


FRED A. FORGEY, PH.D.

Associate Dean, College of Business Administration
Associate Professor of Real Estate, Department of Business Administration and Entrepreneurship
Sam Houston State University (SHSU)



DEGREES RECEIVED:

Ph.D., Texas Tech University, 1992. (Land Use Planning, Management, and Design)

“Tax Increment Financing: An Evaluation Based on Criteria Relating to Equity, Effectiveness, and Efficiency”

Dissertation Chair: Dr. Paul R. Goebel, Department of Finance

M.B.A., The University of North Texas, 1989. (Administrative Management)

B.B.A., The University of Texas at Arlington, 1988. (Real Estate)

ACADEMIC AND ADMINISTRATIVE EMPLOYMENT:

Sam Houston State University (SHSU) Huntsville, Texas

1/24-Present *Associate Dean*, College of Business Administration
Associate Professor of Real Estate, Department of Business Administration and Entrepreneurship

Nova Southeastern University (NSU Florida) Fort Lauderdale, Florida

4/19-12/23 *Chair*, Department of Public Administration and Real Estate Development

Doctor of Public Administration (DPA)

Doctor of Philosophy (PhD) in Public Policy – Pending approval Fall 2023

Master of Science in Real Estate Development (MSRED)

Master of Business Administration (MBA) One-Year Saturday Cohort Program – AACSB Accredited

Master of Public Administration (MPA) – NASPAA Accredited

Master of Science in Philanthropy and Non-Profit Management (MSPNP)

Graduate Certificate in Geographic Information Systems (GCGIS)

Undergraduate Major & Minor in Public Administration (BSPA)

Undergraduate Major & Minor in Property Management and Real Estate (PMRE)

Undergraduate Minor in Construction Project Management (CM)

Undergraduate Minor in Social Innovation and Sustainability (SIS)

9/13-Present *Director & Associate Professor*, Terry W. Stiles School of Real Estate Development

6/23-Present *Director*, James Donnelly Property Management and Real Estate Program

The University of Texas at Arlington (UTA) Arlington, Texas

Academic Positions:

9/10-12/13 *Clinical Professor*, Graduate Programs in Real Estate & Sustainability

6/09-8/10 *Visiting Professor*, Graduate Programs in Real Estate

9/04-5/06 *Adjunct Professor*, Department of Finance and Real Estate

5/02-8/04 *Visiting Professor*, Department of Finance and Real Estate

9/96-8/98 & 12/92-8/94 *Assistant Professor*, Department of Finance and Real Estate

7/91-12/92 *Visiting Assistant Professor*, Department of Finance and Real Estate

6/89-7/91 *Lecturer (part-time)*, Department of Finance and Real Estate

Administrative Positions:

6/09-12/13 *Executive Director*, Graduate Programs in Real Estate
9/02-7/03 *Executive Director*, Master of Business Administration (MBA) Programs
5/02-5/06; 9/96-8/98; 8/93-8/94 *Director*, Ryan Center for Urban Land Utilization
5/02-9/02 *Graduate Advisor*, Master of Science in Real Estate Program
4/97-8/98 *Director*, Business Honors Program
9/96-8/98 & 9/92-5/94 *Academic Foundations Program Advisor*, Academic Advising Office
9/96-8/98 *Internship Coordinator*, Department of Finance and Real Estate
3/94-5/94 *Research Associate (part-time)*, Office of Institutional Research
12/92-8/93 *Assistant Dean*, College of Business Administration

The University of North Texas – Dallas Campus (UNT Dallas).....Dallas, Texas

8/07–5/09 *Assistant Professor*, Department of Finance, Insurance, Real Estate & Law

The University of Auckland (UoA)Auckland, New Zealand

1/05-6/07.....Associate Professor, Department of Property
7/03-12/04.....*Senior Lecturer*, Department of Property

(Jointly Appointed to UT Arlington & University of Auckland: Effective July 2003 – August 2006)

The University of Texas at Austin (UT)Austin, Texas

6/06-8/06 *Adjunct Professor*, Department of Finance
7/97-8/97 *Assistant Professor*, Department of Finance
6/94-8/96 *Postdoctoral Fellow and Lecturer*, Department of Finance

Texas A&M University (TAMU)..... College Station, Texas

Academic Position:

9/98-5/02 *Associate Professor*, Graduate Programs in Land Development
Department of Landscape Architecture and Urban Planning, College of Architecture

Administrative Position:

5/00-9/01 *Coordinator*, Graduate Programs in Land Development
Department of Landscape Architecture and Urban Planning, College of Architecture

OTHER RELEVANT WORK EXPERIENCE:

Parker-Astin, Incorporated..... Bryan, Texas

7/05-12/08.....President and Director (Real Estate Redevelopment and Retail Hardware)

ORIX Capital Markets, LLC (ORIXCM)..... Dallas, Texas

1/01-1/03.....Professor of Real Estate (Education Consultant)

SELECTED UNIVERSITY COURSES TAUGHT:

Doctoral Level Courses:

Ph.D. Research Colloquium in Sustainability (UTA)
Ph.D. Service-Based Learning Colloquium in Sustainability (UTA)
Theoretical Foundations and Ph.D. Workshop (UTA)

Master's Level Courses:

Real Estate Finance (NSU)	Real Estate Investments (NSU)
Real Estate Development Process I/II (NSU)	Real Estate Development Strategy (NSU)
Texas Real Estate Study Tour (UTA)	Sustainable Development (UTA)
Real Estate Project Studio (UTA)	Commercial Lease Analysis (UTA)
Introduction to Project Management (TAMU)	Land Development Trends (TAMU)

Market Analysis for Development (TAMU)
 Quantitative Corporate Finance (UT)
 Seminar in Real Estate Finance (UTA)
 Seminar in Real Estate Development (UTA)
 Seminar in Real Estate Investment (UTA)
 Development Feasibility & Design I/II (TAMU)
 Investments (UTA)
 Seminar in Property Finance (UoA)
 Financial Management (UTA, UNT)
 Real Estate Trends & Issues (UTA)
 Sustainability Project Studio A (UTA)

Seminar in Real Estate Securities (UTA)
 Applications of Investment Theory (UT)
 Real Estate Issues and Readings (UTA)
 Real Estate Analysis (UTA)
 Communication Perspectives (TAMU)
 Residential Development (TAMU)
 Environmental Issues (UTA)
 Seminar in Property Development (UoA)
 Seminar in Real Estate Appraisal (UTA)
 Sustainability Issues Seminar II (UTA)
 Sustainability Project Studio B (UTA)

Undergraduate:

Real Estate Principles (UTA, UT, UNT, NSU)
 Real Estate Finance (UTA, UNT)
 Real Estate Development (UTA)
 Real Estate Appraisal (UTA)
 Property Finance (UoA)
 Financial Markets & Institutions (UNT)
 Valuation & Financial Decisions (UNT)

Business Finance (UTA, UT, UNT)
 Real Estate Issues (UTA)
 Real Estate Investment (UTA, UNT)
 Adv. Business Financial Analysis (UTA)
 Adv. Prop. Finance & Investment (UoA)
 Liquidity & Capital Management (UNT)
 Entrepreneurial Mindset (NSU)

GRADUATE STUDENT SUPERVISION:

Doctoral Student Committees:

Thomas Oliver Jackson	Ph.D. URSC	Chair	Spring 2000	TAMU
Current Affiliation: Environmental and Valuation Consultant (Retired)				
Jennifer Evans-Cowley	Ph.D. URSC	Chair	Summer 2000	TAMU
Current Affiliation: University of Texas at Arlington, President				
Matthew Louis Cypher	Ph.D. URSC	Chair	Fall 2001	TAMU
Current Affiliation: Georgetown University, Department of Finance				
Michael Rehm	Ph.D. URSC	Chair	Spring 2002	TAMU
Current Affiliation: University of Auckland – New Zealand, Department of Property				
Olga Filippova	Ph.D. URSC	Chair	Spring 2002	TAMU
Current Affiliation: University of Auckland – New Zealand, Department of Property				
John Russell Peterson	Ph.D. URSC	Chair	Summer 2002	TAMU
Current Affiliation: Texas A& M University, Real Estate Program				
Daniel Scott Lowrance	Ph.D. URSC	Co-Chair	Summer 2002	TAMU
Current Affiliation: University of Texas at Dallas, Programs in Real Estate				
James Howard Johnson	Ph.D. UPPP	Chair	Fall 2012	UTA
Current Affiliation: Economic Development Consultant				
Lisa London	Ph.D. UPPP	Chair	Fall 2012	UTA
Current Affiliation: University of Texas at Arlington				
Kevin Greene Hogan	Ph.D. UPPP	Co-Chair	Spring 2014	UTA
Current Affiliation: Real Estate Developer, Grand Cayman Island				

Service on 10+ committees as a Member

Master's Student Committees: Service on 50+ committees as Chair or Member

PUBLISHED RESEARCH:

"Homing in on Tax Evasion: Homestead Fraud in the Florida Real Estate Market," with Florence Neymotin and Louis R. Nemzer, Journal of Property Tax Assessment & Administration, Vol. 20, No. 2, 2023, 5-16.

"Government Stimulus and Mortgage Payments during COVID-19: Evidence from the US Census Household Pulse Survey," with Florence Neymotin, Journal of Housing Research, Vol. 32, No. 1, 2023, 66-80.

"Where is What Called Sustainability? A Survey of Policies Ostensibly & Explicitly Linked to Sustainability in the United States," with Andrew Whittemore, Planning Practice & Research, Vol. 29, No. 4, 2014, 405-425.

"Obstacles to Accuracy in Commercial Real Property Tax Appraisal: A Survey of Appraisers," with James H. Johnson, Journal of Property Tax Assessment & Administration, Vol. 10, No. 3, 2013, 15-38.

"The Effect of Development Impact Fees on Land Values," with Jennifer S. Evans-Cowley and Ronald C. Rutherford, Growth and Change, Vol. 36, No. 1, 2005, 100-112.

"Eminent Domain: An Evaluation Based on Criteria Relating to Equity, Effectiveness and Efficiency," with Matthew L. Cypher, Urban Affairs Review, Vol. 39, No. 2, 2003, 254-268.

"Salesperson Compensation and Performance in the Housing Market," with Marcus T. Allen, Sheri D. Faircloth, and Ronald C. Rutherford, The Journal of the Academy of Finance, Vol. 1, No. 2, Fall 2003, 62-71.

"University-Affiliated Housing Communities for Senior Citizens," with Adam L. Hamilton, Seniors Housing and Care Journal, Vol. 8, No. 1, 2000, 26-30.

"Market Structure in the Residential Real Estate Brokerage Market," with Walter E. Mullendore and Ronald C. Rutherford, The Journal of Real Estate Research, Vol. 14, No. 2, 1997, 107-115.

"The Relationship between Listing Price and Selling Price for Residential Property Sales," with Michael I. Hall and Ronald C. Rutherford, Australian Land Economics Review, Vol. 3, No. 1, 1997, 8-12.

"Search and Liquidity in Single-Family Housing," with Ronald C. Rutherford and Thomas M. Springer, Real Estate Economics: Journal of the American Real Estate and Urban Economics Association, Vol. 24, No. 3, Fall 1996, 273-292.

"Measuring the Influence of Location on Shopping Centre Space Selection: A reply to Adams and Matysiak," with Paul R. Goebel, Journal of Property Research, Vol. 13, No. 2, 1996, 179-182.

"The Use of Locational Factors by Tenants in Shopping Centre Selection," with Paul R. Goebel, Journal of Property Research, Vol. 12, No. 2, 1995, 149-156.

"Addressing Tenant Site Selection to Maintain Shopping Center Success," with Paul R. Goebel and Benny Nixon, Economic Development Review, Vol. 13, No. 2, Spring 1995, 56-59.

"Effect of Foreclosure Status on Residential Selling Price," with Ronald C. Rutherford and Michael L. VanBuskirk, The Journal of Real Estate Research, Vol. 9, No. 3, Summer 1994, 313-318.

"Implicit Liquidity Premiums in the Disposition of RTC Assets," with Ronald C. Rutherford and Paul R. Goebel, The Journal of Real Estate Research, Vol. 8, No. 3, Summer 1993, 257-273.

"Tax Increment Financing: Equity, Effectiveness, and Efficiency," Municipal Year Book 1993, 25-33.

PAPERS PRESENTED AT PROFESSIONAL MEETINGS:

“Entrepreneurs in Cuba: Exploration through Experiential Learning,” with Thomas Tworoger, Presented at Advances in Business Research Symposium, Fort Smith, Arkansas, November 2019.

“Case Study: Creating Graduate Programs in Sustainability,” with Michael P. West and Megan I. Topham, Presented at Seventh International Conference on Environmental, Cultural, Economic and Social Sustainability, University of Waikato, Hamilton, New Zealand, January 2011.

“Salesperson Compensation and Performance in the Housing Market,” with Sheri Faircloth and Ronald C. Rutherford, Presented at the American Real Estate Society Meetings, 2000.

“Is There a Premium for Custom Built Homes?,” with Paul R. Goebel, Scott MacDonald, and Ronald C. Rutherford, Presented at American Real Estate Society Meetings, 1996.

“Analysis of Foreclosure Sales Relative to Pre- and Post-Assessed Valuation,” with Paul R. Goebel, Presented at the American Real Estate Society Meetings, 1995.

“Search and Liquidity in Single-Family Housing,” with Ronald C. Rutherford and Thomas M. Springer, Presented at the American Real Estate and Urban Economics Association Meetings, 1993.

GRANT PROPOSALS FUNDED:

“The Effects of Environmental Contamination on Commercial and Industrial Real Estate”

Funded by the National Science Foundation (NSF), \$10,000 (1999-2000)

Principal Investigators: Fred Forgey & Thomas Jackson

RESEARCH PROJECTS FUNDED:

“Measuring the Success of Development Policies Related to Smart Growth and Sustainability”

Funded by Sustainability Institute - UTA Fort Worth Center, \$3,000 (Fall 2011)

Principal Investigators: Fred Forgey & Andrew Whittemore

“How Planners Define Sustainability”

Funded by Sustainability Institute – UTA Fort Worth Center, \$2,000 (Fall 2011)

Principal Investigators: Fred Forgey, Andrew Whittemore, and Adam Mehr

“Housing Market Analysis for Bryan and College Station”

Funded by the Cities of Bryan and College Station, TX, \$5,000 (Spring 2000)

Principal Investigators: Fred Forgey & Matthew Cypher

“Downtown Bryan Redevelopment Project”

Funded by the City of Bryan, TX, \$7,500 (Summer 1999)

Principal Investigator: Fred Forgey

SCHOLARSHIP FUNDING:

James Donnelly Property Management and Real Estate Program

\$1,000,000+ Funding for Undergraduate Scholarships

Terry W. Stiles School of Real Estate Development (Scholarships)

\$2,000,000+ Endowment Funded by Multiple Donors – NSU Since 2017

Sanford Institute of Philanthropy (Education Programs and Scholarships)
\$300,000 Funding – NSU 2019-2022

Castle Group Scholarships for Property Management Program
Funded by James & Kathy Donnelly, NSU \$350,000 (2016)

Sustainability Program (Competition Funding, Scholarships, Travel, Research Assistantships)
Funded by Sustainability Institute – UTA Fort Worth Center, \$45,000 (2010-2012)

ORIX Capital Markets Scholarship - Funded by ORIX Capital Markets, \$15,000 (Fall 2001 & Fall 2002)

Steelecreek Development Scholarship - Funded by Steelecreek Development, \$1,000 (Spring 1999)

SELECTED UNIVERSITY SERVICE:

Member, SHSU COBA Graduate Advisory Committee (2024)
Member, SHSU COBA Faculty Research Committee (2024)
Member, SHSU COBA Leadership Team (2024)
Member, SHSU Council of Associate/Assistant Deans (2024)
Member, NSU University School – Business Fellowship Program (2022-2023)
Member, HCBE Technology Committee (2022-2023)
Member, MSRED IRC (Internal Review Committee) (2022)
Member, NSU General Education Committee (2022-2023)
Member, NSU New Program Review Committee (Since 2020)
Member, HCBE Research and Scholarship Committee (2020-2023)
Member, HCBE Graduate Curriculum Committee (2016-2021)
Member, HCBE Graduate Programs Committee (2016-2017)
Member, HCBE Strategic Planning Committee (2016-2017)
Member, MSRED Advisory Board (2013-Present)
Member, UTA MSRE Curriculum Task Force (2013)
Member, University Sustainability Committee, UTA (2010-2012)
Member, Working Group-Curriculum, Research & Community Engagement–Sustainability (2010-2012)
Chair, Faculty Alliance Committee for Academic Affairs, UNT-Dallas (2008-2009)
Member, TAMU College of Architecture – Information Technology Committee (2000)
Member, TAMU College of Architecture – Facility Management Certificate Council (2000)
Chair, TAMU LAUP Scholarship & Awards Committee (1999-2000)
Faculty Advisor, Real Estate Development Association (1999-2000)
Member, TAMU LAUP Department Chair Search Committee (1999-2000)
Member, TAMU LAUP Planning Faculty Search Committee (1998-2000)
Member, TAMU Advisory Committee for Ph.D. in Urban and Regional Science (1999-2000)
Chair, TAMU MSLD Curriculum Committee (1998-2000)
Chair, TAMU LAUP Awards Banquet Committee (1998-2000)
Chair, UTA Business Honors Program Committee (1996-97)
Member, UTA COBA Curriculum Committee (1997-98)
Member, UTA Undergraduate Assembly (1997-98)
Member, UTA Scholarships, Loans, and Awards Committee (1997-98)
Member, UTA Academic Excellence Convocation Planning Committee (1997-98)
Member, UTA Alumni Association - Membership Task Force (1997)
Member, UTA 1997 Business Week Planning Committee (1996-98)
Member, UTA COBA Alumni Planning Committee (1996-97)
Faculty Fellow, UT Residence Hall Association (1994-96)
Faculty Mentor, UT Business Administration 101 Course (1995)
Faculty Advisor, UTA Real Estate Student Association (1993-94)

Chair, Policies and Procedures Committee, UTA Academic Foundations Program (1993)
Member, UTA Real Estate Curriculum Revision Committee (1991-94)
Member, UTA Space Utilization Study Committee (1992)
Chair, Survey of Real Estate Businesses for Internships Committee (1992-94)
Faculty Advisor, UTA Academic Foundations Program (1992-94, 1996-98)
Faculty Advisor, UTA Pi Kappa Alpha Fraternity (1991-92, 1997-98)

SELECTED ACTIVITIES AND HONORS:

Recipient, HCBE Headwinds of History Award for Creation of One-Year MBA Program (2023)
Owner, Mixed Use Property (Redevelopment Project), Navasota, Texas (2021-Present)
Member, Urban Development/Mixed Use Council – Urban Land Institute (2014-2015)
Graduate, Leadership Fort Worth (2013)
Chairman, Downtown Bryan Economic Development Association (2008-2009)
On-Line Real Estate Course Developer, South University (2008)
Owner, The Haswell House (Redevelopment Project), Bryan, Texas (2005-2007)
Owner, Stage Center Complex (Redevelopment Project), Bryan, Texas (2005-2007)
Owner, Kimbell Feed Store Complex (Redevelopment Project), Bryan, Texas (2005-2007)
Owner, South Main Retail Center (Redevelopment Project), Bryan, Texas (2005-2008)
Owner, North Bryan Multi-Purpose Facility (Redevelopment Project), Bryan, Texas (2005-2007)
President, Downtown Merchants and Business Association, Bryan, Texas (1999-2000)
Owner and General Contractor for The Forgey Building in Downtown Bryan (1998-2006)
Instructor, Graduate Realtor Institute (GRI), Texas Association of Realtors (1995-2000)
- Taxation, Investments, Technology in Real Estate, and Business Building Techniques
Instructor, MCE & Pre-Licensing Program, Austin Board of Realtors (1995)
- Real Estate Finance, Real Estate Agency, Real Estate Appraisal & Real Estate Principles
Reviewer, Investment Analysis for Real Estate Decisions, Gaylon Greer, 4th Edition (1995)
Member, Board of Directors, Greenwood Towers Condominium Association (1995-96)
Ad-Hoc Reviewer, Public Budgeting & Financial Management (1991)
Recipient, Doctoral Summer Research Award - TTU (1991)
Recipient, Harwood Memorial Real Estate Scholarship - TTU (1990)
Assistant Editor, Southwest Division Academy of Management: Proceedings - UNT (1989)