Orange County Bankruptcy, Western Securities Transfer Association Annual Conference, 1995.
- Current Issues in Bankruptcy, Orange County Bar Association Hawaii Seminar, 1995.
- Real Property Symposium, California Continuing Education of the Bar, 1994.
- Dueling Superpowers: Conflicts Between the Special Rights of the Bankruptcy Trustee and Banking Regulators, Los Angeles County Bar Association, Commercial Law and Bankruptcy Section, August 1993.
- Caesar Giveth, Caesar Taketh Away: Governmental Involvement in Real Estate Transactions, State Bar Convention, Real Property Section, 1992.
- Civil Procedure, Spring Semester 1990.
- California County Counsels Association Conferences:
  - Tax Sales, 2002
  - Treatment of State and Local Tax Claims After 2005 Bankruptcy Legislation, 2005
  - Escape and Supplemental Assessments, 2006
  - Taxation of Intangible Property, 2006
  - Primer on Proposition 218, 2007 and 2008
  - Treatment of Municipalities' Retirement Obligations in Chapter 9 Bankruptcy, 2010
  - Taxation of Embedded Software, 2017
  - PG&E Bankruptcy: Updates and Conflicting Policy Goals, 2019

## PROFESSIONAL AND COMMUNITY AFFILIATIONS

- California Lawyers Association Business Law Section, Former Chair Financial Institutions Committee