

REAL ESTATE INVESTMENT SOCIETY

Published by the Real Estate Investment Society; copyright 2016

2016 OFFICERS:

President Amanda L. Brock, Esq.
Vice President Karen Miller
Treasurer Bev Larson, CCIM
Secretary Alexis Crespo, AICP

2016 GOVERNORS:

Bob Bassett
Noel Davies
Mary Gentile
Arleen Hunter
Bill Morris
Chris Pacitto
Peter Rossi
Past President Matt Simmons

BOARDROOM REPORT

News from recent REIS board meetings

Luncheon Programs:

Fort Myers Community Redevelopment Director Don Paight will be the speaker at the January 12th luncheon, sponsored by [Velocity Engineering Services](#).

Frank Mann, Chairman of Lee County Board of County Commissioners will address the February 9th luncheon, sponsored by [Henderson Franklin, Attorneys at Law](#).

Cape Coral Mayor Marni Sawicki will speak at the March 8th luncheon, sponsored by [State Insurance Agency](#).

REIS welcomes your suggestions on programs. Please share your ideas with [Karen Miller](#), (239) 936-4003.

Luncheon and Event Sponsorships:

Contact Chairman [Peter Rossi](#), 239.514.4100 for availability and details.

Scholarship:

The REIS Scholarship Foundation, a 501(c)3 corporation has been redirected to focus exclusively on funding the Paul Sands Memorial -REIS Scholarship Program at Florida Gulf Coast University. Information on REIS scholarship program is on the [REIS web page](#).

Membership:

All memberships expired December 31st and must be renewed on the [REIS website](#). A limited number of memberships are available for new members.

Horizon Council:

Matt Simmons will represent REIS on the Council in 2016.

REIS WELCOMES NEW MEMBERS

Please join in welcoming our new members:

Michael Haney, M&J Enterprises LLC
Mario Valle, PBS Contractors
Elise McMahon, WCI Communities
Matthew Speath, Speath Engineering
David Marcantonio, One Source Business Capital

Membership details are on the [REIS website](#)

WATER RESOURCES CONFERENCE

The Future of Water Resources in Southwest Florida is the theme of the 25th Annual Southwest Florida Water Resources Conference, co-hosted by REIS January 15th at Florida Gulf Coast University. The prominent day-long event brings together researchers, managers, decision-makers, agency staff, consultants, and other interested parties to discuss ongoing scientific research and innovative projects, and to share ideas. Visit the Conference website, <http://awra.caloosahatchee.org/2016> for additional information and registration.

COMMERCIAL LEASE TAX REFORM

Florida Senate Bill 116 and House 247 seek to reduce the sales tax on commercial leases from 6% to 5%. The Senate bill has unanimously passed Community Affairs and Finance & Tax Committees and is now in the Appropriations Committee. The House bill is now in the Finance & Tax Committee.

A statewide campaign is underway to encourage lawmakers to completely eliminate Florida's sales tax on commercial leases by reducing the tax by one percent per year over six years. A confederation of economic development agencies, real estate, building, and business groups, known as the [Business Rent Tax Coalition](#), are collectively advocating for the rent tax cut. The group includes Florida Realtors, NAIOP, Florida Chamber of Commerce, BOMA, Manufacturers Association, International Council of Shopping Centers, Florida Ports Council, and Bonita Springs Chamber of Commerce.

Florida is the only state to tax commercial leases and the tax is seen as an obstacle to economic growth. The loss of revenue if the bill is passed is calculated at \$250 Million to \$286.9 Million. The source of funding for this lost revenue will be the surplus in the Florida budget.

LEARN TO MANAGE PONDS

A free course in managing neighborhood ponds will be offered January 20th in Fort Myers and February 12th in Lehigh Acres. Details on [REIS website](#) and [WetPlan.org](#)



Hoffer & Associates
Environmental • Engineering • Water Resources
HofferandAssociates@gmail.com (941) 628-0205
ASTM E1527-13 Phase I ESAs Starting @ \$1,500

239.337.0555 MHSappraisal.com



MAXWELL HENDRY SIMMONS
real estate appraisers & consultants

MARKET INTELLIGENCE

Economic Forecast by economist Hank Fishkind at Bradenton Area Economic Development Corp. meeting on January 14th. ThinkBradentonArea.com

Southwest Florida Real Estate Outlook Conference presented by Southwest Florida CCIM District on January 21st at Harborside Event Center in Fort Myers. The program begins with an overview of the regional economy and business trends, then analyzes individual real estate market sectors. The event is from 7:30 am 'til noon. Information and tickets Outlook2016.org.

Horizon Council Annual Meeting Annual report on the state of economic development in Lee County and preview of activity in the coming year, presented on January 25th by Horizon Council and Horizon Foundation. Broadway Palm Dinner Theater in Fort Myers, 11:30 - 1 pm.

Economic Trends by economist John B. Jung, Jr., at Tiger Bay Club meeting, Harborside Event Center on January 28th. swfltigerbay.org

Federal Monetary Policy will be discussed by Charles Plosser, recently retired president and CEO of the Federal Reserve Bank of Philadelphia, at The Speakers Assembly of Southwest Florida (www.SpeakersAssembly.com) January 29th at Hyatt Regency Coconut Point Resort & Spa in Bonita Springs.

MarketWatch - Real Estate presented by Fort Myers News-Press on February 23rd at Harborside Event Center in Fort Myers, 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. Details at MarketWatch2016.com.

Regional Economic Indicator Report is now available every month on REIS website, provided by the Regional Economic Research Institute of the Lutgert College of Business at Florida Gulf Coast University.

SWF TRANSPORTATION IN FUTURE

Southwest Florida's future transportation infrastructure will be addressed by Lee MPO Director Don Scott, FDOT MPO Liaison Administrator Laura Lockwood, and Matthew Ubben, President of Floridians for Better Transportation on February 2nd. Presented by Chamber of Southwest Florida, at Holiday Inn Fort Myers Airport, 12 - 1:30 pm. www.chamberswfl.com.

Southwest Florida's
Commercial & Residential
Real Estate Team

239. 690.4100
www.krisecg.com



VILLAGE CENTER WORKSHOP

Estero Village will conduct a public workshop to discuss development of a "village center" at 5:30 p.m. on January 12th at Living Waters Church in Estero. Planning consultants Bill Spikowski and Seth Harry will report on steps being taken to enable the vision of mixed use developments east of US 41 and seek public input on incentives that might be granted to developers in the Village Center area in return for public benefits. Direct comments to [Bill Spikowski](mailto:Bill.Spikowski@334-8866) at 334-8866, or Community Development Director [Mary Gibbs](mailto:Mary.Gibbs@221-5036), at 221-5036.

FLORIDA WATER POLICY BILL

Florida bill HB 7005 by Representative Matt Caldwell is gathering increasing support from business, government, agricultural, and some environmental organizations. The bill was amended in November to be compatible with Senate bill SB 552. Both bills have passed committees and are now referred to the full chambers.

TAX HIKE PROTECTION ENACTED

On December 18th, the President signed the Protecting Americans from Tax Hikes Act of 2015 ("PATH"), which extends several tax incentives and deductions:

Bonus Depreciation - is now extended through 2019, but is gradually phased down from 50% to 30%.

15-Year Recovery Period - for qualified leasehold, restaurant, and retail properties is now permanent.

Energy Tax Incentives - the deduction for energy efficient commercial buildings is extended through 2016. A tax deduction is also now available for alternative energy sources placed in service before December 31, 2016. For the design of public buildings, the benefit can be allocated to the designer by the government.

CCIM FINANCIAL ANALYSIS COURSE

"Financial Analysis for Commercial Investment Real Estate," the initial course in the CCIM program, will be offered in Fort Myers January 25th - 28th, at the Realtor Association of Greater Fort Myers and The Beach. Information: info@flccim.com or (407) 703-8173.

REIS MEMBERS IN THE NEWS

REIS member **Beverly Grady** received Lee County Bar Association's President's Award for Excellence in Journalism.

The logo for FORGE ENGINEERING SOLUTIONS features a stylized red and white graphic above the word "FORGE" in bold, black letters. Below "FORGE" is the text "ENGINEERING SOLUTIONS" in a smaller, black, sans-serif font.

PROVIDING
INNOVATIVE ENGINEERING
SOLUTIONS

Matt Nolton,
P.E., C.B.I.E., CEO
(239) 514-4100

NP-SPAD1129134138 www.forgeeng.com