

2014 OFFICERS:

President Sean Ellis, Esq., LEED AP
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Treasurer Amanda L. Brock, Esq.
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2014 GOVERNORS:

Alexis Crespo	Mark Morris
Randy Krise, CCIM	John Nicola
Bev Larson	Nikole Wesley
Charles Mann, Esq.	Past President Steve Hurley

BOARDROOM REPORT

News from recent REIS board meetings

Luncheon Programs:

Edison State College President Jeff Allbritten will be the speaker at the March 11th luncheon, sponsored by [Maxwell Hendry Simmons](#).

Chris Heidrick will discuss the flood insurance crisis and possible solutions at the April 8th luncheon, sponsored by [Pavese Law Firm](#).

Fort Myers Mayor Randy Henderson will be the speaker at the May 13th luncheon.

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

Scholarship Programs:

Scholarship Chairman Mark Morris is engaging officials at all major area colleges and universities to encourage participation in the REIS Scholarship Foundation, a 501c3 corporation, now accepting donations on the website.

Education Workshop:

Education Committee Chairs [Alexis Crespo](#) and [Nikole Wesley](#) are developing plans for a real estate symposium in the fall and welcome anyone interested in assisting or sponsoring the program to contact them.

Membership:

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

Annual Social Event:

Bev Larson is planning an encore of last years' festive party. Contact [Bev](#), (239) 281-1290 to reserve a prime sponsorship position.

Luncheon Registration Policy:

Registration is required for monthly luncheons. Luncheon fees are not refundable but may be transferred to another member or colleague prior to the deadline.

FLOOD INSURANCE REFORM

The House of Representatives passed the Homeowners Flood Insurance Affordability Act, HB 3370, on March 4. The Senate passed its version of the bill in January, which included more extensive reforms. The Senate is now expected to accept the House version. The House version, provides retroactive refunds for people who have had large flood insurance rate increases due to the sale or purchase of a home, cap average annual premium increases at 15 to 18 percent and allow subsidies for insurance rates that are based on current flood maps.

The Florida Legislature is moving fast on bills (SB 542 and HB 581) that would allow companies to offer the option of covering either the replacement or cash value of the property, or just the mortgage balance.

ESTERO GROWTH MANAGEMENT

On March 3, Estero Incorporation Bill (HB 1373) was introduced in the Florida House of Representatives to place a referendum on the November ballot for Estero's incorporation. The Estero Council of Community Leaders (ECCL) anticipates approval and creation of a "Village of Estero." ECCL will encourage the Village Council to adopt the work of the Estero Planning Panel, which is presently updating the Estero Plan section of the Lee County Comprehensive Plan, and to take charge of enforcing the Plan's strict land use and development regulations. ECCL has been conducting workshops to address the 1,000 acres of vacant commercial land in Estero. They plan to meet with land owners to address how the forthcoming Village Council should handle land use issues.

"All Eyes On Estero," will be presented by ULI Southwest Florida on March 4 at Florida Gulf Coast University. The program will assess the community and the application of "Building Healthy Places" principles to it's growth. Details are on the [ULI website](#). Further information on ECCL's vision and plans for the "Village of Estero" may be viewed at [www.EsteroToday.com](#).



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AIRPORT EXPANSION UNDERWAY

Southwest Florida International Airport continues to grow:

- Traffic Control Tower, \$44.3 million, in application process, design to be done in 2018
- Closed Circuit TV & Security System, \$8.4 million, upgrades to be done in October, 2014
- Flight Status Displays, \$5.8 million, new displays to be done by November, 2014
- Apron Expansion, \$39.4 million, to be done this month
- Parallel Runway, \$385.7 million, in planning and application process, design to be done by 2018
- Wildlife Remediation, \$4 million, to be done Sept. 2014
- Rental Car Offices Relocation, \$5 million, done Feb. 2014
- Skyplex Blvd., \$5.8 million, design to be done Feb. 2015
- I-75 Connector Road, to be done December 2014

SCHOLARSHIP FUND DONATIONS

The following individuals and businesses have generously pledged contributions to the REIS Scholarship Foundation and the Paul Sands Memorial – REIS Scholarship Fund:

Matt Simmons	Bev Larson
Charles Mann	Alexis Crespo
Amanda Brock	Steve Hurley

Scholarship Committee Chair [Mark Morris](#) reports that 100% of the REIS board and officers have contributed and challenge the rest of REIS membership to match them. Contact Mark or visit the [website](#) for more information.

REIS WELCOMES NEW MEMBERS

Please join in welcoming our new members:

Ronald Kezeske, Hawkey Capital, LLC
Heather Mazurkiewicz, Building Industry Association

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

STAYING INFORMED & INVOLVED

Join the [REIS LinkedIn Group](#) to participate in discussions, network with others in the local commercial real estate industry, and stay abreast of breaking news. The [calendar of events](#) on the REIS website is constantly updated with industry and government events and the [links page](#) connects you directly with related organizations.

COMMERCIAL LEASE TAX UPDATE

Bills (SB 176 and HB 11) are advancing in both houses of the Florida Legislature to repeal the sales tax on commercial space leases. The House bill would reduce the tax rate by 1% of gross rent each year, eliminating the tax in 6 years.

CHARLOTTE IMPACT FEES REDUCED

Last June, Charlotte County reduced impact fees 6.45% and extended the waiver of all impact fees except for transportation impact fees through April 9, 2014. At their March 11th & 25th meetings Commissioners will decide on extending the waiver until October 1. A study is underway to determine appropriate impact fees and will be addressed prior to October 1. Certain impact fees on commercial projects may also be deferred for up to 10 years or paid over a period of 5 years.

CHARLOTTE LOCAL OPTION TAX

Charlotte County's 1% Local Option Sales Tax Focus Group is conducting a series of meetings to prioritize projects to be funded by the local option sales tax. The tax expires at the end of this year and there may be a referendum on the November ballot to extend the tax. Visit [Charlotte County website](#) for meeting schedule.

SIMMONS TO CHAIR STATE BOARD

REIS Vice President Matt Simmons has been elected chairman of the Florida Real Estate Appraisal Board (FREAB), which administers real estate appraiser license law and passes rules governing appraisers, instructors, and appraisal management companies.

KRISE NAMED TO AIRPORT BOARD

REIS Governor Randy Krise, CCIM, has been appointed to the Lee County Port Authority Airports Special Management Committee (ASMC), which advises the Lee County Board of Port Commissioners, reviewing policy, administrative and management matters for airports.

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.

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