

2013 OFFICERS:

President Steve Hurley
Vice President Sean Ellis, Esq., LEED AP
Treasurer Matt Simmons
Secretary Amanda L. Brock, Esq.

2013 GOVERNORS:

Jean Gruss
Randy Krise, CCIM
Steven P. Kushner, Esq.
Bev Larson
Charles Mann, Esq.
Karen Miller
Lisa Sands
Past President Kim Donnelly

BOARDROOM REPORT

News from recent REIS board meetings

Luncheon Programs:

Cecil Pendergrass, Chairman of Lee County Board of Commissioners, will be our speaker at the June luncheon, sponsored by BB&T - Oswald Trippe & Co.

The July luncheon will feature Lee County Clerk of Courts Linda Doggett, sponsored by [GATES](#).

REIS welcomes your suggestions on programs and speakers you would like to see at the luncheons. Please share your ideas with [Sean Ellis](#), 239.337.3850.

Education Workshop:

"The Real Estate Market Revival - Let's Get Ready to Roll" will be September 13 at Florida Gulf Coast University. The workshop will focus on strategies to resurrect projects, site selection, and innovative financing. Prime sponsorship opportunities are available. Contact Education Committee Chairs [Steven Kushner](#) and [Karen Miller](#) for details.

Scholarship Programs:

Applicants are sought for scholarships to be awarded this fall. Details are available on the website or from Chairs [Matt Simmons](#) or [Lisa Sands](#).

Horizon Council:

The Horizon Foundation Investor Update and Reception will be June 27th. Many of the Horizon Council's recommendations for business incentives and streamlining government procedures are included in updates to the Lee Plan, being considered by Lee Commissioners in June meetings.

Annual Social Event:

[Chair Bev Larson](#) is planning a gala event for November. Prime sponsor positions are available.

Membership:

A limited number of memberships are available. The [membership application](#) is on the REIS website.

DEVELOPMENT PROCESS EASES

Lee County has amended the Land Development Code (LDC) and streamlined application processes by expanding staff's authority to issue variances, reducing review procedures, and revising application requirements. The amendments are available [online](#).

LET'S GET READY TO ROLL

REIS presents a half-day workshop to prepare investors, government officials, lenders, lawyers, real estate agents, engineers, and related development professionals for the Real Estate Market Revival. The workshop is co-sponsored by the Urban Land Institute (ULI) and takes place September 13 at Florida Gulf Coast University (FGCU). Primary topics include:

- *Resurrecting Stalled Projects*
- *Strategies for Site Selection*
- *Innovative Financing Strategies*

Details will be posted on the REIS website and emailed to REIS and ULI members.

SCHOLARSHIPS AVAILABLE

The Paul Sands Memorial - REIS Scholarship fund at Florida Gulf Coast University (FGCU) is available to FGCU students, while the REIS Scholarship Fund supports students at FGCU and other major schools in SW Florida. Details are on the [REIS website](#).

HOUSING FINANCE REFORM

A bi-partisan group of U.S. senators is working on a bill to reform the housing finance system, including eliminating Fannie Mae and Freddie Mac. The new bill would build on a proposal from the Housing Finance Agency in which a specially chartered financial institution would be created to pool shareholders' capital and guarantee principal and interest payments to mortgage-backed securities holders. The bill is expected to create an explicit government backstop, similar to Federal Deposit Insurance Corp. A lot of the credit risk would be transferred from the entity providing the guarantee to a form of private capital.



Hoffer & Associates
Environmental • Engineering • Water Resources
www.HofferAssociates.com (941) 628-0205
"Let us do your next phase 1 assessment"



Maxwell & Hendry
Valuation Services, Inc.
Real Estate Appraisers - Consultants
www.maxwellhendry.com

I-HUB FUNDING VETOED

Governor Scott vetoed a \$7.5 million budget allocation for development of the Renewable Energy Research Institute near Florida Gulf Coast University. The Institute the cornerstone of the 241 acre Innovation Hub, a partnership between the school, the community, and private industry.

LEGISLATIVE RECAP

Fast-track Foreclosures - TO GOVERNOR TO SIGN
HB 87 reduces period to file a deficiency judgement after foreclosure action and provides time limitations for commencing certain activities.

Commercial Lease Tax - FAILED

Legislation (SB656/HB 629) to phase out the sales tax on commercial rental property died in the Senate Commerce and Tourism Committee and the House Finance & Tax Subcommittee.

Property Taxation- SIGNED INTO LAW

HB 1193 deletes requirement that property appraiser must reclassify lands as

Environmental Regulation - SIGNED INTO LAW

HB 999 streamlines environmental permitting, although language restricting fertilizer and wetlands regulations was stripped.

Affordable Housing - PASSED

Legislators approved SB 1852, allocating monies received in the settlement with national lenders to a variety of affordable housing programs and assistance for those harmed in the foreclosure crisis.

Transportation Concurrency - FAILED

SB 1716/HB 321 died in committees in both houses. Was intended to prohibit local government from applying transportation concurrency or requiring a proportionate-share contribution on small new business development.

Transportation Development - SIGNED INTO LAW

HB 0319 revises provisions for implementing transportation concurrency and providing requirements for alternatives.

Public Private Partnerships -TO GOVERNOR TO SIGN

HB 85 expands authorized uses and sets guidelines.

REGULATING AIRPORT WILDLIFE

On June 17, Lee County Commissioners will conduct an adoption hearing for a Comprehensive Plan amendment updating management plans for hazardous wildlife at Page Field and Southwest Florida International Airports. The update affects design of wetland mitigation areas on airport property and nearby private properties. The [proposed update](#) may be reviewed on the County website.

FORECLOSED PROPERTY REGISTRY

Lee County commissioners plan to hear public comment and discuss a proposed ordinance to register foreclosed properties on August 13. The proposal would require all private and institutional lenders to register properties that are vacant and in process of foreclosure or foreclosed. Lenders would be required to pay an annual registration fee, post signs, and inspect and maintain the subject properties. A third party vendor would manage the registry. The [draft ordinance](#) is available for review.

MORTGAGES TRUMP CODE LIENS

The Florida Supreme Court has upheld the priority of a prior recorded mortgage over code enforcement liens. (*City of Palm Bay v. Wells Fargo Bank, N.A.*, Case No. SC11-830, May 16, 2013). The decision provides certainty to mortgage holders that their liens will no be displaced by subsequent code enforcement liens.

BUSINESS CLIMATE IMPROVES

Florida Gulf Coast University and the Horizon Council released the Second Quarter 2013 Business Climate Survey. The business climate index increased from 66 to 71 since the last quarter. Of those responding . . .

- 77% believe that the economy has improved
 - 82% say it will improve over the next year
 - 63% think there will be an improvement in their own industry
 - 54% expect to increase employment in the year ahead
 - 57% expect an increase in investments this next year
- The biggest challenges facing businesses include: workforce, healthcare costs, controlling costs, market & growth, regulations, financing economy and price competition.



FORGE ENGINEERING INC
INNOVATIVE ENGINEERING SOLUTIONS

PROVIDING INNOVATIVE ENGINEERING SOLUTIONS

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

www.forgeeng.com

NP-SPAD1129134138

Southwest Florida's
Commercial & Residential
Real Estate Team

239. 690.4100
www.krisecg.com



KRISE
COMMERCIAL GROUP