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Tim Hancock, AICP
Travis Merrick
Lori Moore
Mark Morris
Kent Poli
Past President Karen Miller

BOARDROOM REPORT

News from recent REIS board meetings

Luncheon Programs:

Lee County Sports Development Director Jeff Mielke will discuss sports as an economic driver at the August 14th luncheon, by sponsored by [Stantec](#).

The state of Lee County's watersheds will be presented by Natural Resources Director Roland Ottolini at the September 11th luncheon, sponsored by [Stevens Construction](#).

The impact of the Sunseeker Resort project on the Charlotte Harbor area economy will be featured at the October 9th luncheon, sponsored by [GFA International](#).

REIS welcomes your suggestions for programs. Please share your ideas with [Alexis Crespo](#), 239-405-7777.

Sponsorships:

Contact [Kent Poli](#), 239-689-7174, for information and availability of opportunities to sponsor REIS events.

Education Programs:

The 2018 Real Estate Symposium is planned for September 13th at Florida Gulf Coast University. Anyone interested in participating on the committee is encouraged to contact Committee Chairs [Lori Moore](#) (239-338-4248) and [Tim Hancock](#) (239-646-4040). Prime sponsor positions are currently available.

Reception for Lee Commissioners:

The popular bi-annual REIS Reception for the newly elected Lee County Board of County Commissioners will take place December 13th. The exclusive members-only event is sponsored by Edison National Bank and Henderson Franklin, Attorneys at Law.

Scholarship Program:

Applications are now being reviewed for this year's awards and donations are needed to supplement the available funds. Information is on the [website](#) or from Scholarship Chairman [Mark Morris](#), 239-671-2266.

ESTERO COMP PLAN ADOPTED

The Village of Estero Council unanimously voted to adopt the municipality's first Comprehensive Land Use Plan on June 13th. The plan was then submitted to the Florida Dept. of Economic Opportunity to verify compliance with state law. The plan may still be challenged by outside groups during this process. Once approved, it will become effective immediately. The plan and background information are on the [Village website](#).

ESTERO DEVELOPMENT CODE

The Village of Estero has begun to develop its first Land Development Code (LDC), to replace the Lee County LDC which has served as the transitional code for the new municipality. The new LDC will implement the direction of the Village's Comprehensive Plan adopted in June. The LDC is expected to take one year to complete and the public is encouraged to participate. Information on the project is posted on the [Village Zoning Webpage](#).

NEW WATER RULES IN EFFECT

As of July 1st, Florida farms, construction sites and municipal storm water systems face new requirements for best management practices and water quality monitoring. The Department of Environmental Protection (DEP) finalized rules for nonpoint source dischargers that coincide with new basin management plans which evolved from the water policy overhaul enacted by the Florida Legislature in 2016.

PROPERTY TAX INCREASE LOOMS

Florida's 10% cap on annual property tax increases for non-homesteaded properties is due to expire at the end of this year, which will cause an immediate tax increase in 2019 of up to \$700 million. The cap was approved by voters in 2008. If voters approve Amendment 2 on the General Election ballot in November, the cap will become permanent. Florida TaxWatch presented an analysis of property taxes and the importance of Amendment 2 at the REIS July luncheon and the report is now available on the [REIS Resources webpage](#).

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FLOOD INSURANCE EXTENSION?

The U.S. Senate has passed a Farm Bill that includes an amendment to extend the National Flood Insurance Program (NFIP) for 6 months beyond the July 31st expiration. A Congressional conference committee is now trying to arrange a compromise between the House and Senate versions of the Bill.

STATE MAY TAX REMOTE RETAILERS

The U.S. Supreme Court has ruled that states may collect sales tax from retailers regardless of whether they have a physical presence in the state. The decision overturned a 1992 ruling that barred states from requiring remote retailers to collect and submit sales tax. Stores may now compete equally with online retailers, which is expected to stabilize retail real estate. It is also hoped that the additional tax revenue will encourage the legislature to reduce or eliminate the sales tax on commercial leases.

AFFORDABLE HOUSING FUNDED

Collier County has approved its 2018-19 Housing and Urban Development (HUD) Annual Action Plan. Included in the Plan was the allocation of more than \$2.5 million in Community Development Block Grant (CDBG) funding, nearly \$1 million in HOME Investment Partnership Program (HOME) funding, and \$191,000 in Emergency Solutions Grants (ESG) funding. The signature project is a \$1 million CDBG grant to Habitat for Humanity of Collier County to aid in site acquisition for a development to serve the housing affordability needs of residents across a broad income spectrum.

REIS WELCOMES NEW MEMBERS

Please join in welcoming our newest members:

Brandon Box, Executive Vice President with IBERIABANK, oversees commercial, retail and private banking in Sarasota, Manatee and Lee Counties.

Andrew Reddish, with US Trust, provides financial solutions for business banking clients.

Pamela Pipher is a commercial sales and leasing associate with VIP Realty Group - Commercial with extensive experience in building design services.

A limited number of REIS memberships are now available. Full information and application are on the [REIS website](http://www.reis-swfl.org).

2018 REAL ESTATE SYMPOSIUM

The annual REIS Symposium will focus on trend-setting development concepts and shifts in the paths of growth in Southwest Florida. In addition to keynote speakers, a panel discussion will offer first hand insight from builders, developers, real estate experts, and government.

The half-day program is presented in partnership with the Lutgert College of Business at Florida Gulf Coast University (FGCU). It takes place at FGCU on September 13th. Registration will open soon on the REIS website.

The title sponsor is Roetzel & Andress and Morris-Depew Associates is a gold sponsor. Additional sponsor opportunities are still available. Contact [Kent Poli](mailto:Kent.Poli@roetzel.com), 239-689-7174, for information.

BROWNFIELDS ASSESSMENT

August 1st is the deadline to submit proposals to provide environmental consulting services to the Southwest Florida Regional Planning Council for assessment of area brownfields. The project is funded by a recent grant from the Environmental Protection Agency. Details on the project and request are at <http://swfrpc.org/>

REIS MEMBERS IN THE NEWS


Former REIS President **Ron Inge** and REIS member **Alan Gruber** have been appointed to the Lee County Conservation Lands Advisory Committee (aka 20/20 Program). REIS members **Dalton Drake** and **Tina Ekblad** also serve on the Committee.

Dan Adams has been installed as a board member for the Greater Fort Myers Chamber of Commerce and as chairman of the Chamber's foundation.

Lee BIA Builders Care has named **Randy Thibaut** to the board of directors.

YOUR CALENDAR OF EVENTS

The Real Estate Investment Society (REIS) website (www.reis-swfl.org) includes details on notable industry events and meetings, as well as pertinent government hearings and meetings. The calendar is designed to be your source for information on all facets of the area's real estate investment and development industry. If you have events of interest to REIS members, please send a copy or link to info@reis-swfl.org for consideration.

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