

PROFESSIONAL EXPERIENCE

The Rinaldi Group of Florida, LLC – Miami, FL **Chief Operating Officer**

Flagler Station, West Palm Beach, FL

Ground up construction of an 8-Story, 162,000 SF apartment building with 3rd floor pool deck, fitness center, ground floor retail and amenity spaces in downtown West Palm Beach. The project also includes a public Linear Park utilizing historic railroad cab and tracks with modern hardscape and landscape. This is an affordable housing project with funding provided by Florida Housing Finance Corporation (FHFC) and the Community Redevelopment Agency (CRA) of West Palm Beach. VALUE \$19,400,000 – Size 8 Stories – LOCATION 991 Banyan Boulevard, West Palm Beach, FL 33401 – DESIGN TEAM Corwil Architects, McNamara Salvia, RPJ, WGI

The Raleigh Hotel, Miami Beach, FL

The project Consists of the Restoration and Conversion of an existing 9 Floor Hotel into a luxury hotel condo project and the construction of a New Pavilion Building with a 11,000SF basement and 8 new townhouses above. VALUE \$50,000,000 – SIZE 9 Stories – LOCATION 1775 Collins Avenue, Miami Beach, FL 33139 – ARCHITECT Kobi Karp Architecture and Interior Design, Inc

Uribe Construction, Inc. **Vice President / Partner**

- Construction project management maximizing cost controls, effective use of resources and sub-contractor management
- Lead and supervise projects to timely completion, while overseeing day-to-day operations of the business
- Management of budget and schedules for commercial and residential projects resulting in highly profitable outcomes
- Tracking activities against detailed project plans, budgets and schedules
- Providing regular updating and reporting from project team(s) to client / owner

S&J DeSoto, LLC (DeSoto Development) Miami, FL **President / Development Consultant**

- Leverage extensive professional network to identify new opportunities for commercial and residential development or consultancy
- Provided project analysis for proposed 110-unit apartment development and 30-unit condo development for foreign owner
- Completed development analysis for proposed 110-unit apartment development leading to the sale of 0.86 ac site for \$4.5MM
- Conducted project evaluations including hard cost analysis, budget estimation and market research for 8-unit and 23-unit condos
- Retained by owner of 2,000 ac site in Port-au-Prince to determine feasibility of mixed-use development including 30,000+ homes

Steven J. Feldman, Inc. Miami, FL **Managing Director / Licensed Community Association Manager (LCAM)**

- Management of various residential and commercial associations throughout South Florida
- Lowered operating expenses an average of 15% across portfolio by changing vendors, renegotiating existing contracts, preventative care of property and maintaining low corporate overheads
- Provided detailed review of each association's vendor contracts and operating efficiencies

Associate Developer / Project Manager

- Co-developed innovative business strategy and implementation of business plan for 43-unit Eco-Village in Costa Rica
- Raised \$3.2MM of private investment capital for acquisitions, entitlements, permitting and development
- Management of daily field operations from land acquisition through development (for three properties in Costa Rica)
- P&L management of \$2MM operating budget including, five full-time direct reports and 42 on-site employees
- Daily coordination and management of general contractors, sub-contractors and vendors
- Developed and maintained strong personal relationship with seller throughout complex 19-mo negotiation to acquire 2,887 acres
- Successfully raised \$90MM in committed acquisition capital
- Established and maintained critical political and bureaucratic relationships and improved competitive market positioning throughout rigorous entitlement process in an anti-growth county
- Unanimously awarded future site of Florida Gulf Coast University campus after Invitation to Negotiate (ITN) process against four other large-scale regional developers



jfeldman@rinaldifl.com



JEFREY M. FELDMAN

CHIEF OPERATING OFFICER

- Communicated, negotiated and coordinated with general contractors, subcontractors and material vendors
Customer Relations, Warranty Services & Land Scout
- Created and established relationships with regional brokerage professionals to source new acquisition opportunities in four major markets throughout Florida (Naples/Ft. Myers, Jacksonville, Orlando, Tampa)
- Researched, located and studied land parcels for acquisition throughout the state for development, home-building, flipping and offbook land banking opportunities
- Planned, coordinated and executed developer-controlled homeowners association's special projects
- Resolved complex customer issues as a liaison between residents and developer during construction through turnover

COMMUNITY INVOLVEMENT

Fmr. Vice. Chairman - City of Miami Beach Planning Board
City of Miami Beach Affordable Housing Committee
Fmr. Chairman – City of Miami Beach Waterfront Protection Committee
Co-Founder – 1st & Atlon 501(c)3
Vice Chairman – Miami Beach Community Development Corporation
Executive Board – Haiti Empowerment Mission 501(c)3
Co-Founder / Producer – Haiti Art Expo
Member - Community Emergency Response Team (CERT)
City of Miami Beach Citizen's Police Academy
Advisory Council – Hand in Hand for Haiti 501(c)3
City of Miami Beach Leadership Academy
US Political Party Fundraiser

EDUCATION

University of Florida – Gainesville, FL 1994-1998
Bachelor of Science in Management / Minor in Business Administration