Michael Manolakis

Honolulu, HI | (808) 385−5539 | mmanolak@hawaii.edu | mmanolak@hotmail.com | manolakis.work

Education

University of Hawai'i at Mānoa Honolulu, HI
Master of Arts in Economics | GPA: 3.43 May 2026

University of Hawai'i at Mānoa Honolulu, HI
Bachelor of Arts in Quantitative Economics, Cum Laude | GPA: 3.55 May 2025

Research Interests

Applied Microeconomics, Spatial & Urban Economics, Computational Economics, Political Economy, Behavioral Economics

Research Experience

University of Hawai'i at Mānoa Aug 2025 — Present
Graduate Assistant, Department of Economics

- Mentor and instruct 256 undergraduates in core microeconomic theory across two ECON 130 (Introduction to Microeconomic Theory) sections—Professor Xiaojun Wang (147 students) and Professor John Lynham (109 students).
- Lead supplemental review sessions and provide one-on-one guidance to enhance student understanding of consumer theory, firm behavior, and market structures.
- Evaluate student mastery of course material through the detailed grading of examinations and quantitative problem sets, providing constructive feedback to support their academic development.

Research Projects & Proposals

- *Master's Thesis: "The Ostrich Effect: Ignoring the Opportunity Cost of U.S. Golf Courses"*
  - Applied the Highest and Best Use (HBU) valuation framework to estimate a $941B gross aggregate opportunity cost across 16,297 U.S. golf courses; a Honolulu County parcel-level validation (1,072 TMK parcels) revealed a "Preservation Paradox"—81.7% of Oahu golf land sits in legally non-developable zones, bounding realizable value to ∼$1.2B of the gross $26.61B county estimate.
  - Engineered a national geospatial dataset via spatial point-in-polygon joins (Python/GeoPandas, R/tigris–sf), integrating OpenStreetMap-derived acreage with federal FHFA and USDA county-level valuation panels across 3,000+ counties.
  - Resolved 28.8% missing acreage via MICE ($M = 100$ per language, LightGBM backend), pooled across 300 total imputations via Rubin's Rules; cross-validated via independent tri-language pipeline (Python, R, Julia) yielding near-identical pooled OLS results ($R^2 = 0.70$–0.77).
  - Conducted pilot validation against 2022 municipal tax assessments for six Hawaii golf courses (avg. model-to-assessed ratio: $1.33\times$); results anchor a planned multi-county journal extension.

Technical Skills

Programming & Data Analysis: Python (pandas, GeoPandas, miceforest, oTree), R (tidyverse, ggplot2, sf, tigris), Julia, Stata, SQL, C++/C/C#
Econometrics & Methods: Spatial econometrics (point-in-polygon joins, hedonic and Highest-and-Best-Use valuation), multiple imputation (MICE) with Rubin's Rules pooling, OLS and panel regression, reproducible multi-language pipelines
Developer Tools & Platforms: Linux (Ubuntu/Fedora), Git, GitHub, Docker, Google Cloud Platform, VS Code, GIS
Typesetting & Reporting: LaTeX, Microsoft Office, Google Workspaces

Relevant Projects

The Lame-Duck's Revenge GitHub Repository
Behavioral Economics Experiment (oTree, Python) 2025 — Present

- Designed and built a fully runnable incentivized experiment testing whether the loss of a controlling position triggers state-dependent spiteful preferences, bridging political-economy models of lame-duck behavior with behavioral evidence on costly punishment.
- Implemented the complete experiment in oTree (Python/HTML), manipulating the exit mechanism (endogenous voter removal vs. exogenous) to isolate intentions-based retaliation.
- Evaluating small open-weight language models (Gemma) as simulated agents to pre-test the design computationally prior to human deployment.

Professional Experience

Harani Appraisals Honolulu, HI
Residential Appraiser (Trainee → Certified) Jan 2019 — Dec 2025

- Advanced from Trainee to Certified Residential Appraiser over six years, accumulating 1,000+ documented field hours toward licensure and earning authority to conduct unlimited-value residential valuations.
- Extracted, cleaned, and merged fragmented administrative tax records, housing-market data, and geospatial zoning datasets into end-to-end pipelines isolating property-value determinants.
- Developed and applied statistical valuation models and comparative market analyses to produce data-driven, USPAP-compliant reports for 500+ residential properties across Oahu.
- Specialized in Oahu's geographically constrained submarkets, refining comparative market analysis and statistical valuation modeling across the certification tiers.

Finest Wraps Aiea, HI
Client Relations & Operations Liaison Jun 2018 — Dec 2023

- Managed vendor coordination and client intake in a primary client-facing capacity; handled high-pressure client conversations.
- Served as an external representative for the company at major industry events, including SEMA.

Leadership & Service

Mānoa Economics Association Honolulu, HI
President (Fall 2025–Spring 2026) | Vice President (Spring 2025) | Treasurer (Fall 2024)

- Established and ran a guest-speaker series connecting undergraduates to research areas and career paths; grew engagement as the organization's primary representative.
- Built a dynamic Excel model to forecast club finances (expenditures, fundraising, and activity funding) and presented reports to university coordinators to secure continued RIO funding.
- Designed and delivered two student workshops on reproducible professional tooling—Git/GitHub version control, LaTeX résumés via Overleaf, and hosting a personal site on GitHub Pages with a custom domain—framing AI as a tool to refine, not replace, one's own work.

Additional Education

Kapi'olani Community College Honolulu, HI
Associate of Arts, Liberal Arts Apr 2016

Honors, Awards & Selected Training

- **Selected Participant — International HPC Summer School (IHPCSS):** ACCESS / University of Illinois; Perth, Australia (July 2026). Fully funded (travel, lodging, and board) through a competitive international selection; will apply HPC and GPU optimization to scale multi-language econometric pipelines and heavy geospatial processing.
- **Mānoa Opportunity Grant:** Merit- and need-based award covering tuition beyond federal financial aid.
- **Graduate Teaching Assistantship:** Full-year graduate tuition waiver through the Department of Economics.
- **Dean's List & Cum Laude Honors:** University of Hawai'i at Mānoa.
- **Accelerated B.A./M.A. Pathway:** Selected for the program based on academic performance in Quantitative Economics.
- **Data Science & Programming (mooc.fi):** University of Helsinki. Completed 100+ hours of training in Python data analysis, statistical modeling, and cybersecurity/AI principles (Python MOOC, Data Analysis with Python, Elements of AI, Introduction to Cyber Security).
- **Appraisal Education (350+ Hours):** 200+ hours qualifying education and 150+ hours state-approved continuing education through McKissock and OREP; maintained certification through multiple biennial USPAP Update Courses.

Certifications & Licensure

State of Hawaii, DCCA (lapsed December 2025):
Certified Residential Appraiser (CRA-1543) | State Licensed Residential Appraiser (SLA-1410) | Residential Appraiser Trainee (REAT-1346)

Selected Continuing Education (McKissock Learning & OREP): Statistics, Modeling & Finance (15 hrs) | Advanced Residential Applications & Case Studies (15 hrs) | Residential Market Analysis & Highest and Best Use (15 hrs) | Residential Sales Comparison & Income Approaches (30 hrs) | Basic Appraisal Principles (30 hrs) | Basic Appraisal Procedures (30 hrs) | National USPAP Update Course (7 hrs each) | FHA Appraisal Standards (7 hrs).

Relevant Graduate Coursework

Econometric Theory I & II, Strategic Behavior & Experimental Economics, Advanced Topics in Economics, MA Thesis Research.