



Owen M. Beitsch, PhD, FAICP, CRE

Senior Principal

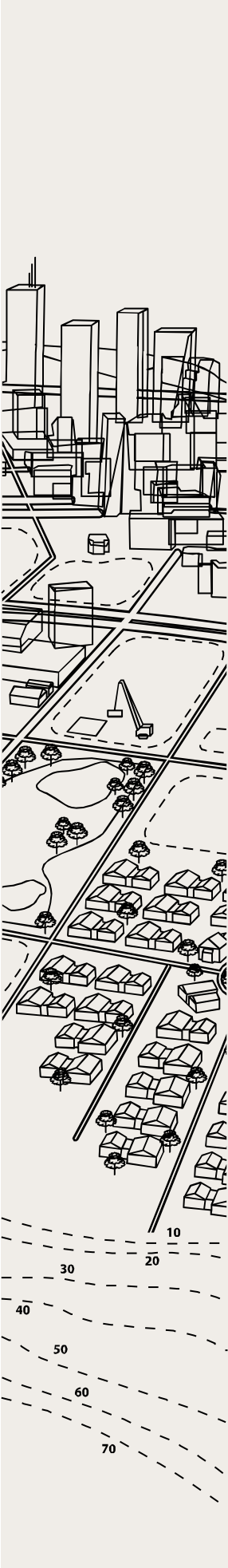
Owen M. Beitsch, Senior Principal of Real Estate Research Consultants, Inc., A GAI Company (RERC), has been active in the management and execution of complex studies for public and private clients since 1983. His particular interest in special issues confronting downtown and other urban areas is demonstrated by his civic as well as his business activities. He has held an active leadership role in the Tampa Downtown Partnership and he is a founding member of the Orlando Neighborhood Improvement Corporation where he served as Chairman for four years. He recently concluded eight years of service as a member of the Orlando Housing Authority Board of Commissioners. In 2010, he was named a *Fellow* in the American Institute of Certified Planners of Planners, the highest honor bestowed in the urban planning profession and awarded to only about three percent of those achieving certification (AICP).

Prior to joining RERC, he had been a principal in Laventhol & Horwath's (L&H) Real Estate Advisory Services Group. L&H was then the eighth largest of the nation's major accounting firms. From 1976 through 1981 he was the Chief of Planning and Market Research for the Tennessee Housing Development Agency (THDA), one of the largest and oldest housing finance agencies in the United States.

The selected assignments and/or studies listed below speak to his varied experience.

Policy or Redevelopment Planning

- Naval Training Center (Orlando, FL); closure and negotiations
- Inclusionary Housing (Miami, FL); ordinance reviews
- Inclusionary Housing (Miami, FL); ordinance and program reviews
- Impact Fee Study (Lake County, FL); evaluation of fiscal benefits occurring from impact fees
- State of Florida Office Protocol (State of Florida); policy document establishing procedures and provides for the acquiring of office space
- Orange County Economic Element (Orlando, FL); policy document addressing area's economic future
- High Speed Rail (Orlando, FL); strategic real estate analysis
- Orlando Sports District (Orlando, FL); strategy for developing a master plan focused on Orlando's Citrus Bowl
- West Palm Beach Airport (West Palm Beach, FL); development strategy for airport authority acquisition area
- Impact Fee Study (Tampa, FL); position study on proposed fee ordinance

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- Universal Studios (Orlando, FL) tax increment analysis for proposed district
 - Westshore Comprehensive Plan (Tampa, FL); development strategy for suburban commercial district
 - Republic Drive/Commercial CRA (Orlando, FL); Implementation of redevelopment plan
 - Gulf Shores Tourist District (Gulf Shores, AL); tourism development strategy
 - Orange County Housing Authority (Orlando, FL); housing relocation and redevelopment plan
 - Japanese National Railroad (Orlando, FL); high-speed rail corridor study
 - Downtown Development Board (Orlando, FL); study for tax increment district

Healthcare Facilities

- Orlando Regional Healthcare System (Orlando, FL); strategic plan associated with downtown campus expansion
- Florida Hospital (Orlando, FL); strategic plan associated with downtown campus expansion
- SantaFe HealthCare/AvMed (Gainesville, FL); reuse analysis for existing campus master plan
- Florida Hospital (Orlando, FL); support for DRI
- First South (Merritt Island, FL); Certificate of Need
- Orlando Regional Healthcare Systems (Orlando, FL); economic impact analysis
- Florida Hospital (Orlando, FL); economic impact analysis
- University of Central Florida Medical School (Orlando, FL); economic impact analysis

Meeting and Other Public Assembly Facilities

- Orange County Convention and Civic Center (Orlando, FL); market and financial analysis
- Ocean Center (Daytona Beach, FL); market and financial analysis
- Rhode Island Convention Center (Providence, RI); market, financial and economic analysis; developer negotiations
- Broward County Convention Center (Ft. Lauderdale, FL); market, financial and economic analysis; developer negotiations
- Municipal Civic Center (Steamboat Springs, CO); market, financial and economic analysis
- Washington State Convention Center (Seattle, WA); delegate expenditure survey

Commercial

- Village West (Kansas City, KS); financing plan
- Orlando Central Park (Orlando, FL); strategic plan
- Lockheed-Martin (Orlando, FL); strategic plan
- Universal Studios (Orlando, FL); valuation for interchange financing
- Orlando International Airport (Orlando, FL); feasibility analysis for industrial facility
- The Legends at Sparks Marina (Sparks, NV); financing plan

Recreational or Special Use

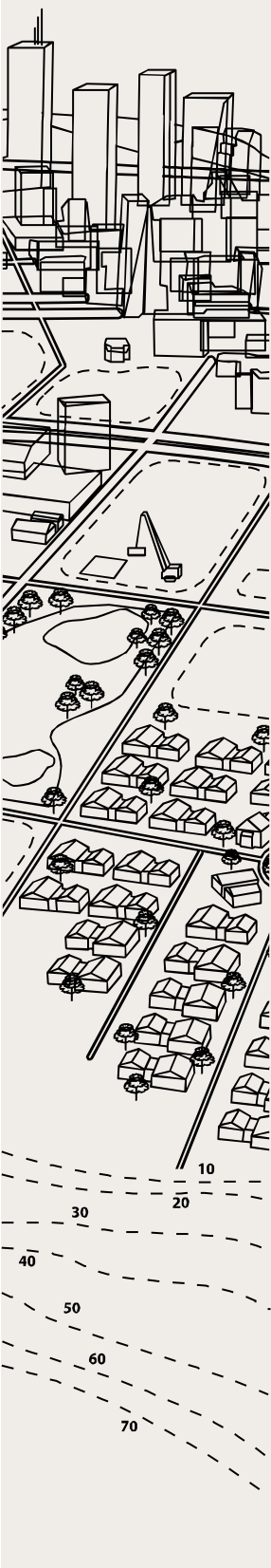
- New England Aquarium (Boston, MA); market and financial analysis for proposed expansion
- Tampa Port Authority (Tampa, FL); leasehold negotiations with proposed Florida Aquarium
- Disney Development (Orlando, FL); concept plan for evening recreational facilities
- Audubon Society (Yeehaw Junction, FL); market analysis for proposed wildlife sanctuary
- Edison Home (Ft. Myers, FL); concept plan for historical landmark and museum
- Ponce Inlet Marina (Ponce Inlet, FL); market, economic and financial analysis
- Grand Cypress Resort (Orlando, FL); market and financial analysis for equestrian facilities
- Planned Raceway (Kissimmee, FL); market and financial analysis for proposed thoroughbred track

Housing

- Orlando Utilities Commission (Orlando, FL); financial analysis for proposed apartments
- Celebration (Kissimmee, FL); market and financial analysis for Disney planned resort housing
- Magnolia Ranch (Kissimmee, FL); market and financial analysis for Disney planned primary community
- Perdido Bay (Pensacola, FL); market analysis for existing resort community

Selected Publications and Papers

- Beitsch, O. (In press, 2010). *After the recession: Florida, Nevada, Arizona and the next 5,000 days*. Real Estate Issues.
- Beitsch, O. (2009). *Commentary: Not in our backyard. Plans, planners, regulators, and others thwart affordable housing*. Real Estate Issues.
- Beitsch, O. & Lawther, W. (2008). *Accountability in Privatization of Infrastructure*. Proceedings of SECOPA: Orlando.
- Beitsch, O. (2008). *Property Taxation, rhetoric and reality in Florida: The unchanged burden*. Florida Planning. January.
- Beitsch, O. (2005). *Voices Speaking Loudly: Public Participation and Accountability in Special Purpose Governments*, University of Central Florida, (Orlando, FL).
- 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.



Memberships or Licenses

- American Planning Association, (President, Orlando Section)
- Fellow of the American Institute of Certified Planners, (FAICP designation)
- American Society of Real Estate Counselors, (CRE designation)
- Orlando Neighborhood Improvement Corporation, (Chairman of the Board)
- Florida Real Estate License
- Editorial Board, *Real Estate Issues*
- Xentury City Community Development Corporation (Assistant Chairman)
- Orlando Housing Authority (Commissioner)

Other

- Affordable Housing Work Group, Florida Chapter of the American Planning Association
- Technical Advisor, Palm Beach Economic Council Housing Task Force
- Mayor's Housing Advisory Panel, City of Orlando
- Faculty, University of Central Florida, 1994-Present

Owen attended Vanderbilt University and the University of Florida, receiving his Master's Degree in Urban and Regional Planning from Florida State University and his PhD in Public Affairs from the University of Central Florida (UCF). He remains actively engaged at UCF where he is a research associate with the Department of Public Affairs and the professional in residence at the College of Health and Public Administration. Special district governments and similarly created bodies and organizations are among his principal research interests.

