

REAL ESTATE INVESTMENT SOCIETY

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BOARDROOM REPORT

News from recent REIS board meetings

Luncheon Programs:

Lee County's goals and challenges will be reviewed by County Commission Chairman Brian Hamman at the February 10th luncheon meeting.

John B. Jung, Jr., head of BB&T Capital Markets, returns to SW Florida to discuss current economic issues at the March 10th luncheon meeting.

The May luncheon will feature a review of the Legislative Session by Representative Dane Eagle.

REIS welcomes your suggestions on programs and speakers you would like to see at the luncheons. Please share your ideas with [Amanda Brock](mailto:Amanda.Brock@reis.com), 239.344.1269.

Luncheon and Event Sponsorships:

Sponsorships of 2015 REIS luncheons are being reserved quickly. Contact Chairman [Peter Rossi](mailto:Peter.Rossi@reis.com), (239.514.4100) for availability and details. Prime sponsorships are also available for the fall workshop an

Educational Workshop:

The annual workshop is being planned for late summer. Anyone interested in participating or sponsoring is encouraged to contact Education Committee Chairs [Alexis Crespo](mailto:Alexis.Crespo@reis.com), [John Nicola](mailto:John.Nicola@reis.com), and [Mary Gentile](mailto:Mary.Gentile@reis.com).

Annual Social Event:

Member Relations and Social Event Committee Chairs [Bev Larson](mailto:Bev.Larson@reis.com) and [Peter Rossi](mailto:Peter.Rossi@reis.com) are making plans to top last year's gala event. Contact Bev or Peter if you'd like to help or wish to sponsor this popular gathering.

Communications & Legislative Updates:

The monthly *REIS REPORT* is a member service and your input is welcome. Please convey your ideas on topics to Communications Committee Chairs [John Nicola](mailto:John.Nicola@reis.com) and [Mary Gentile](mailto:Mary.Gentile@reis.com). Your interests and commentary on legislative issues are also encouraged and may be expressed to Legislative Committee Chair [Bob Bassett](mailto:Bob.Bassett@reis.com) and Co-Chairs [Alexis Crespo](mailto:Alexis.Crespo@reis.com) and [Amanda Brock](mailto:Amanda.Brock@reis.com).

LEE COUNTY IMPACT FEE HEARING

Lee County Commissioners plan to adopt the impact fee collection rate and term at a public hearing on March 3rd. On February 3rd, the Commissioners approved the new study and staff recommendations on impact fees for roads, parks and schools. Fees are currently assessed at 20% but that discount rate is due to expire March 13th. Permit applications submitted by that date and issued by Sept. 11th will be entitled to the discount rate. This applies only to construction in unincorporated areas.

A proposal to assess a rate of 45% for the next three years was introduced at the February hearing and will be debated at the March 3rd hearing. An overview of the issue and economic implications will be provided at the February 10th REIS luncheon. The latest details on impact fees will be posted on the [REIS calendar](#) with links to backup materials.

2015 REIS OFFICERS & GOVERNORS



Front row, from left: Secretary Bev Larson, President Matt Simmons, Vice President Amanda L. Brock, and Treasurer Karen Miller. Second row, from left: Immediate Past President Sean M. Ellis and Mark Morris. Back row, from left: Bob Bassett, Peter Rossi, Alexis Crespo, Mary Gentile, and John Nicola.



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GROWTH MANAGEMENT

A 4-part regional overview of development patterns and growth management issues will be presented by the Southwest Florida Chapter of Urban Land Institute (ULI).

Feb. 20: Regional Overview

March 20: Future of Development in Collier County

April 17: Future of Development in Lee County

May 15: Future of Development in Charlotte County

All presentations will be at Florida Gulf Coast University.

Details available at www.swflorida.uli.org.

MARKET WATCH

The annual overview of Southwest Florida's real estate market will be presented by Fort Myers News-Press February 24th at Harborside Event Center, 4:30 - 7:30 pm. Overview and forecast for local market sectors by former REIS President Stan Stouder, CCIM; REIS member Randy Thibaut; and Realtor Denny Grimes. Agenda and tickets at [event website](#).

COMMERCIAL LEASE TAX

Legislators are again considering eliminating or reducing Florida's 6% sales tax on commercial leases. Gov. Scott proposed the tax cut last year but it was tabled by the Legislature. The Governor did not include the cut in this year's budget proposal in favor of tax cuts for cell phones and satellite communications. Florida Realtors Association, the Florida Retail Federation, and NAIOP, a commercial developers group, argue that the cut in taxes on rent will be more effective in creating jobs. A bill has been filed in the Senate (SB 140), which would reduce the commercial lease tax rate to 5%.

THANK YOU!

The REIS scholarship programs have recently received generous donations from:

Lisa Sands	Mark Morris	Bev Larson
Bob Bassett	Mary Gentile	Peter Rossi
Amanda Brock		Chris-Tel Construction

Details on REIS scholarship programs, including online donation form, are on the [REIS website](#). Information is also available from Scholarship Committee Chairmen [Mark Morris](#) and [Bob Bassett](#).

WATER MANAGEMENT ISSUES

The annual [Southwest Florida Water Resources Conference](#) takes place Feb. 6th at Florida Gulf Coast University and will focus on stormwater management technologies and projects.

Southwest Florida Regional Planning Council has adopted [strategic planning goals](#) to address water storage and treatment in Lake Okeechobee and Caloosahatchee River watersheds.

[Water Conservation Expo & Vendor Fair](#) is Feb. 20th at South Florida Water Management District (SFWMD) headquarters in West Palm Beach.

Lee County is considering diverting 20/20 Conservation management funds to Natural Resources to fund water management projects.

Florida Dept. of Environmental Protection (DEP) adopted a 10-year, \$750 million plan to reduce nutrients, primarily phosphorus, in Lake Okeechobee.

LOCAL ECONOMIC HIGHLIGHTS

The Horizon Council presented an overview of economic indicators at the annual meeting January 30th. Positive trends in Lee County in 2014 included:

- Property value (total) +10.10%
- Residential permits +15.47%
- Sales tax collected +18.22%
- Tourist tax +15.37%
- Airport passenger traffic +3.97%
- Average wage +2.7%
- Population +1.6%

REIS is a longtime member of the Horizon Council and is represented by Immediate Past President Sean Ellis.

REIS WELCOMES NEW MEMBERS

Please join in welcoming our new members:

George Estes, Acousti Engineering Co. of Fla.
Scott Fischer, Scott Fischer Enterprises
Brenda Thomas, Lee Building Industry Association
David Wilkison, Stantec
Josh Philpott, Stantec

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

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