

Professional Profile

STEPHEN E. THOMAS

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PROFESSIONAL EXPERTISE:

- Urban Planning and Entitlement Processing
- Master Planned Community Development
- Single and Multi-Family Residential Construction
- Hotel, Resort and Casino Development
- Golf Course Development
- Sales and Marketing of Real Property

RECENT EXPERIENCE:

Self-Employed, Independent **Real Estate Broker** and Development Consultant. (2013 - Present)

Planning & Development Consultant; 4,000 acre master planned resort project located in San Jose del Cabo, Mexico for Laguna de Cortez, S.A. de C.V. (2007-2012), and acquisition of mining exploration concessions in the Dominican Republic.

Director of Planning and Development for a Native American Tribal Government; management oversight of a major casino remodel and expansion, a 250-room 12 story hotel, a 100,000 square foot multi-purpose special events center for conventions and performances; directed the planning and development of a 1000 car multi-level parking garage, an 18-hole championship golf course and 295 lot residential subdivision; planned and entitled an 80 acre commercial/retail site and a 20 acre multi-family site owned by the Tribe. (2003-2007)

Senior Project Manager (Contract), for the State of Hawaii Housing Finance and Development Corporation, responsible for the fiscal, daily logistical and managerial operations for the entitlement and construction of an 890 acre Master Planned Community consisting of 4,000 single and multi-family housing units, an 18-hole championship golf course, a community park and community recreational center on the island of Oahu, Hawaii. Also responsible for the construction of a 26-story, high rise senior housing project with 30,000 sq. ft. of commercial lease space in downtown Honolulu. Direct budget development and contract responsibility for over \$200 million of State housing revolving funds. (1991-1999)

PRIOR PROFESSIONAL HISTORY:

- **Real Estate Broker** and Consultant for acquisition, development and subsequent re-sale of real property and natural resource projects for individual private investors.
- **Self-employed** real estate development consultant in Honolulu, HI. Consultant for attorneys and developers. Representation on behalf of developers before neighborhood boards, zoning boards and city and county councils for project approvals.
- **Registered Professional Builder, Real Estate Broker**, Land Developer; principal owner with various partners/investors in residential land development joint ventures, commercial construction company and real estate brokerage in Dallas, TX. Contract retail and commercial builder, residential subdivision developer and custom home builder.

EDUCATION:

Bachelors Degree: The University of Texas at Dallas, majoring in Urban Geography/Urban Sociology and Environmental Science.

LICENSES AND AFFILIATIONS (Past and Present):

- California Real Estate Broker (Present)
- Previously licensed Real Estate Broker in Texas and licensed Real Estate Salesperson in Hawaii
- Elected Waikiki Neighborhood Board Member
- Co-Chair Hawaii Public Television Annual Golf Tournament
- National Association of Homebuilders, Registered Professional Builder
- American Institute of Planners
- Licensed Commercial Pilot, Airplane, Helicopter and Instrument Rated
- U.S. Army, Combat Helicopter Pilot, Aircraft Maintenance Officer, Test Pilot