

## 2021 OFFICERS:

President Bill Morris, PE  
Vice President Kent Poli  
Treasurer Lori Moore  
Secretary Justin Thibaut

## 2021 GOVERNORS:

Dan Adams  
Greg Blurton  
BJ Brundage  
Don Miller

Josh Philpott  
Molly Scott  
Kristine Smale  
Past President Mary Gentile, CSM, CRX

## BOARDROOM REPORT

### News from recent REIS board meetings

#### Monthly Programs:

Sports-based tourism will be presented by Jeff Mielke, executive director of Lee County Sports Development at the **December 14th luncheon**, sponsored by [Morris-Depew Associates](#).

A development update on the Babcock Community will be provided by Lucienne Pears, Kitson Partners vice president of economic and business development, at the **January 11th luncheon**, sponsored by [ERMI](#).

Flood zones and insurance issues will be explained by Brian Chapman at the **February 8th luncheon**, sponsored by [DeAngelis Diamond Construction](#).

Lee County's priorities in 2022 will be addressed by Cecil Pendergrass, chair of Lee County Commissioners, at the **March 8th luncheon**, sponsored by [Castellanos+Tramonte Architects](#).

We welcome your ideas for programs and speakers, which may be submitted to [Lori Moore](#), 239.338.4248.

#### Sponsorship:

Sponsorships for 2022 REIS luncheons are quickly being reserved. Contact [Molly Scott](#), (239) 226-0500, for details.

#### Horizon Council:

Stevens Construction was recognized as the Large Business of the Year at the prestigious annual Industry Appreciation Awards. The firm is represented in REIS by Dan Adams and Jodi Huntoon.

#### Scholarship Program:

The REIS Scholarship Foundation is a 501(c)3 organization that enables individuals and businesses to make tax-deductible donations in support of scholarships. The Real Estate Investment Society (REIS) manages the Foundation, allowing 100% of donations to be used for scholarships. Learn how you can participate and support the REIS scholarship program on the [REIS webpage](#) or contact [Bev Larson](#), (239) 281-1290.

#### Membership:

Memberships expire December 31st and may be renewed on the [REIS website](#) until January 7th. Annual dues are \$150 per person and are based on the calendar year.

## IT'S SLAW DOG TOURNAMENT TIME!

The 25th annual Paul Sands Memorial Slaw Dog Invitational golf tournament takes place December 15th. REIS member Lisa Sands has ignited interest in the fun event, which is the largest source of funding for the Paul Sands Memorial - REIS Scholarship program at Florida Gulf Coast University. Contact [Lisa Sands](#) to learn how you can participate. You may also contribute to the REIS scholarship program by visiting the [REIS webpage](#) or contacting [Bev Larson](#), (239) 281-1290.

## REIS 2022 BOARD ELECTED

The REIS 2022 officers and board of governors were elected at the annual social event on November 10th:

**President:** Kent Poli, Busey Bank; **Vice President:** Lori Moore; Roetzel & Address; **Treasurer:** Justin Thibaut, LSI Companies; **Secretary:** Josh Philpott, Stantec. **Board of Governors:** Richard Akin, Henderson Franklin Starnes & Holt, P.A.; Art Castellanos, Castellanos & Tramonte Architects; Janet Davis, CCIM, Midland 1031; and John Williams, RWA; elected to 2-year terms.

**Returning board members are:** Dan Adams, Stevens Construction; Greg Blurton, Edison National Bank; and Kristine Smale; Zonda. 2021 President Bill Morris, P.E., Morris-Depew Associates, remains on the board.

## FLOOD INSURANCE EXPIRING

Unless Congress passes new legislation to reauthorize National Flood Insurance Program (NFIP), the program will expire December 3, 2021. Observers expect a bill to be passed that would extend federal government funding, including NFIP, through January or February. Debate also continues in Congress over delaying implementation of the new "Risk Rating 2.0" policy, which began for new homebuyers October 1st and is scheduled to apply to existing property owners April 1st, 2022. Major rate increases are occurring as a result of the policy.

## COMP PLAN CONSISTENCY CASE

Florida's First District Court of Appeal has reaffirmed the statutory mandate that all development orders be consistent with the *entire* local comprehensive plan, not just provisions related to use, density and intensity. The verdict (*Imhoff v. Walton County*) disagrees with the 2017 Second District Court decision in *Heine v. Lee County*.

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## REIS PARTY HITS NEW HEIGHTS

The annual REIS Holiday Social brought members and their guests together for live music, cocktails, and hors d'oeuvres at Sydney's Rooftop, atop the Berne & Sydney Davis Art Center overlooking Fort Myers' historic River District and the Caloosahatchee River.



The party was sponsored by [Hans Wilson & Associates](#), [Stevens Construction](#), and [LandQwest Commercial Property Management](#).

## REIS WELCOMES NEW MEMBERS

Please join in welcoming our newest member:

**Kristina Connelly**, with the Fort Myers office of Cardno, an international engineering firm.

A limited number of memberships are available. Visit the [membership webpage](#) for details and the application.

## SCHOOLS HALT REAL ESTATE DEALS

Lee County School District has ceased buying or selling real estate for six to eight months while they develop a long-term, strategic plan for real estate. A study is being conducted to assess future growth, demand for schools, and available, developable land.

## LEE PERMIT FEES DISCOUNTED

Lee County commissioners approved a one-year extension of the 25% across-the-board reduction of Department of Community Development (DCD) related permit fees through November 30, 2022.

## GROUND LEASE FUNDAMENTALS

CCIM course on ground lease transactions and investment analysis in commercial real estate will be offered in Fort Myers December 9th. Details at [CCIM Southwest Florida](#).

## LEGISLATIVE ISSUES TO WATCH

The 2022 Florida Legislative session convenes in January and key issues for the real estate economy include:

**Property Taxes** - HB 0243 would provide exemption for properties leased for educational facilities. HB 247 revises regulation of historic preservation tax credits. SB 362 revises qualifications for exemptions for non-profit homes for the aged. HB 401/495 clarifies exemption for affordable housing and non-profit homes.

**Condominium Regulations** - a litany of regulations and legislation are being considered regarding structural inspections and certifications, code upgrades, and mandatory reserve requirements.

**Local Ordinances** - SB 280 would allow attorneys fees and costs in civil suits against local governments and require county commissioners to prepare a business impact statement prior to adopting an ordinance.

**Business Damages** - HB 569 and SB 620 authorize businesses to claim damages caused by enactment or revision of certain local ordinances.

**Septic Tank Inspection** - HB 309 would allow private provider inspections of on-site sewage treatment systems.

**Affordable Housing** - HB 6057 would repeal requirement that local governments provide incentives to developers to offset costs of affordable housing contributions.

**Economic Development** - SB 800 provides for added tax incentives in opportunity zones and establishes a rural opportunity tax refund program to stimulate business development in rural areas.

**Property Appraisers** - HB 572/417 and SB 572 revises factors that must be considered in deriving just valuation.

## TAX DEDUCTION FOR DESIGN, BUILD

The Consolidated Appropriations Act of 2021 made the Section 179D Commercial Building Energy-Efficient Tax Deduction a permanent part of the U.S. tax code. The deduction provides tax benefits for qualifying architecture, engineering, and construction companies on certain designed projects for government-owned buildings achieving energy-efficiency targets after construction is complete, reports *WealthManagement.com*. Firms can receive as much as \$1.80 per square foot for efficiency improvements above certain energy thresholds to commercial buildings and the rate increases slightly each year to account for inflation.

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