HARRIS W. EISENSTEIN



Title: Partner
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Bar Admissions

- Maryland
- Pennsylvania
- U.S. District Court, District of Maryland
- U.S. Bankruptcy Court, District of Maryland

Practice Groups

- Litigation
- Financial Services
- Commercial Lending

Education

- University of Baltimore School of Law, J.D. (2010)
- University of Maryland, B.S. (2007)

Bio

Harris Eisenstein is a partner in the firm's Litigation department. He represents individuals, privately-held companies, and publicly-traded corporations in civil matters in state and federal courts. Harris is a trusted advisor to his clients, delivering practical advice tailored to accomplish their specific objectives.

While Harris handles litigation of all variety, real estate is at the center of many matters. His experience ranges from eminent domain, inverse condemnation, and regulatory takings to business disputes involving real estate and, further still, to land use litigation, tax credit and exemption disputes, and tax assessment appeals. Harris also represents his clients in contract disputes, fraud claims, partnership disputes and derivative claims, litigation of civil rights and constitutional claims, and other cases involving difficult issues of business law.

In addition, Harris maintains a bankruptcy and financial services practice representing financial institutions, lenders, and creditors. He handles all aspects of the workout and debt restructuring process, including debt recovery litigation, foreclosure and UCC sales, judgment enforcement, and documenting workout agreements. He also represents creditors in Chapter 7, 11, and 13 bankruptcy cases, pursuing relief from the automatic stay, defending against avoidance claims, prosecuting non-dischargeability complaints, and otherwise protecting his clients' rights.

Experience

Real Estate, Eminent Domain & Condemnation, and Business Litigation

- Successfully represented municipality in tax assessment proceedings involving real estate valued in excess of $1 billion
- Established regulatory taking in federal lawsuit and secured substantial recovery for client
- Secured a 500% increase in just compensation for developer facing condemnation of its private land for construction of a bike lane
- Recovered 10 times the initial compensation offer from railroad condemning entrance to client's manufacturing facility
- Resolved an acquisition by eminent domain of client's roadway frontage at a 700% premium over condemning authority's initial offer
- Obtained preliminary injunction for landlord arising from tenant's non-monetary default under commercial lease
- Prosecuted qui tam action brought under the False Claims Act
- Overturned denial of Minority Business Enterprise certification and defeated effort to strip client of Disadvantaged Business Enterprise certification
- Counsel landowners, tenants, and lenders in eminent domain and condemnation proceedings
- Represent landlords in commercial lease disputes and related litigation
- Counsel taxpayers in all levels of tax assessment appeals
- Represent developers in tax exemption and tax credit proceedings before administrative agencies and appellate courts

Creditors' Rights

- Leveraged junior lienholder's position in litigation to acquire real estate at a price significantly below market value
- Recovered multimillion dollar debt outside of bankruptcy for under-secured creditor
- Maximized Chapter 11 bankruptcy to compel liquidation of non-debtor property
- Secured dismissal of Chapter 13 bankruptcy barring debtors from re-filing
- Set aside fraudulent conveyances to foster considerable recovery to client
- Counsel lenders in foreclosures, judicial sales, and related efforts to liquidate collateral
- Represent creditors in restructuring loans and shaping forbearance agreements