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BOARDROOM REPORT

News from recent REIS board meetings

Luncheon Programs:

Emerging economic opportunities in Hendry County will be revealed by County Manager Charles Chapman at the August 8th luncheon, sponsored by [Sallee Promotions](#).

Lee County Property Appraiser Ken Wilkinson will explain the latest trends in property values at the September 12th luncheon, sponsored by [GHD Services](#).

REIS welcomes your suggestions for programs. Please share your ideas with [Bev Larson](#), 239.281.1290.

Sponsorships:

Contact [Chris Pacitto](#), 239.689.1474, for information and availability of opportunities to sponsor REIS events.

Annual Social Event:

The popular event will take place on November 16th at the Sidney & Berne Davis Art Center in the Fort Myers River District. Live entertainment is booked, a tempting menu is planned and sponsorships are available.

Real Estate Symposium:

Annual educational program will be presented September 14th at Florida Gulf Coast University (FGCU).

Scholarship Program:

The REIS Scholarship Foundation has selected 3 students at Florida Gulf Coast University to receive scholarships for the coming term. Donations are needed to support future scholarship awards and may be made on the [REIS website](#).

Membership:

The REIS membership roster has reached the 250 cap! Applications are still being accepted and maintained on a waiting list, as the Board of Governors is reviewing options for expanding the roster. As membership opportunities become available they will be offered to those on the waiting list in order of the date applied. Anyone Interested in joining REIS is encouraged to apply online on the [membership page](#).

2017 REIS REAL ESTATE SYMPOSIUM

Two of the nation's leading authorities on community planning and designing commercial centers will headline the annual REIS Real Estate Symposium on September 14th at Florida Gulf Coast University (FGCU).

Robert Gibbs is acclaimed for his innovative methods in applying modern trends to commercial development in town centers and historic cities. **David Dixon** is a leader in planning new suburban downtowns and building livable, resilient communities.



David Dixon, FAIA, Senior Principal and Urban Design Group Leader, Stantec



Robert Gibbs, AICP, ASLA, President of Gibbs Planning Group

The program will also include commentary from Florida Gulf

Coast University (FGCU) President **Michael Martin** and Regional Economic Research Institute Director **Christopher Westley**. An interactive panel

discussion of regional trends will be moderated by **Sean Ellis** and include the keynote speakers, area builders, developers, real estate experts, and government officials.

The half-day program is presented in partnership with the Lutgert College of Business at Florida Gulf Coast University (FGCU) and the Florida Planning and Zoning Association. It takes place at FGCU on September 14th. AICP credits are pending. Register on the [REIS website](#).

The title sponsor is **Roetzel & Andress**. Gold sponsors are **Morris-Depew Associates** and **Sitti Engineering Group**. Silver sponsors include **VIP Commercial**, **LandQwest Commercial Property Management**, **Crown Roofing**, and **Office Furniture & Design Concepts**.

Additional sponsor opportunities are still available. Contact [Chris Pacitto](#), 239.689.1474 for information.

FLORIDA PLANNERS TO CONVENE

The American Planning Association (APA) Florida Chapter annual conference is September 5-8 in Daytona Beach. Presentations, tours and special skills sessions. More information on the [APA Florida website](#).

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LEE COUNTY PROPERTY TAX RATE

Lee County has decided not to increase the property tax millage, currently at \$4.0506 per \$1,000 but it is unlikely that they will reduce the tax rate. According to the County's financial officer, the current rate would produce \$23.5 million additional revenue next year, a 9% increase, due to the increase in property values. The County's population is projected to increase 1.9% in the next year (*RERI August 2017*). Public hearings take place September 6th and 20th to decide the tax rate.

ECONOMIC INDICATORS IMPROVE

The Regional Economic Research Institute (RERI) reports "Southwest Florida's regional economy continued to exhibit solid growth, as evidenced by a 5-percent increase in tourist tax revenues from May 2016 to May 2017, a 3-percent increase in taxable sales revenues from April 2016 to April 2017, and a 26-percent increase in single-family building permits from June 2016 to June 2017. Other year-to-year increases included a 4.5-percent increase in airport passenger activity and a 6-percent increase in single-family home sales." The full August report is available on the REIS website - [Resources page](#).

HORIZON COUNCIL AWARDS EVENT

The Horizon Council and the Lee County Economic Development Office celebrate local business contributions at the Industry Appreciation Awards on October 12th.

FLOOD INSURANCE PROPOSALS

The National Flood Insurance Program (NFIP) will expire the end of September if not reauthorized by Congress. Existing policies would remain in effect but new policies would not be issued. The Senate is considering 2 major bills, including one by Senators Nelson and Rubio - the SAFE NFIP Act (S.1386) that would extend NFIP 6 years and reduce the cap on annual rate increases from 25% to 10%. The other Senate proposal, the Affordability and Sustainability Act (S.1313) would reallocate surcharges and extend the program for 10 years. The House Financial Services Committee has passed 7 bills that will likely be merged into one. One of the bills, the 21st Century Flood Insurance Act (H.R.2874) would increase the annual limit on premium increases to 8% and create a surcharge for government and commercial properties.

CITY ELECTIONS SEPTEMBER 12TH

Cape Coral will elect a mayor and 4 council members and voting is citywide for all offices. The September 12th Primary Election will include the Mayor and City Council Districts 1 and 4. Districts 5 and 6 will appear in the General Election with the top two vote-getters for Mayor, District 1, and District 4. All races are nonpartisan.

Fort Myers will elect a mayor and 3 council members. The September 12th Primary Election includes the Mayor, who will be elected citywide, and City Council Wards 3 and 5, which will be decided by voters residing in those wards. City Council Ward 1 candidates will appear in the General Election with run-off candidates for Mayor and Wards 3 and 5. All races are nonpartisan.

The General Election will be held November 7th.

DEVELOPMENT MORATORIUM

The Bonita Springs moratorium on development proposed within areas affected by the Bonita Beach Road Visioning Study and Quadrant Study became effective July 21st. Applications for development that are in conformance with the provisions of the plan amendments may continue to be processed, with exception of permits required by the Florida Building Code.


INSPECTION OF RENTALS STOPPED

The City of Highland, California, has ceased mandatory inspections of residential rental properties in response to a federal [civil rights lawsuit](#) filed by the Pacific Legal Foundation (PLF). The suit claimed that the inspections were a violation of the Fourth Amendment of the Constitution. The City had threatened to withhold rental permits if owners and tenants refused to allow unwarranted searches of interiors. PLF asserts that existing code enforcement and free market mechanisms adequately address public health and safety issues.

STATE REAL ESTATE CONFERENCES

The [Florida Realtors Convention & Trade Show](#) is in Orlando August 16 - 17th.

The International Council of Shopping Centers (ICSC) [Florida Conference & Deal Making](#) session is in Orlando August 27-29th.



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