



Louis L. Roeder

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Career Summary

Over twenty-five years of diversified experience in real estate, with an emphasis in the community planning and governmental approvals, with extensive knowledge of acquisitions, feasibilities, planning, financial analysis, government approvals, the formulation and coordination of builder programs and homeowner associations. An innovative problem solver with a keen ability to analyze and identify complex issues which result in the implementation of timely and cost effective solutions.

Education

- **J.D.**, University of Houston College of Law, Houston, Texas
- **M.B.A.**, University of Houston College of Business, Houston, Texas
- **B. ARCHITECTURE**, Rice University, Houston, Texas (Dean's List)
- **B. A. in ART HISTORY**, Rice University, Houston, Texas (Dean's List)
- **Golf Course Design**, Harvard Graduate School of Design, Special Programs, Cambridge, Mass.
- **CFP Professional Education Program**, College of Financial Planning, Denver, Colorado.

Professional Experience

- Jan 88 to Present
REAL PROPERTY CONSULTANTS, ORLANDO, FL.
SOLE PROPRIETOR, joint ventured the planning and approvals for two residential single family lot projects, one for 225 lots and the other for 107 lots; and provided consultation in formulation of several feasibility studies for major landowners in Central Florida, including The Disney Company and the Deseret Ranches of Florida. Presently active in planning and approvals for several East Tennessee investments, including a horizontal property regime (or planned unit development) for a 561 unit, single -family mountain community.
- Feb 94 to Feb. 04
OLD FLORIDA PLANTATION, LTD., ORLANDO, FL.
MANAGING GENERAL PARTNER, responsible for the completion of a \$7.5 million State approved reclamation program of a 3,535 acre parcel near Lakeland, Florida, obtaining Development Order approval for a Development of Regional Impact (DRI) for a 4,800 unit mixed use-golf course community, with over 400,000 sq.ft. of commercial, formulating a joint venture, then, due to the need for a planned regional reservoir, secured a sale of the undeveloped property to the SouthWest Florida Water Management District for \$30.5 million.
- Jan 88 to Feb 93
MAGUIRE ROAD CORPORATION, ORLANDO, FL.
PRESIDENT, responsible for zoning, planning, and engineering the "work-out" of a 200 acre mixed-use project in southwest Orlando, including the approval and initiation of a 180,000 sq.ft. community shopping center and coordinating the site design and plan approval of 322 single family lots.
- Feb 86 to Jan 88
ARVIDA/DISNEY, FLORIDA
DIRECTOR, RESIDENTIAL, reporting directly to the President; responsible for implementation of future residential development programs at Walt Disney World, Florida.
- Formulated the initial legal strategy and economic feasibility for the proposed development of a 3,600 acre residential community at Walt Disney World (now known as Celebration) while preserving the integrity of the Disney controlled taxing district.
 - Improved Disney's image as a responsible developer by guiding the company's participation in a neighboring property owners consortium created for the purpose of extending a 3.5 mile road (International Drive), as well as negotiating the governmental disposition of the first residential apartment project at Walt Disney World.
- Feb 86 to Jan 88
GENERAL MANAGER, ORANGE TREE COUNTRY CLUB, ORLANDO, FL., reporting directly to the President of Arvida/Southern; responsible for sales, marketing, construction, and operations of an ongoing 500 unit single family golf course community and country club.
- Engineered the sale of the golf course to a private investor that resulted in a substantial return of capital investment while at the same time increasing the profit margins of existing sales by 35%.

ARVIDA/DISNEY, FLORIDA (cont'd)

- Sept 84 to Feb 86 **PROJECT MANAGER**, WESTON; FT. LAUDERDALE, FL., responsible for the initial overall community development coordination as well as the initial stages of a 10,000 acres P.U.D. which consisted of formulating product types and initiating various builder programs.
- Directed site planning and operational coordination of the initial 2,000 homes of residential development (Country Isles and Windmill Ranch Estates).
 - Conducted the feasibility and initiated the Weston owned cable communication system.

OSPREY, INC., FT. COLLINS/DENVER, COLORADO

- Sept 83 to Sept 84 **RESIDENTIAL PROJECT MANAGER**, located in Ft. Collins, with responsibility for:
- The management of several "work-outs" of on-going residential projects, including a 106 unit townhome development, a 130 unit apartment syndication, as well as a 115,000 sq.ft. office/retail complex.
 - The "work-out" of a 61 unit luxury resort condominium project in Steamboat Springs, Colorado, by restructuring the type of ownership offered from fee simple to 1/16th interval (fractional) time-shares, as well as formulating and initiating the marketing and sales program.

REAL PROPERTY CONSULTANTS, BOULDER, COLORADO

- Jan 83 to Sept 84 **SOLE PROPRIETOR**, provided consultation for several real estate and natural resource ventures with the structuring of several limited partnerships for investment in natural gas and shallow oil wells in Texas and Oklahoma.

ASPENRIDGE DEVELOPMENT CORPORATION, BOULDER, COLORADO

- Feb 81 to Jan 83 **PRESIDENT**, responsible for the approvals and oversight of a "prestige" 43 unit townhome project at the Keystone ski resort in Colorado.

TRIAD INVESTMENTS, BOULDER COLORADO

- Dec 79 to Dec 80 **REAL ESTATE ANALYST & INVESTMENT MANAGER**, responsible for the analysis, formation and management of several real estate investments owned, in whole or in part, by limited partnerships.

CHRISTOPHER J. BROWN & ASSOCIATES, HOUSTON, TEXAS

- Summer 77 **PLANNER & RESEARCHER**; conducted market feasibility studies for several real estate development projects.

SKIDMORE, OWINGS & MERRILL, CHICAGO, ILLINOIS

- Aug 75 to Aug 76 **STUDENT INTERN / ARCHITECTURAL DESIGNER**; programmed and designed various buildings from a 9,100 sq.ft. college commons addition to a 20,000 sq.ft. gallery for an art museum.

Titles & Honors

- Licensed Attorney (Florida)
- Licensed General Contractor (Florida & Tennessee)
- President & Owner of a Registered Real Estate Brokerage Corporation (Florida)
- Finalist, Brief Writing Competition, University of Houston Law School
- Instructor, "Architecture for Non-Architects", Rice University
- Second Degree Black Belt & Certified Instructor, Tae Kwon Do

Community Involvement

- Orange County Development Advisory Board – 2006 to present
- Chairman – School Impact Fee Advisory Group for Orange County Public Schools – 2006-2007
- Orange Tree Estate HOA and the Orange Tree Master HOA Boards – 1998 – 2006
- Former Project Consultant & Member of the Board, Houston Jazz-Ballet Co.

Publications

- FLOOD PLAIN CONTROL – Cypress Creek, Harris County, Texas, 1977
- A PICTORIAL HISTORY OF THE FIRM AND PARTNERS OF SKIDMORE, OWINGS AND MERRILL (1936-1976), 1976
- HOW A HOME IS BUILT, provided by Real Property Consultants, 1991

Personal

Married. Active Private Pilot. Enjoy snow skiing, golf, racquetball, wine tasting & Tae Kwon Do.