

REIS REPORT

February 2020

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

REAL ESTATE INVESTMENT SOCIETY

Published by the Real Estate Investment Society; copyright 2020

2020 OFFICERS:

President Mary Gentile, CSM, CRX
Vice President Bill Morris, P.E.
Treasurer Kent Poli
Secretary Lori Moore

2020 GOVERNORS:

BJ Brundage
Gordon Glover
Michael Lehnert
Don Miller
Josh Philpott
Molly Scott
Justin Thibaut
Past President Alexis Crespo, AICP

BOARDROOM REPORT

News from recent REIS board meetings

Luncheon Programs:

John Jung, senior managing director of BB&T Capital Markets, brings insight on national economic factors to the March luncheon, sponsored by [Stevens Construction](#).

The April 14th luncheon will be sponsored by [Sallee Promotions](#).

REIS welcomes your program suggestions. Please share your ideas with [Bill Morris](#), 239.337.3993. If you would like to lead the pledge and invocation at a luncheon, contact [Don Miller](#), 239.260.4302

Sponsorships:

Contact [Molly Scott](#), 239.226.0500, for information and availability of opportunities to sponsor REIS events.

Scholarship Program:

REIS Scholarship Foundation is a 501(c)3 corporation and donations may be tax deductible. REIS manages the Foundation, which allows 100% of donations to be used for scholarships. Details are on the [REIS webpage](#).

Real Estate Symposium:

The popular annual REIS Real Estate Symposium is scheduled for September 17th at Florida Gulf Coast University. Sponsorships are available - contact [Molly Scott](#), 239.226.0500, for details.

Horizon Council:

REIS 2019 President Alexis Crespo will serve as the REIS representative on the Horizon Council, a public-private board that advises the Lee County Board of Commissioners on economic development issues.

Membership: The membership roster is nearing the cap and anyone interested in joining the Real Estate Investment Society (REIS) is encouraged to visit the website and submit their application soon. Contact [Bill Burdette](#) if you have questions.

Website:

The [Calendar of Events](#) on the REIS website is your go-to source for industry and related government activities. If you know of events or meetings that should be posted, please submit information to [Bill Burdette](#).

MARKETWATCH 2020

Annual real estate event will be held February 25th at Hertz Arena. Local real estate experts analyze market trends, present research, and provide insights and predictions. Development and new home sales will be covered by REIS member Randy Thibaut, ALC; residential market will be discussed by Denny Grimes; and former REIS President Stan Stouder, CCIM, will address the commercial market. [MarketWatch2020.com](#)

WETLANDS TDR PROGRAM

Lee County staff is proposing amendments to the Land Development Code to increase the Wetlands Transferable Development Units (TDUs) awarded to property owners who transfer rights from wetlands to other properties. The TDUs may be used through the Bonus Density Program to add dwelling units, increase non-residential space, or reduce open space requirements on eligible receiving lands. More information is available at the Lee County Dept. of Community Development [TDR Program](#).

REIS 2020 OFFICERS AND BOARD



Seated, from left: President Mary Gentile; Vice President Bill Morris; Secretary Lori Moore; and Immediate Past President Alexis Crespo.

Standing, from left: Governors Michael Lehnert, BJ Brundage, and Justin Thibaut; 2018 President Bev Larson; and Governors Molly Scott and Josh Philpott.

Treasurer Kent Poli and Governors Gordon Glover and Donald Miller are not pictured.

BEV LARSON, CCIM

COMMERCIAL INVESTMENT OFFICE
RETAIL LAND - ACREAGE DEVELOPMENT



Lahaina Realty

bev1314@aol.com

239.281.1290



239.337.0555

MHSappraisal.com



MAXWELL HENDRY SIMMONS
real estate appraisers & consultants

SCHOLARSHIPS ANNOUNCED

The Real Estate Investment Society (REIS) proudly announces the award of the annual Paul Sands Memorial – REIS Scholarship to Florida Gulf Coast University (FGCU) students **Luca DiSano**, **Randy Lopez** and **Sawyer Sutter**. The scholarships each provide \$2,500 toward tuition and books.



Ron Hamel, scholarship recipient Randy Lopez, Bev Larson, Mary Gentile, and Dr. Shelton Weeks.

REIS WELCOMES NEW MEMBERS

Please join in welcoming our newest members:

Joshua Evans, P.E., president of J.R. Evans Engineering and a principal with KMF Environmental Consulting.

Elizabeth Fountain, P.E., CFM, vice president and principal of J.R. Evans Engineering.

Tyler Grant, commercial lending specialist with Achieva Credit Union.

Jack Morris, P.E., is a project manager with Morris-Depew Associates.

Walter Graham, marketing manager at Sandcraft Homes.

Lance Wells Property Deals, LLC, arranging real estate capital for investors and developers.

Thomas Robinson, senior vice president of commercial lending at First Florida Integrity Bank.

LOW IMPACT DEVELOPMENT

The University of Florida Institute of Food and Agricultural Sciences (UF/IFAS) Extension is working with local communities to encourage sustainable water runoff solutions through "Low Impact Development (LID)," a design approach for real estate developers to manage future stormwater runoff needs. Examples of LID strategies are presented on the [IFAS website](#).

LEGISLATIVE ISSUES TO WATCH

Affordable Housing: Bills (SB 998 and HB 1339) that would prevent affordable housing trust funds from being diverted to other programs are advancing through committees. The trust fund is expected to have \$387 million in revenues this year. The Senate budget directs all of the money to affordable housing. The House has been considering transferring \$240 million of the funds toward other uses.

Commercial Rent Tax: Both Houses unanimously passed budgets (HB 5001) on February 14th, including a provision to reduce commercial rent taxes from 5.5% to 5.4%.

Real Estate Conveyance: SB 1224 and HB 469 would eliminate the requirement for two witnesses on real estate leases longer than one year. Both bills have sailed through committees and are on the floor.

Climate Change and Resiliency: SB 178 and HB 579 would establish a Statewide Office of Resiliency to oversee policy on climate change, sea level rise, and vehicle emissions. The bills are advancing through committees.

Water Quality Improvements: SB 712 and HB 1343 would implement recommendations of the Blue-Green Aglae Task Force and transfer regulation of on-site waste treatment systems from the Dept. of Health to the Dept. of Environmental Protection (DEP). Both bills have been delayed in committees due to amendments regarding the transfer of duties to the DEP.

SCHOLARSHIP PROGRAM DONATION

The 2019 Paul Sands Memorial Slaw Dog Invitational held in December raised \$9,780.40 for the Paul Sands Memorial - REIS Scholarship Program. Lisa Sands presented the check on behalf of the tournament to REIS President Mary Gentile at the REIS February luncheon. Learn more about the program on the [Scholarship page](#).



REIS President Mary Gentile, Lisa Sands, and FGCU professor Shelton Weeks.



239.514.4100

www.ForgeEng.com

Forensic Engineering
Roof Consulting
Building Sciences
Geotechnical Engineering
Environmental Engineering
Construction Materials Testing

Southwest Florida's
Commercial & Residential
Real Estate Team

239. 690.4100
www.krisecg.com

