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BOARDROOM REPORT

News from recent REIS board meetings

Luncheon Programs:

The February 12th luncheon will be sponsored by [Forge Engineering, Inc.](#) and the March 12th luncheon will be sponsored by [Owen-Ames-Kimball Co.](#)

REIS welcomes suggestions for programs from members. Please convey your ideas to [Sean Ellis](#), 239.337.3850. Sponsorships for future luncheons, workshops and social events are available. Contact [Jean Gruss](#) for details. (239.275.2230).

Scholarship Programs:

January luncheon sponsor Pavese Law Firm contributed to the REIS Scholarship Foundation instead of providing brochures and marketing gifts at the meeting. Additional contributions are needed to fund 2013 awards. Details are on the [REIS website](#).

Membership:

REIS memberships expired December 31. Memberships not renewed are now being offered to new members. The [membership application](#) is on the REIS website.

Marketing Opportunity:

Two banner ads are available on the REIS website and offer an economical way to maintain a presence at the forefront of an important audience. Contact [Bill Burdette](#), (239) 936-1404, for details.

Committee Chairs:

Members wishing to participate on any REIS committee are encouraged to contact the 2013 chairperson:

Website Upgrade:

The calendar of events on the REIS website is being expanded with the goal of being the "go to" site for the area's real estate and development industry. Associated professional organizations and government agencies are encouraged to submit information on upcoming events to [Bill Burdette](#) for inclusion on the calendar.

LEGISLATORS PREPARE AGENDA

The Lee County Legislative Delegation will convene in Fort Myers on January 29th to plan for the 2013 Legislative Session and conduct a public hearing on local bills, funding requests, and other local issues. Local bills and requests to speak at the hearing must be submitted by January 18 to Representative Matt Caldwell at 15191 Homestead Rd., Building A, Lehigh Acres, FL 33971 or by email to [Legislative Assistant Charlotte Gammie](#). The meeting takes place at Taeni Hall at Edison State College from 9am to 5pm. The Lee County Legislative Delegation includes Senators Lizbeth Benaquisto and Garrett Richter; and Representatives Matt Caldwell, Heather Fitzenhagen, Dane Eagle, and Raymond Rodrigues.

Horizon Council's Legislative Priorities include; support for Florida's Economic Development TOOL KIT to allow greater flexibility with incentive programs; creation of \$700 million fund to pay for infrastructure projects and increase private capital investment; and increased funding for workforce training programs and sports training facilities.

Lee County's Legislative Priorities include: oppose efforts to preempt local regulation of fertilizer use; advocate full funding of Dept. of Children and Families' grant for Bob Janes Triage Center; support state taking full responsibility for funding and operating juvenile detention facilities; and advocate legislation that absolves counties of all financial responsibilities for administration of Medicaid programs.

LEE IMPACT FEE MORATORIUM

Lee Commissioners will discuss a proposed moratorium on impact fees at Jan. 14 management and planning meeting in Commission Chambers. Commissioner Manning is proposing a 2 year moratorium with a 1-year sunset provision. The public may attend the meeting but not comment. A public hearing will be scheduled to take place at a regular commission meeting. Details will be posted on the REIS website.



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MARKET INTELLIGENCE

The new year starts with a full slate of programs to analyze economic and real estate trends. Check the calendar on the [REIS website](#) for more information and links to event sites.

Bonita/Estero Market Pulse offers presentations by Federal Reserve Bank 4th District President Sandra Planalto; Dr. Gary Jackson, director of Regional Economic & Research Institute at FGCU; and Bradley Hunter, director of Metrostudy's South Florida Division on February 15.

CCIM Outlook Conference features analysis of economic issues and commercial real estate markets, plus panel discussion with local experts, on Jan. 24.

MarketWatch: Real Estate 2013 reviews and forecasts local trends, with former REIS President Stan Stouder, CCIM, and REIS member Randy Thibaut, on Feb. 26.

Transportation Projects will be discussed by Billy Hattaway, Florida Dept. of Transportation District 1 Secretary, at the Engineering Society meeting Jan. 24.

BIA Contractors Showcase, annual trade show and networking event will be Jan. 17.

AMENDING THE LEE PLAN

Lee County Commissioners will conduct a workshop to discuss a major overhaul of the Lee Plan and the future direction of long-range planning. The updated Plan is intended to guide the County through 2025. The 9am January 16th workshop is open to public observation but not public comment.

Proposed amendments include substantial changes to the Transportation and Parks, Recreation & Open Space elements which may impose on development to provide additional bike paths, walkways and recreation or green space. Proposed amendments may be viewed at Dept. of Community Development [website](#). Comments may be submitted at any time at the [Town Hall website](#). The proposed Future Land Use amendment is scheduled for review at the Local Planning Agency (LPA) meeting on January 28. Public hearings on the proposed amendments will be posted on the [REIS website](#) calendar of events.

BONITA PLANS TO FUEL GROWTH

Bonita Springs City Manager Carl Schwing fired up the REIS December meeting by unveiling an innovative series of programs and incentives designed to encourage economic growth. These programs have been conceptually approved by the Bonita City Council.

Cash for Jobs Created - reimbursement for new jobs in targeted industries.

Commercial Rent Subsidies - for new or expanding firms.

Municipal Rebates - on impact, planning, zoning and other fees for targeted industries creating new jobs.

Matching Grants - for landscaping, beautification, and improved building facades in designated areas.

Priority Permitting Process - to overcome impediments, expedite processing, and meet project deadlines.

Incentive Awards - up to \$1,500 cash for leads to the City or EDC that directly lead to the location of a targeted business within the City limits.

Utility Fee Credits - to reduce connection costs to Bonita Springs Utilities for new construction.

FED ISSUES NEW MORTGAGE RULES

The Consumer Financial Protection Bureau (CFPB) issued new rules this month that further restrict lending practices. The rules place additional burdens on lenders to verify a borrower's ability to pay, cap debt-to-income ratio at 43%, limit up front points and fees, prohibit interest-only payments, and provide borrowers with added legal recourse against lenders.

The Bureau is also expected to issue regulations this month that would severely restrict seller financing, which would limit builder and developer options for financing housing units in a difficult credit market. Key issues include a limit of 3 residential carrybacks within a 12-month period, loans must be fully amortizing, and you must verify the borrower's ability to repay. In addition, loans with rate adjustments or balloon payments within the first 5 years are prohibited unless created by a licensed loan originator. The regulations were initiated by the Secure and Fair Enforcement for Mortgage Financing Act (SAFE Act) of 2008 and amended by the Dodd-Frank Wall Street Reform and Consumer Protection Act (DFA) in 2010. Compliance was later transferred to the CFPB.



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