

Owen Beitsch, Curriculum Vitae

Professional Experience

Real Estate Research Consultants (RERC) • Orlando, FL • 1990 -- present

RERC is among Florida's largest specialized consulting firms. The firm provides analytical, strategic and economic advisory services to the planning, design, legal, and community development industries. For almost two decades, I have worked with its clients -- comprised of private developers, institutions, corporations, various governments, and public agencies -- to implement plans, projects or major real estate ventures which will have a long term impact on the quality and character of the built environment. As clients, these organizations or individuals, controlling or managing real estate assets with complex problems or multiple interests, have required independent analysis to determine or evaluate available strategies and to advise on appropriate policy considerations. For public clients, in particular, my work has usually required the development and implementation of plans and guidelines involving use of combined public and private financial resources.

Principal, 1990

- Involved in a variety of large public, private and institutional real estate studies or analyses.
- Engaged in most aspects of real estate or redevelopment planning and related initiatives involving housing, commercial facilities, recreational facilities, transportation and major capital facilities. Preparation, support or evaluation of plans including regulatory compliance associated with development plans, land use plans, areawide plans, redevelopment plans or similar documentation.
- Economic analysis.
- Cost-benefit analysis.
- Policy analysis.
- Strategic analysis.
- Incentives.
- Recruitment or solicitation of developers.
- Supporting documentation for public financing.
- Associated with studies or projects that have yielded millions of dollars of development in Florida and other states.

Notable Professional Accomplishments

- Prepared two of the first set of instructional materials for Florida's many community redevelopment officials seeking certification. Modules 2 and 3 respectively deal with the use of incentives to support programs or development and organizational capacity building.
- Prepared documentation and cost allocation studies for the first schools in Florida to be funded through the state's statutes enabling Educational Benefit Districts.
- Defended Charlotte County, FL in this state's last eminent domain action intended to implement an economic development initiative.
- Helped develop the station prototype for FOX, Florida's first high speed rail consortium.
- Supported one of the first successful efforts in Florida to bring private capital to a major civic structure, the Orlando City Hall complex, a joint venture initiative among Orlando, Lincoln, and ultimately CNL.
- Helped the city of Orlando develop a housing incentive program, focusing on offsets to parking costs and resulting in the first rental housing to be built in the city center in almost twenty years.
- Supported the strategy, closure, and ultimate redevelopment of Orlando's Naval Training Center, now Baldwin Park, one of the nation's most recognized NTD communities and the prototype offered by the Navy as the benchmark by which redeployed installations are evaluated.
- Assisted in the preparation of the master plan for Celebration, also one of the nation's most recognized NTD communities.
- Supported broad entitlements strategies through the use of an areawide Development of Regional Impact (DRI) in Orlando's downtown, among the few DRI's used in Florida to coordinate planning, entitlements, and capital improvements at the community rather than the project level.
- Established procedures for development of Community Maritime Park, a regional recreational facility in Pensacola, Florida, using a public-private model.

- In conjunction with the Orlando Neighborhood Improvement Corporation (ONIC), helped secure the sale and conversion of several hundred units of military housing for private use. At the time, this project represented the state's largest redevelopment initiative focused exclusively on housing.
- Supported a redevelopment plan for Lehigh acres, an area in Lee County encompassing some 15,000 acres and a legacy of Florida's inadequate regulatory controls and poor platting procedures prior to 1985. This plan was recognized for its forward thinking strategies by FAPA in 2008.
- Completed housing linkage and feasibility studies for Orlando and Miami Dade, among the first of Florida's largest jurisdictions to consider imposing such fees.
- Helped develop a protocol for Florida's Department of Management Services to be applied to lease and purchase decisions for major space utilization requirements.
- Supported planning and disposition of Florida's Bay County Airport, allowing capital freed through the transaction to be applied to a substantially larger airport, enhancing the county's goals of economic development.
- Helped the City of Orlando to secure private capital for an interchange constructed near Universal Studios, applying a tandem special assessment district and community redevelopment area.
- Working for the City of Orlando, supported the first uninsured funding of tax increment debt in the state of Florida.
- Helped provide the financial underpinnings supporting rail or circulator systems in Tampa, Atlanta, Miami, and Orlando by aligning city goals with appropriate land use and entitlement strategies.
- Completed the first program assessment for the Orange County Housing Finance Agency.
- Among the first planners to explore sales tax anticipation revenue (STAR) to fund major retail and entertainment projects anchoring redevelopment initiatives in Nevada, West Virginia, and Kansas.
- Completed the financial analysis supporting the public-private partnership between Osceola County, Florida and the Gaylord Palms Hotel, Osceola County's largest convention class property.
- Assisted the Blackstone Group to implement its redevelopment efforts of the Bahia Mar Hotel and Marina, site of the Ft Lauderdale International Boat Show and one of the largest ocean front resorts in Ft Lauderdale.
- Worked with both Orlando Regional and Florida Hospital, the Orlando area's two largest health care providers, to create a cooperative relationship focused on mitigation or correction of joint planning issues.

Laventhol and Horwath • Tampa and Orlando, FL • 1983 -- 1990

At one time among the largest of the national (Big 8) accounting firms, Laventhol maintained strong interests in the real estate and hospitality industries. This accounting firm virtually created the real estate consulting industry, serving major public and private clients all over the United States and Europe, and setting the foundation for my personal and professional development. The offices in Tampa and Orlando constituted a highly specialized practice oriented to major public facilities which emerged during this period as key facilities to anchor the nation's urban places.

Principal, 1988

Manager, 1986

Associate, 1983

- Involved in a variety of large public, private, and institutional real estate studies or analyses.
- Emphasis on major capital facilities planning and evaluation.
- Ultimately responsible for management and expansion of private real estate sector practice.
- Engaged in most aspects of real estate or redevelopment planning and related initiatives
- Actively engaged as instructor for firm's national continuing education programs.

Notable Professional Accomplishments

- Supported planning for two major expansions of the Orange County Convention Center, one of the nation's largest.
- Provided financial analysis supporting the expansions of the convention centers in Indianapolis and Atlanta, also among the nation's largest.
- Helped secure and negotiate with a private developer for the construction of the Broward County Convention Center in Ft. Lauderdale.
- Provided the initial financial analysis and planning for the Tampa Aquarium, the state's only major aquarium and one of the first to be funded substantially on the basis of gate receipts.

- Supported broad entitlements strategies through the use of an areawide Development of Regional Impact (DRI) in Tampa's Westshore neighborhood, among the few DRI's used in Florida to coordinate planning, entitlements, and capital improvements at the community rather than the project level.
- Worked with the Tampa Port Authority to bring its industrial properties up to rates supported by the open market and helped to negotiate the Port's first acquisition of a private refrigerated cargo facility
- Helped the Japanese National Railroad explore the feasibility of operating a magnetically powered, high speed rail line in Florida.
- Helped launch Disney's downtown district through a series of conceptual studies.
- Helped the State of Rhode Island secure private partners for the construction of its only major convention center.

Newdata • Nashville, TN • 1981 -- 1983

Newdata was an independent consulting firm providing support services to organizations seeking to improve their relationships with HUD, local agencies and regulators.

Principal, 1981

- Independent planning and economic analysis oriented to small and non-profit housing providers.

Tennessee Housing Development Agency (THDA) • Nashville, TN • 1976 -- 1981

THDA remains among the oldest housing finance agencies in the country and was, during this period, the single state agency charged with allocating various state controlled housing resources including securitized debt.

The agency initiated a lifelong interest in the nation's housing industry, its role in setting the economic priorities of individuals, and its impact on community building. As a direct investor in loans, rather than a source of money through the secondary market, THDA evaluated its own perspectives on financial risk, benefits, and the power of incentives to induce desirable economic behavior.

Chief of Planning and Market Research, 1978

Analyst, 1976

- Provided staff analytical support for over 3,500 multi family housing units financed by THDA.
- Responsible for management and control of rural housing technical assistance programs.
- Coordinated statewide housing planning functions for Tennessee State Planning Office.

Notable Professional Accomplishments

- Drafted THDA's first standards for market analysis for those multi-family projects funded with agency dollars.
- Working with others, drafted the first set of investment and design standards for elderly housing projects funded with agency dollars.
- Contributed to the state's first annual housing needs report.
- Established a data collection program which functioned, at the time, as the state's only uniform source of reported housing values.

Academic Experience

University of Central Florida (UCF) • Orlando, FL • 1996 – Present

For the last decade, I have had the opportunity to link my professional and academic careers, sharing my experiences with students expected to enter the planning profession. I have been honored with consistently high teaching evaluations and was recognized in 2008 for my contributions to academic excellence.

Professional in Residence

- Introduction to Urban Planning, Department of Public Administration (Graduate Studies), College of Health and Public Affairs, (1996 -- 2005).
- Land Use Law and Planning, Department of Public Administration (Graduate Studies), College of Health and Public Affairs, (2004 -- present).
- Economics of Land Use and Planning, Department of Public Administration (Graduate Studies), College of Health and Public Affairs, (2011-- present).

Research Associate

- Special academic appointment, Department of Public Affairs (2006 -- present).

Dissertation Committee

- William Burns, (2008 -- 2010).
- Laura Mikovsky, (2008 -- present).
- Mitchell Rabinowitz, (2010-- present).

Other Service

- Planning Advisory Committee (2008 -- present).

Education

University of Central Florida

PhD, Department of Public Affairs, College of Health and Public Affairs

Florida State University

MS, Department of Urban and Regional Planning, College of Social Sciences

Publications

Major articles or papers

- Beitsch, O. (2010). *After the recession: Florida, Nevada, Arizona and the next 5,000 days*. Real Estate Issues.
- Beitsch, O. & Kohler, T. (2010). *Creating and using redevelopment incentives*. Tallahassee: Florida Redevelopment Association.
- Beitsch, O. (2009). *Not in our backyard. Plans, planners, regulators, and the new redlining*. Real Estate Issues.
- Beitsch, O. & Lawther, W. (2008). *Accountability in privatization of infrastructure* [Monograph]. Distributed at SECOPA: Orlando.
- Beitsch, O. (2005). *Democratic voices speaking loudly: Does public participation yield accountability in special purpose governments?* Orlando, FL: University of Central Florida.
- Solin, L., Withers, B., Beitsch, O. Fish, F. et al (1997). *Professional practice manual*. Chicago: American Planning Association.
- Owen, W. and Beitsch, O. (1997). *An introduction to the concept of sports facilities as tools for economic activity*. Real Estate Issues. April.
- Beitsch, O. (1994). *Market analysis*, appearing in McGraw-Hill Real Estate Development Handbook. Los Angeles: McGraw-Hill.
- Beitsch, O. (1992). *Funding infrastructure, An overview*. Real Estate Finance. Winter.
- Beitsch, O. (1991). *Aquarium revenue support new development*. Urban Land, February.

Other articles

- Beitsch, O. (2011). *Tax policy and the current state budget*. Orlando Business Journal. May 6.
- Beitsch, O. (2011). *One dimensional analysis*. [Commentary]. Planning Magazine. February.
- Beitsch, O. (2009). *Barriers to privatization*. [Commentary]. Planning Magazine. January.
- Beitsch, O. (2008). *Property taxation, rhetoric and reality in Florida: The unchanged burden*. Florida Planning. January.
- Beitsch, O. (1988). Market Profiles. Washington, D.C.: Urban Land Institute.
- Beitsch, O. (1987). Market Profiles Washington, D.C.: Urban Land Institute.
- Beitsch, O. (1986). *A warm welcome for meetings*. Orbus, September.

Principal Citations and References

- Kiliç, G. et al. (2009). Planning ethics at local level. Yüce-tepe Ankara Turkey: Council of Ethics for the Public Service of the Republic of Turkey.
- Cordery, C. (2008). Dimensions of accountability: Voices from New Zealand primary health organizations. Wellington, New Zealand: Victoria University.
- Berman, E. (2006). Performance and productivity in public and nonprofit organizations. Armonk, NY: ME Sharpe Inc.
- Velt, T. (2005). *A prescription for work*. Texture Magazine January.
- Keshock, C. (2004). The effects of economic impact information on the attitudes of potential sports sponsors operating in mid-size and small college communities. Tallahassee: Florida State University.
- Markus, P. (2002). Forms of co-financing of the stadium in German professional soccer: An institutional economics based, model-theoretic study. Tuebingen, Germany: Mohr Siebeck
- Allen, M. (2000). *Smoothing wrinkles in the spread: Special assessment issues*. Appraisal Journal .April.
- Steele, C. (2000). The effect of baseball's arrival on an African American community: A study of contested terrain. Santa Barbara, CA: Fielding Institute.
- Walsh M. & Crispo, N. (1998). Florida's Investment in high technology should produce significant benefits. Tallahassee, FL: Florida Tax Watch.

Awards, Memberships, Licenses, and Other Credentials

- University of Central Florida, Outstanding Alumni Award (2011).
- Winter Park Economic Development Advisory Board (2011-present).
- Ballard Award, Recognition by *Real Estate Issues* for quality of research and writing (2011).
- American Institute of Certified Planners, Elected a *Fellow* of AICP (2010).
- University of Central Florida, Recognition of Academic Excellence (2008).
- Orlando Neighborhood Stabilization Peer Review (2009).
- Orlando Housing Policy Task Force (2008).
- University of Central Florida, Office of Research (Grant Review Committee, 2006 - present).
- Orlando Housing Authority (Commissioner, 2003 - 2010).
- Myregion.org (Technical Committee Advisor, 2002 - 2006).
- Xentury City CDD (Assistant Chairman, 2001 - present).
- Editorial Board, *Real Estate Issues* (1998 -- present).
- Orlando Neighborhood Improvement Corporation, (Chairman, 1998 -- 2003).
- American Institute of Certified Planners, Professional Practice Committee, (1996 -1997).
- American Planning Association, (President, Orlando Section, 1992 - 1994).
- American Planning Association, (Executive Committee, Florida Chapter, 1992--1994).
- American Institute of Certified Planners, AICP Registration 009835, (1993 -- present).
- American Society of Real Estate Counselors, CRE Certification 1533, (1993 -- present).
- Urban Land Institute (1990 - 2008).
- Florida Real Estate License, SL 595584.

Selected Presentations

- Trends: Economics, demographic, and infrastructure*, Urban Land Institute, Orlando Conference (2010).
- Incubators and their role in economic development*, Florida Chapter of American Planning Association, State Conference Association (2010).
- Private capital for infrastructure*, International Downtown Association, National Conference (2009).
- Privatization of infrastructure and services*, Florida Chapter of American Planning Association, State Conference (2009).
- Accountability in privatization of infrastructure*, Southeast Conference of Public Administrators, (2008).
- Platted lands, economic and planning issues*, Florida Chapter of American Planning Association, State Conference (2008).
- Linking planning, financing and policy for affordable housing*, Florida Chapter of American Planning Association, State Conference (2008).
- And how to achieve affordable housing?* Urban Land Institute, Orlando Conference (2008).
- Capital and infrastructure in the era of Strand*, Urban Land Institute, Tampa Conference (2008).
- Florida's changing demographics*, Florida Association of Building Officials, State Conference (2006).
- Land valuation strategies*, NASA Real Estate and Administrative Managers, National Conference (2004).
- Impacts of transit oriented design in real estate development*, Florida Chapter of American Planning Association, State Conference (1998).
- Techniques of population estimates and projections*, Florida Chapter of American Planning Association, State Conference Association (1997).
- Tax increment: trends and applications*, American Planning Association, National Conference (1996).
- Sports facilities in public planning*, American Society of Landscape Architects, National Conference (1995).
- Sports facilities in planning*, Florida Chapter of American Planning Association, State Conference (1995).
- Future economic trends in central Florida*, Florida Economic Summit, First annual Meeting. (1994).