

CARMEN RASNICK

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Professional Summary

Well-qualified Manager with proven success in improving operations and solving problems. Highly proficient in building lasting relationships with key decision makers, stakeholders and team members to further organizational goals in both the public and private sectors. Passionate about transforming communities to their highest and best use while preserving culture through a human-centric approach.

Skills

- Real Estate Finance (proformas, budgets, appraisals, debt, equity, reporting, P&L)
- Municipal Finance (impact fees, revolving loan funds, bonds, tax increment financing)
- Land Use (Writ of Certiorari, Administrative Challenges)
- Affordable Housing Programs and Finance Knowledge (CDBG, ESG, HOME, LIHTC, bond funds)
- Real Estate Project Management (commercial and multi-family)

Work History

Program Manager - Real Estate Development

02/2022 to 09/2023

Orange County Government – Orlando, FL

- Led a team of title examiners and acquisition agents working in a hybrid environment tasked with solving complex real estate transaction challenges in a local government setting
- Responsibilities included development and legal oversight, team building, procurement, and elevation of critical information through synthesis and organization
- Additional responsibilities included policy development for State Statutes governing surplus property, surplus property due diligence, capital markets research and analysis, economic trend analysis, and affordable housing strategy development for Senior Staff and Leadership

Principal Planner

07/2022 to 02/2023

Orange County Government – Orlando, FL

- Assisted with the management and distribution of more than \$34 million in HUD grant funds awarded to the County under the CDBG and ESG programs and supervision of team members under the Grant Administration arm of the Planning team
- Conducted program monitoring and oversight on subrecipient contracts, budgets, capital stacks, project planning/prioritization, and operations
- Assisted with the management and evaluation of developer applications for affordable housing trust fund and LIHTC funds
- Additional responsibilities included drafting of annual reports, data collection, evaluation of funding strategies, community impact analysis, and management of the HOME-ARP Allocation Plan

Fiscal Manager

05/2021 to 07/2022

City Of Orlando – Orlando, FL

- Responsible for the creation and management of operating and capital budgets totaling \$30+ million that supported the City's Information Technology division
- Oversight of contract negotiations and compliance with government requirements and Procurement Office standards

- Utilized various municipal bonds for project funding while monitoring project timelines/delivery, bond returns, and debt ratios according to bond covenants
- Managed a team of Accounting Specialists and Administrative staff tasked with supporting the Office of Management and Budget (including the development of standard operating procedures)

Senior Urban Planner

03/2020 to 01/2021

GAI Consultants – Orlando, FL (laid off due to pandemic)

- Supported Planning and Real Estate staff with various public sector consulting projects centered around community outreach, economic development, and redevelopment efforts in Community Redevelopment Agency footprints
- Created funding strategies comprised of public and private funding mechanisms for affordable housing projects
- Data analysis for major transit, economic development, and housing projects (market studies, gap analysis, strategic planning reports)
- Assisted project teams with comprehensive planning efforts, funding strategies, and policy framework for the City of Atlanta; Orlando, FL; Bartow, FL; and East Tampa, FL

Urban Planner

04/2019 to 03/2020

Akerman LLP – Orlando, FL (position eliminated)

- Responsible for the creation of due diligence reports on various real estate entitlements (included experience in Developments of Regional Impact and Planned Developments)
- Analysis of project funding and capital stacks to ensure successful implementation
- Assisted Land Use Attorneys with client needs pertaining to expert witness testimony, Administrative Challenges at the local government level, and Writs of Certiorari
- Included in group of attorneys advocating for more robust mass transit and multi-modal transit options for the Central Florida Region

Budget Analyst

04/2018 to 04/2019

City of Orlando – Orlando, FL

- Responsible for the planning and analysis of the \$437 million Capital Improvement Plan process and budget to support urban planning, economic development, and real estate development efforts throughout the City
- Experience working with municipal bond funds to allocate funding for capital projects within the City's debt plan
- Assisted with the creation of mid-year budget cycle reviews, improved reporting features, and proposed financial forecasting and planning solutions to create a more robust funding plan

Project Manager/Financial Analyst

08/2016 to 03/2018

Creative Village Master Development Team – Orlando, FL (position eliminated)

- Responsible for managing integral development plans and documents for over 70 acres of infill development through public-private partnerships (private, State, and local levels)
- Tasked with consultant management, community outreach, and market research efforts for all development projects
- Evaluated financial performance of investments, acquisitions and other business opportunities to provide strategic recommendations
- Created investor packages, bank packages, and capital market materials to fund over \$500 million in projects
- Analyzed and processed project specifics before capital deployments
- Experience working in economically disadvantaged and historically diverse neighborhoods

Achieved a 10-year career in higher education & human resources prior to transitioning industries

Education

MBA: Finance Crummer Graduate School of Business - Winter Park, FL	12/2016
Concentration: Real Estate Florida State University - Tallahassee, FL Real Estate Valuation, Finance, and Investment	08/2016
Bachelor of Arts: Urban Planning/Economics Rollins College - Winter Park, FL Cum Laude	05/2013

Certifications

CNU-A: Accredited professional by the Congress for the New Urbanism

Professional Organizations

Urban Land Institute:

- Treasurer
- Management Committee Member
- Women's Leadership Initiative Chair

City District Main Street:

- Treasurer

City of Orlando:

- Appointed to Board of Zoning Adjustment

Crummer Graduate School of Business:

- Alumni Board Member

GetREAL:

- Founder of a regional collaborative aimed at increasing diverse representation in the local real estate industry