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BOARDROOM REPORT

News from recent REIS board meetings

Luncheon Programs:

The July 10 luncheon will feature a discussion of growth management, environmental regulation, and property rights by eminent land use attorney Ron Weaver. Sponsored by [GFA International](#).

Redevelopment opportunities with brownfield sites will be the focus of the August luncheon, with speaker Janet Peterson. Sponsored by [Roetzel & Andress](#).

The September 11 luncheon will be sponsored by [Brooks & Freund](#).

REIS welcomes suggestions for programs from members. Please convey your ideas to [Steve Hurley](#), 239.337.3330. Sponsorships for future luncheons, workshops and social events are available. Contact [Jean Gruss](#), (239.275.2230) for details.

Scholarship Programs:

Scholarship Committee chairs Matt Simmons and Lisa Sands staged a successful fundraising shopping event at Chico's company store June 1. The event was enjoyed by nearly 100 REIS members and their guests and raised over \$700 for the REIS Scholarship Foundation. REIS thanks Chico's for their generous support of the scholarship fund.

Gala Social Event:

The REIS annual party will be at The Edison restaurant on November 15. To assist in planning or to reserve prime sponsorship positions contact Event Chair [Robin Mixon](#) at (239) 334-6870 or 872-3273.

Reception For Lee Commissioners:

The popular bi-annual reception will take place after the November elections at Edison National Bank and will be sponsored by Edison National Bank and Henderson Franklin Attorneys at Law. This festive gathering is exclusively for REIS members and their guests.

REIS WORKSHOP SCHEDULED

A panel discussion and interactive workshop on timely real estate development issues will be presented by REIS on Sept. 14 at Florida Gulf Coast University.

Public-Private Partnerships will be the focus of the panel discussion, with an impressive roster of regional and local speakers, including noted consultant Lowell Clary, Chris Hodgkins from MAT, George Burgess from Becker & Poliakoff, Don Paight from the City of Fort Myers, and a consulting engineer.

Education Committee chairs Steven P. Kushner and Karen Miller are finalizing the agenda and will announce the itinerary and registration details shortly. Prime sponsorship opportunities are available. Contact [Steven](#) (239.433.7707) or [Karen](#) (239.936.4003) for details.

SPECIAL REIS GUEST INVITATION

Now is the perfect time to treat a colleague, customer, or perhaps a student to a great lunch, an interesting program, and the camaraderie of fellow professionals. REIS members are encouraged to bring guests to the July luncheon and any guest registered by a member may attend at the member rate of \$25. Furthermore, any guest who applies for REIS membership during the month of July may join with their 2012 dues pro-rated at just \$50. Just select the "guest of member" ticket when registering your guests on the REIS website.

HORIZON COUNCIL INITIATIVES

REIS representative on the Council Kevin M. Fitzgerald reports that the Horizon Council is launching a micro enterprise program to pair new business owners with mentors; the Horizon Foundation is nearing its 2012 goal of \$350,000 in private sector support; and the Council is studying teacher compensation to assist in recruitment of quality teachers in the Lee County School District. The Economic Development Office is also looking to work closely with commercial real estate brokers.



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STREAMLINING APPROVALS

Lee County's Horizon Council has presented County Commissioners with a series of proposals to expedite approval of development and construction projects. The Horizon Council is a public-private advisory group that advises Lee County Board of Commissioners on economic development issues.

CHANGES TO THE LEE PLAN

Lee County staff is proposing numerous changes (EAR amendments) to the County's comprehensive plan that may affect private development plans. For example, the Parks, Recreation, and Open Space element stresses the importance of "including sidewalks and/or multi-use paths within and along the perimeter of added residential and commercial developments." (Objective 1.5, Policy 1.5.2) The proposed changes and status may be viewed at the Dept. of Community Development [website](#).

REIS SCHOLAR SEEKS TO INTERN

Nitin Sehgal, recipient of the REIS Foundation scholarship, is looking for an opportunity to work in a real estate or financial business this summer. This fall, Nate will be a senior majoring in Marketing at Ave Maria University. Contact Nitin at 786-879-1109 or by [email](#).

COMMERCIAL PROPERTY LEADS

The Cape Coral Economic Development Office is distributing leads from their clients to commercial real estate agents. Sign up for the free service by choosing the "Commercial Realtor Campaign" on their [website](#) or call (239) 574-0444 for more information.

MURDOCK VILLAGE UPDATE

Main Stage Development is working to raise \$200 million from the private sector to proceed with development of a 100 acre arts and entertainment district within the Murdock Village Community Redevelopment Area (CRA) in Charlotte County. The approved conceptual plan, includes artist-branded theaters, hotels, nightclubs, restaurants, and multi-family dwellings. The CRA is also working on developing a 160 acre Business Technology Park and is open to proposals for the remaining 518 acres in the Murdock Village core area.

Advertise your business here!
Contact Bill Burdette for details:
(239) 936-1404
bill@burdetteinc.com

BETTER BUILDINGS INITIATIVE

A broad range of real estate organizations has approached Congress in support of the "Better Buildings Initiative" (BBI) announced by President Obama in February. A key element of the program is improving the Energy Efficient Commercial Buildings Deduction (Section 179D of the IRS Code). Under present law, building owners may qualify for a tax deduction of \$1.80 psf for energy efficient upgrades that achieve 50% savings in annual energy cost to the user. BBI would leverage a deduction of \$.60 to \$1.80 for meeting energy deductions of 20% to 50%. The revised standards would be more achievable, especially in existing buildings. If Section 179D is amended, it would apply to property placed in service prior to December 31, 2013

FIRPTA LEGISLATION INTRODUCED

Legislation to support increased foreign investment in U.S. real estate was introduced in Congress last month. The bills, HR 2989 and S 1616, would increase the stake that a foreign investor (from 5% to 10%) could hold in a publicly traded real estate investment trust (REIT) without being subject to the reporting and administrative requirements of the Foreign Investment in Real Property Tax Act (FIRPTA)

ELIMINATING THE RECAPTURE TAX

A proposed amendment to Florida's constitution would allow legislators to do away with the "recapture" rule that requires property appraisers to increase the taxable value of a home by up to 3% even if market value decreases. The proposed Amendment 4 will be on the ballot in November and is supported by the real estate industry.

MASTER MOBILITY PLAN

Collier County is working toward completion of a Master Mobility Plan to plan the County's mobility, land use, and infrastructure needs at population build-out to reduce Vehicle Miles Traveled (VMY) while being sensitive to the environment. Comments to the draft plan are now being received and evaluated by staff. The draft may be reviewed at the County [website](#) and comments may be submitted to Debbie Armstrong at the Transportation Planning Growth Management Division by [email](#). The final report will provide language for potential policy amendments.

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