

## REAL ESTATE INVESTMENT SOCIETY

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Bev Larson, CCIM	Nikole Wesley
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## BOARDROOM REPORT

### News from recent REIS board meetings

#### Luncheon Programs:

State Senator Lizbeth Benacquisto will analyze the recent Legislative Session at the June 10th luncheon, sponsored by the Southwest Florida CCIM Chapter.

Achieva Credit Union will sponsor the July 8th luncheon.

REIS welcomes your suggestions on programs and speakers you would like to see at the luncheons. Please share your ideas with [Matt Simmons](mailto:Matt.Simmons@reis.org), 239.337.0555. See [Randy Krise](mailto:Randy.Krise@reis.org), 239.690.4100, for sponsorship opportunities.

#### Scholarship Programs:

The popular Chico's shopping spree fundraiser will take place later this summer, exclusively for REIS members and their guests. Scholarship Chairman Mark Morris is finalizing the details, which will be posted on the REIS website. Invitations will be sent to members with instructions for registering.

#### Education Workshop:

A real estate development symposium is tentatively planned for Sept. 12 at Florida Gulf Coast University. Contact Education Committee Chairs [Alexis Crespo](mailto:Alexis.Crespo@reis.org) and [Nikole Wesley](mailto:Nikole.Wesley@reis.org) about sponsorship.

#### Membership:

A limited number of memberships are now available for new members, who may apply on the [REIS website](http://reis.org).

#### Annual Social Event:

Bev Larson is planning an encore of last years' festive party, happening in November at Bratta's Piano Bar & Ristorante. Contact [Bev](mailto:Bev.Larson@reis.org), (239) 281-1290 to reserve a sponsorship position.

#### Reception for Lee Commissioners:

The popular bi-annual reception for the Lee County Board of Commissioners will take place in early December, hosted by Edison National Bank and Henderson Franklin Starnes & Holt, P.A.

## LET'S MIX IT UP!

Members of the Real Estate Investment Society (REIS) will gather with members of Lee Building Industry Association (BIA), Cape Coral Construction Industry Association (CCCIA), Urban Land Institute Southwest Florida (ULI), CSI - Construction Specification Institute, U.S. Green Building Council, and the Promised Lands Chapter of American Planning Association Florida (APA) for a Mixer at Crowne Plaza in Fort Myers. 5:30 to 7:30 on June 24. Reservations via the [Lee BIA website](http://LeeBIA.com)

## WATER QUALITY ISSUES

Environmental, economic, and political aspects of water quality management will be addressed in a panel discussion June 27 in Fort Myers. Panelists include State Representative Matt Caldwell, environmental advocate Ray Judah, and others. Presented by Tiger Bay Club of SW Florida. Details at [Tiger Bay website](http://TigerBay.com).

## PERMIT EXTENSIONS APPROVED

The economic development bill (HB 7023) passed by the Legislature includes a provision allowing for 2-year extensions of building permits and permits issued by the Dept. of Environmental Protection or a water management districts. The extension is available for permits expiring between Jan. 1, 2014 and Jan. 1, 2016. The extension requires notice to be filed by Dec. 1, 2014 and can only be stacked with previous extensions for a maximum 4 years.

## MICROFINANCE LOAN PROGRAMS

The economic development bill (HB 7023) also included \$10 million in funding for short-term commercial loans for small businesses. The State will lend capital at below market rates to up to 3 lenders to fund loans of \$50,000 or less. Also, Enterprise Florida will administer state funds to guarantee up to 50% of commercial loans between \$50,000 and \$250,000. The programs are for businesses with fewer than 25 employees and less than \$1.5 million revenue. Details on participating in the programs are still being developed



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## ESTERO PLAN & INCORPORATION

The updated Estero Community Plan is expected to be considered by the Lee County Board of Commissioners on June 17. The Estero Incorporation Referendum will also go before the Commissioners on June 17. If approved, it will be on the November 4 ballot.

## TENANT REPRESENTATION COURSE

A one-day CCIM workshop on Fundamentals of Tenant Representation will include business development, marketing plans, management systems, presentations, best practices for touring properties, and client follow-up services. June 16 at Realtor Association of Greater Fort Myers. Details at [www.CCIM.com/education](http://www.CCIM.com/education).

## ULI FLORIDA 2014 SUMMIT

The annual Urban Land Institute (ULI) Florida Summit is June 12-13 in Lake Buena Vista. More at [ULI website](http://ULI website).

## BE A TRANSPORTATION ADVISOR

The Metropolitan Planning Organization (MPO) is seeking to fill vacancies on the Citizen's Advisory Committee (CAC). The CAC makes recommendations on proposed long range transportation plans, project plans, and funding priorities. Contact [Don Scott](mailto:Don.Scott), (239) 330-2241 if interested.

## WHEELER NAMED TO BOARD

REIS member Howard Wheeler, Jr. was appointed by the governor to serve on the Board of Directors of the Florida Housing Finance Corporation. Florida Housing works with a variety of housing programs and financing mechanisms to foster development of affordable housing.

## JENKINS-OWEN APPOINTED

Former REIS President Sharon Jenkins-Owen, AICP, has been appointed interim Senior Planner with Lee County Dept. of Community Development.

## REIS WELCOMES NEW MEMBERS

Please join in welcoming our new members:

Daniel Wireman, Cleveland Construction, Inc.  
Christine Ross, Bonita Springs Area Chamber of Commerce

Membership is limited, but a few remain available. The membership application is on the [REIS website](http://REIS website).

## FORT MYERS DEVELOPMENT PLAN

Fort Myers Mayor Randy Henderson offered a fast-paced overview of the City's Economic Development Plan at the REIS May luncheon meeting. The presentation, complete with graphs and statistical data, may be viewed on the City's website: <http://www.cityftmyers.com/News/ArticleID/1300/ArtMID/528.aspx>

## KNOW YOUR DATA

The SWFL Regional Economic Development Alliance met in May to discuss regional cooperation. The presentation from the meeting included a look at the wealth of site selection data available through FPL's PoweringFlorida Resource Center. The [presentation](#) may be viewed at the FGCU Regional Economic Research Institute website. The Alliance has also launched an information-rich [website](#) that consolidates area information and development incentives for the entire five county region. There is also a property locator, powered by LoopNet. The Alliance is sponsored by FGCU and economic development organizations.

## TAX REPEAL NOW IN EFFECT

The 3-year repeal of the 6% sales tax on manufacturing and equipment sales, passed by the 2013 Legislature, went into effect April 30. Florida's economic development agencies felt the tax created a disadvantage in competing for manufacturing business and discouraged expansion of existing businesses.

## AUTOMATED VALUATIONS

The National Association of Realtors is considering a policy that would require multiple listing services to provide data feeds to brokers who want to establish automated valuation models (AVMs). The requested data would include active, sold and off-market properties. Brokers would sell the AVMs to lenders for a fee, separate from real estate commissions.

## THE "GO TO" SITE FOR REAL ESTATE

The [REIS website](#) offers expanded resources, including direct links to elected officials, government agencies, related professional organizations, and sources of maps and data on the Southwest Florida market. Check it out.

Southwest Florida's  
Commercial & Residential  
Real Estate Team

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