

REIS REPORT

February 2014

news for Southwest Florida's commercial and investment real estate community

REAL ESTATE INVESTMENT SOCIETY

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2014 OFFICERS:

President Sean Ellis, Esq., LEED AP
Vice President Matt Simmons
Treasurer Amanda L. Brock, Esq.
Secretary Karen Miller

2014 GOVERNORS:

Alexis Crespo
Randy Krise, CCIM
Bev Larson
Charles Mann, Esq.
Mark Morris
John Nicola
Nikole Wesley
Past President Steve Hurley

BOARDROOM REPORT

News from recent REIS board meetings

Luncheon Programs:

Lee County Manager Roger Desjarlais will be the guest speaker at the February 11th luncheon, sponsored by [Castle Group](#).

The March 11th luncheon will be sponsored by [Maxwell, Hendry & Simmons, LLC](#).

Chris Heidrick will discuss the flood insurance crisis and possible solutions at the April 8th luncheon, sponsored by [Pavese Law Firm](#).

REIS welcomes your suggestions on programs and speakers you would like to see at the luncheons. Please share your ideas with [Matt Simmons](#), 239.337.0555. See [Randy Krise](#), 239.690.4100, for sponsorship opportunities.

Scholarship Programs:

The popular fundraising shopping spree at Chico's warehouse will take place again this year. Invitations will be sent to REIS members.

Horizon Council:

Former President Kim Donnelly represented REIS at the Annual Meeting. REIS is also donating \$500 to the Horizon Foundation to support economic development.

Membership:

A limited number of memberships are now available for new members, who may apply on the [REIS website](#).

Website Upgrades:

REIS is proceeding with significant upgrades to its website that will improve event registration functions, member communications, and enable online, credit card donations to the scholarship programs.

Luncheon Registration Policy:

Registration is required for monthly luncheons. Luncheon fees are not refundable but may be transferred to another member or colleague prior to the deadline.

REIS 2014 OFFICERS & GOVERNORS



Front row, from left: Secretary Karen Miller, Vice President Matt Simmons, President Sean M. Ellis, and Treasurer Amanda L. Brock. Second row, from left: Mark Morris, Randy Krise, Alexis Crespo, and John Nicola. Back row, from left: Nikole Wesley, Bev Larson, and Charles Mann. Past President Steve Hurley was not available for the photograph.

IMPORTANT VOTES AHEAD

US House of Representatives District 19 - representing Collier County and a portion of Lee County. Special election to replace former Representative Trey Radel.

April 22 - primary election

June 24 - general election

Estero Incorporation - pending formal approval of the Legislature and Governor, residents of the Estero community will vote on becoming a municipality, to be named Village of Estero.

November 4



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MARKET INTELLIGENCE

Check the calendar on the [REIS website](#) for information and links to event sites.

Mixed-Use Development presentation by Sarasota developer and architect at Pinchers Crab Shack at The Marina on Feb. 21, sponsored by AIA Florida Southwest.

MarketWatch: Real Estate 2014 reviews and forecasts local trends, with former REIS President Stan Stouder, CCIM, REIS member Randy Thibaut, and Denny Grimes. At Harborside Event Center on Feb. 25.

SCHOLARSHIP FUND DONATIONS

The following individuals and businesses have generously pledged contributions to the REIS Scholarship Foundation and the Paul Sands Memorial – REIS Scholarship Fund:

Karen Miller	Jacqueline Chang
Sean Ellis	Lynn Murtagh
Mark Morris	John Nicola
Randy Krise	Chris-Tel Construction
Paul Sands Memorial Slaw Dog Invitational	

The REIS 2013 Annual Party also generated over \$4,000 for the scholarship programs. The Paul Sands Memorial - REIS Scholarship Program and the REIS Scholarship Foundation are both accepting donations to fund 2014 scholarships. Contact Scholarship Committee Chair [Mark Morris](#) to contribute or visit the [website](#) for more information.

REIS WELCOMES NEW MEMBERS

Please join in welcoming our new members:

Steve Wood, REMAX Commercial
Brett Corwin, Biovation Environmental Services
Steve Hollaway, Krise Commercial Group
Judith Ottosen, Tallpoppy, LLC

Membership is limited, but a few remain available. The membership application is on the [REIS website](#).

STAYING INFORMED & INVOLVED

Join the [REIS LinkedIn Group](#) to participate in discussions, network with others in the local commercial real estate industry, and stay abreast of breaking news. The [calendar of events](#) on the REIS website is constantly updated with industry and government events.

FLOOD INSURANCE BILL DELAYED

The House of Representatives delayed a vote on the Homeowners Flood Insurance Affordability Act, HB 3370, until mid February. On January 30, the Senate passed the Homeowners Flood Insurance Affordability Act, S. 1926, by a vote of 67-32. The bill would delay implementation of new federal flood insurance premiums, which would cause a rapid increase for insurance rates in certain areas of the country, until after the Federal Emergency Management Agency (FEMA) completes an affordability study and Congress can act on its recommendations.

The Florida Senate Appropriations Subcommittee has unanimously approved a bill (SB 542) that would allow companies to offer the option of covering either the replacement or cash value of the property, or just the mortgage balance. A similar bill is proposed in the House of Representatives.

REPEAL COMMERCIAL LEASE TAX

Bills have been filed in the Florida Senate (SB 176) and House of Representatives (HB 11) to repeal the sales tax on commercial space leases. The House bill would reduce the tax rate by 1% of gross rent each year, eliminating the tax in 6 years. The bill is supported by Governor Scott and Florida Realtors. Repealing the tax is viewed as important for attracting and retaining small businesses.

ADVISING LOCAL GOVERNMENT

REIS members have key roles advising Lee County government, including: Horizon Council Vice Chair Denis Noah, Horizon Foundation President Bob Koenig, and Business Issues Task Force leader Russell Schropp; Local Planning Agency member James Ink; Conservation 20/20 Advisory Committee members Jim Kinsey, Dalton Drake, and Randy Thibaut; and Executive Regulatory Oversight Committee members Hal Arkin, Bill deDeugd, James Ink, Randy Mercer, and Tracy Hayden.

KRISE TO LEAD STATE CCIM GROUP

REIS Governor Randy Krise, CCIM, is now president-elect of the Florida CCIM Chapter for 2014 and will serve as its president in 2015. The Florida CCIM chapter includes all of Florida and Puerto Rico.

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Real Estate Team

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