

2018 OFFICERS:

President Bev Larson, CCIM
Vice President Alexis Crespo, AICP
Treasurer Mary Gentile, CSM, CRX
Secretary Bill Morris, P.E.

2018 GOVERNORS:

Jason Brewer	Lori Moore
David Fry	Mark Morris
Tim Hancock, AICP	Kent Poli
Travis Merrick	Past President Karen Miller

BOARDROOM REPORT

News from recent REIS board meetings

Luncheon Programs:

Lee County Sports Development Director Jeff Mielke will discuss sports as an economic driver at the August 14th luncheon, by sponsored by [Stantec](#).

The state of Lee County's watersheds will be presented by Natural Resources Director Roland Ottolini at the September 11th luncheon, sponsored by [Stevens Construction](#).

The impact of the Sunseeker Resort project on the Charlotte Harbor area economy will be featured at the October 9th luncheon, sponsored by [GFA International](#).

REIS welcomes your program suggestions. Please share your ideas with [Alexis Crespo](#), 239-405-7777. If you are interested in leading the invocation and pledge at a luncheon, contact [Travis Merrick](#), 239-489-2443.

Sponsorships:

Contact [Kent Poli](#), 239-689-7174, for information and availability of opportunities to sponsor REIS events.

Annual Social Event:

Save the date: the annual REIS party takes place November 15th. Location and details will be announced soon. The festive event is exclusively for REIS members and their guests.

Board Nominations:

REIS 2017 President [Karen Miller](#), (239-936-4003), is preparing a slate of candidates for the 2019 Board of Governors and welcomes recommendations.

Reception for Lee Commissioners:

The popular bi-annual REIS Reception for the newly elected Lee County Board of County Commissioners will take place December 13th. The exclusive members-only event is sponsored by Edison National Bank and Henderson Franklin, Attorneys at Law. Invitations will be sent immediately after the general election in November.

REIS SYMPOSIUM ANNOUNCED

"Cows, Cars or both? A look at rural land

development in Southwest Florida" is the theme of the 2018 REIS Symposium, taking place September 13th, 8 am - 12 noon, at Florida Gulf Coast University (FGCU).

The program will include a past, present and future account of rural land development, examining projects in Collier, Lee and Hendry Counties. Panel discussions on Southwest Florida development and the impacts of rural land development will include local authorities from the development community and government agencies. Details and registration are on the [REIS website](#).

The REIS Real Estate Symposium is presented in partnership with the Lutgert College of Business at Florida Gulf Coast University (FGCU). The title sponsor is Roetzel & Andress and Morris-Depew Associates is a gold sponsor. One gold and four silver sponsorships are still available. Contact [Kent Poli](#), 239-689-7174, for details.

FLOOD INSURANCE EXTENDED

Congress voted to extend the National Flood Insurance Program (NFIP) for 4 months beyond the July 31st expiration. This is the 7th short term extension in the past year. Lawmakers continue to struggle with reforming the program to be more affordable and sustainable before the program's latest expiration date of November 30th.

REIS SCHOLARSHIP AWARDS

The REIS Scholarship Foundation has selected 3 Florida Gulf Coast University (FGCU) scholars to receive \$2500 scholarships for the coming school term. Recipients Randy Lopez, Chezanne McLeod, and Seth Thompson also become honorary members of REIS for the coming year and may attend luncheons as guests of REIS.

Since 1999, REIS has awarded \$89,000 to 41 local college students aspiring to careers in fields related to real estate. The endowed fund at FGCU is supplemented by contributions from local businesses. Learn more about the scholarship program on the [website](#) or from Scholarship Chairman [Mark Morris](#), 239-671-2266.

BEV LARSON, CCIM
COMMERCIAL INVESTMENT OFFICE
RETAIL LAND - ACREAGE DEVELOPMENT



Bev

239.281.1290

bevl314@aol.com

IR CIPS **CCIM**

Lahaina Realty

239.337.0555

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KEY STATE ELECTIONS AHEAD

Florida's fall's elections will decide a new Governor, Attorney General, Agricultural Commissioner, and Chief Financial Officer (CFO). The only incumbent is CFO Jimmy Patronis, who was appointed by the Governor. Every seat in the House of Representatives is also up for election. One of Florida's 2 U.S. Senators is up for reelection and all 27 members of the House of Representatives are on the ballot. **VOTE!**

CONSTITUTIONAL AMENDMENTS

Florida voters face 13 proposed amendments to the state constitution on the general election ballot in November, 5 originating from the Legislature or citizen petition, and 8 by the Constitutional Revision Commission. Amendments require approval by 60% of voters. Proposals of interest to the real estate industry include:

No. 1 - Homestead Exemption

Would exempt the portion of a home's value between \$100,000 and \$125,000 from non-school property taxes.

No. 2 - Non-Homestead Tax Cap

Would permanently cap annual increases in taxable values on non-homestead properties at 10% per year.

No. 3 - Casinos

Would require any new casinos to be approved by voters in a statewide referendum.

No. 5 - Tax Increases

Would require a two thirds vote of the Legislature to raise taxes or impose new taxes, rather than a simple majority.

No. 9 - Offshore Drilling

Would ban offshore oil and gas drilling in Florida's territorial waters.

No. 11 - Property Rights

Would repeal the provision that prohibits immigrants who are not eligible for citizenship from owning property.

REIS WELCOMES NEW MEMBER

Please join in welcoming our newest member:

Nita Whaley, Business Recruitment / Retention Specialist with City of Cape Coral Economic Development Office, holds MBA and CTP credentials and has extensive experience in business financing.

A limited number of REIS memberships are now available. Full information and application are on the [REIS website](#).

 <p>FORGE ENGINEERING INC INNOVATIVE ENGINEERING SOLUTIONS</p> <p>239.514.4100 www.ForgeEng.com</p>	<p>Forensic Engineering Roof Consulting Building Sciences Geotechnical Engineering Environmental Engineering Construction Materials Testing</p>
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REVISE ENDANGERED SPECIES ACT

The U.S. Fish and Wildlife Service and National Marine Fisheries propose to amend regulations pertaining to the Endangered Species Act (ESA) and are accepting public comment on proposed rule changes through September 24th. The changes may be reviewed and comments submitted on the [Federal Register](#). One change would extend prohibitions involving endangered species to apply to threatened species, while another would change the criteria for listing or removing listed species of plants and wildlife, and designating critical habitat.

NEW CANADIAN SNOWBIRD BILL

In July, Senators Bill Nelson and Marco Rubio introduced a bill in the U.S. Senate that would allow Canadians over the age of 50 to stay in the U.S. up to 8 months (240 days). The long-term visitors would have to own or rent a residence in the U.S. and not work or seek public assistance while in the country. Non-resident tax status would apply for the duration of their stay. Current law only allows Canadians to stay up to 6 months, after which they are considered residents and liable for U.S. taxes on their global income. It is hoped that the law will encourage Canadians to spend more time and buy more real estate in the U.S. Previous proposals got tangled in immigration reform controversy and failed.

BUNDLED LOANS REBOUNDED

Bloomberg reports that "sales of commercial real estate collateralized loan obligations (CRE CLOs) are expected to double from last year to as high as \$20 billion this year," the highest since 2007. "The CRE CLOs are used to fund properties that don't qualify for traditional financing, such as suburban office complexes, multi-family housing, and malls that are in transition."

REIS MEMBERS IN THE NEWS

REIS Governor **Lori Moore** has been named to the board of directors of the Southwest Florida Chapter of Commercial Real Estate Women (CREW).

United Way of Lee, Hendry, Glades and Okeechobee has elected REIS Governor **David Fry** chairman and REIS member **Beth Hendry** vice chair.

Jean Gruss, REIS member and former governor, has been appointed to the board of CFA Society of Naples.

<p>Southwest Florida's Commercial & Residential Real Estate Team</p> <p>239. 690.4100 www.krisecg.com</p>	 <p>KRISE COMMERCIAL GROUP</p>
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