

REAL ESTATE INVESTMENT SOCIETY

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BOARDROOM REPORT

News from recent REIS board meetings

Luncheon Programs:

Fort Myers Mayor Randy Henderson will explain the updated Cleveland Avenue Redevelopment Plan and related incentives for commercial development at the April 12 luncheon, sponsored by [HSA Engineers & Scientists](#).

Jeff Mielke, Director of Lee County Sports Commission, will be the guest speaker at the May 10 luncheon, sponsored by [Henderson Franklin, Attorneys at Law](#).

The Legislative Review is planned for the June 14 luncheon, sponsored by [Realtor® Association of Greater Fort Myers and the Beach](#).

REIS welcomes suggestions for programs from members. Please convey your ideas to [Kim Donnelly](#), (239) 768-4522. Sponsorships for future luncheons are available and [Jim Garinger](#) has all the details: (239) 418-0300.

Scholarship Programs:

The Paul Sands Memorial Slaw Dog Invitational golf tournament raised \$10,000 to benefit the REIS Paul Sands Memorial Scholarship Fund. Paul Sands was a successful commercial real estate broker and former governor of REIS. The fund is part of the REIS Scholarship Foundation, a not-for-profit, registered 501(c) 3 corporation. REIS manages the Foundation so 100% of donations are awarded as scholarships to students and area colleges and universities. Additional information is posted on at www.reis-swfl.org. Scholarship Chairman [Matt Simmons](#), (239) 333-1060, is also seeking contributions for next year's scholarship awards.

Membership:

A limited number of REIS memberships are now available. A membership application is on the bottom of the home page at www.reis-swfl.org.

SCHOLARSHIPS AWARDED



From left: FGCU students Tyler Minix and Daniel Boucinha, Professor Shelton Weeks, PhD, REIS President Kevin M. Fitzgerald, and FGCU students Clayton Belger and Shanti Duggan.

The Real Estate Investment Society (REIS) proudly announces the award of its annual endowed FGCU scholarship to Clayton Belger, a student at Florida Gulf Coast University (FGCU). The REIS Scholarship Foundation also awarded scholarships to Tyler Minix, Daniel Boucinha, and Shanti Duggan, all students at FGCU. Each scholarship provides \$1,000 toward tuition and books.

In addition, each scholar receives honorary membership in REIS for one year where they may attend meetings on a complimentary basis. "We welcome these outstanding scholars to join us, to learn about the area's commercial real estate industry, and develop relationships with members of the business community," explained REIS President Kevin M. Fitzgerald. "The REIS scholarship programs represent our commitment to our profession and our community. We support student interest in business by providing financial assistance for their higher education and welcoming them to participate in our meetings and workshops. Our goal is to promote the professionalism of our future business leaders and thereby the economic vitality of our community."

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BONITA SPRINGS MARKET PULSE

Annual event takes place March 25 at Florida Gulf Coast University. This year's focus is on regional economic and real estate trends. Keynote speaker is Federal Reserve Bank President and CEO Dennis P. Lockhart, Sixth District. Market trend forecaster Bradley Hunter, Director of Metrostudy South Florida Division, will also make a presentation. Presented by Bonita Springs Chamber of Commerce. Details and registration at [Bonita Springs Chamber of Commerce](#), 239.992.2943.

SEMINAR ON PUBLIC INVESTMENT IN PRIVATE ENTERPRISE

Florida Gulf Coast University hosts "Seminar on Public Investment in Private Enterprise: Benefits to Bondholders, Taxpayers, and Industry" on March 28. Includes three points of view on municipal bond issues to support private firms and whether public funds should be used to attract private business, with commentary from experts on Jackson Labs and the Boston Red Sox, among others. Sponsored by CFA Society of Naples and Financial Planning Association of Southwest Florida. Details and reservations: [CFA Naples](#), 239.590.7308.

CAPE CORAL OKAYS INCENTIVES

Cape Coral City Council has approved a number of incentives to encourage business growth:

- 1- increasing cash incentives for new job creation
- 2- lowering requirements to qualify for cash incentives
- 3- waiving "change of use" road impact fees to help a business expand or relocate
- 4- allowing economic development grants that would rebate a portion of ad valorem taxes to new businesses

Details on are available from Cape Coral Business Development Coordinator [Christy Vogt](#), 239.574.0444.

BUMPY ROAD TO A NEW NORMAL

The REIS March Luncheon featured insights on economic trends by John Jung, Senior Managing Director of BB&T Capital Markets. The presentation included positive economic statistics and thought-provoking questions on how we should adapt to an economic environment that is much different than the past. Jung's PowerPoint presentation is on the REIS website under [Economic Outlook](#).

LEGISLATIVE WATCH

Per his recent post at [www.legalscoops.wflre](#), Henderson Franklin land use attorney Cody Vaughan-Birch lists the top 10 proposed bills that may affect land use, real estate, property rights, and related professions in 2011:

1. **SB 174/HB7001: Growth Management** - clarifying and confirming aspects of 2009's controversial SB360 "Community Renewal Act."
2. **HB 239: Numeric Nutrient Criteria** - opposing federal DEP numeric nutrient criteria rules and supporting state rules based on a total maximum daily loads program.
3. **SB 288 Design Professionals** - seeks to limit construction defect tort liability of licensed engineers, surveyors, architects, interior designers and landscape architects.
4. **HB 407: Residential Building Permits** - prohibiting local governments from requiring certain types of inspections prior to issuing a residential building permit.
5. **SB 410 Impact Fees** - reenacting law requiring the government to bear the burden of proof by a preponderance of the evidence in actions challenging impact fees.
6. **SB 434/HB 531: Assessment of Residential Property** - providing tax exemptions for property value and improvements related to wind-resistance and renewable energy.
7. **SB 630 Use of Public Moneys and Property** - requiring referendum approval prior to expending public funds that provide a benefit to professional sports teams.
8. **HB 945: Growth Management** - providing guidance in creating and implementing plans for rural land stewardship areas.
9. **SB 998: Property Rights** - revising the notice requirements and clarifying when a final decision by a local government occurs within the context of a "Bert Harris" claim.
10. **SB 1072 Real Property** - revising procedures for a person to claim real property as exempt from forced sale under Florida's homestead provisions.

Action on these bills may be tracked at the websites for the Florida [Senate](#) and [House of Representatives](#).

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