

## 2022 OFFICERS:

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Dan Adams  
Richard Akin  
Greg Blurton  
Art Castellanos, AIA  
Janet Davis, CCIM  
Phil Fischler, CCIM  
Kristine Smale  
Past President Bill Morris, PE

## BOARDROOM REPORT

### News from recent REIS board meetings

#### Monthly Programs:

The update on Lee County infrastructure projects, delivered by Commissioner Cecil Pendergrass at the March 8th luncheon, is available on the [REIS "Reports & Documents" webpage](#).

The **April 12th luncheon** will feature a development update on Babcock Ranch by Lucienne Pears, Kitson Partners vice president of economic and business development, sponsored by [LSI Companies](#).

The **May 10th luncheon** will feature a review of the 2022 Florida Legislative Session.

We welcome your ideas for programs and speakers, which may be submitted to [Lori Moore](#), 239.338.4248.

#### Sponsorship:

Sponsorships for 2022 REIS luncheons are quickly being reserved. Please contact [Janet Davis](#), (256) 604-2973, for details.

#### Horizon Council:

2021 REIS President **Bill Morris** represents the Real Estate Investment Society on the Horizon Council this year. The Council is a public-private board that advises the Lee County Board of County Commissioners on economic development issues. Other REIS members who are voting members of the Council are: Mary Gentile, Bev Larson, Art Castellanos, David Miller, Tiffany Esposito, Robbie Roepstorff, Randy Henderson, Russell Schropp, Karen Moore, Daniel Aguirre, and Randy Krise.

#### Scholarship Program:

The REIS Scholarship Foundation is a 501(c)3 organization that enables individuals and businesses to make tax-deductible donations in support of scholarships. The Scholarship Committee includes [Bev Larson](#), (239) 281-1290, [Richard Akin](#), (239) 344-1182, and [Justin Thibaut](#), (239) 565-3456.

#### Membership:

Memberships expired December 31st and may be renewed on the [REIS website](#) for a limited time. Contact [info@reis-swfl.org](mailto:info@reis-swfl.org) if you have questions.

## REIS AWARDS SCHOLARSHIPS

The **Real Estate Investment Society (REIS)** proudly announces the award of the annual Paul Sands Memorial – REIS Scholarships to Florida Gulf Coast University (FGCU) students **Alexandra Boser, Justin Fiorello, Michael Perretta, and Tania Vega-Arreola**. The scholarships provide \$2,500 toward tuition and books.

The scholars also receive honorary membership in REIS for one year and may attend meetings on a complimentary basis. "We welcome outstanding scholars to join us, to learn about the area's commercial real estate industry, and develop relationships with members of the business community," explains REIS President Kent Poli. "The scholarship program represents our commitment to our professions and our community. Our goal is to promote the professionalism of our future business leaders and thereby the economic vitality of our community."



*Alexandra Boser, Justin Fiorello, Michael Perretta, and Tania Vega*

## MARKET INTELLIGENCE

**2022 Market Trends** features "The Thrill of the Chase" for inventory in residential, commercial, and development sites in Southwest Florida on March 16th. Networking, data and analysis, and projections. Justin Thibaut, CCIM, REIS Treasurer, will address commercial sectors. Residential markets will be explained by Denny Grimes, GRI, and Randy Thibaut, ALC, will discuss land and development. <https://www.markettrendsswfl.com>

**Commercial Real Estate Outlook Conference** examines emerging trends in office, retail, hospitality, and industrial sectors throughout Southwest Florida. Presented by CCIM Florida Chapter Southwest District on April 25th.

**Regional Economic Indicators Report** is published monthly by the Regional Economic Research Institute and posted on the [REIS Resources webpage](#).

**BEV LARSON, CCIM**

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## CREATING AFFORDABLE HOUSING

Collier County is allocating \$20 million from the county's one-cent infrastructure surtax into the housing trust fund for acquiring land and building affordable housing.

There will be 2 vacancies on the Lee County Affordable Housing Advisory Committee in April. Contact [Angela Dietrich](#), 239-533-8389 or Commissioner [Ray Sandelli](#), 239-533-2223, for details.

## CONFRONTING SEA LEVEL RISE

Florida's House of Representatives has passed HB 7053 that would create a state office of resiliency, require development of a resilience action plan for the state highway system, require a prioritized list of resilience projects to include costs and timelines, and create a database identifying such things as medical centers, utilities, emergency operation centers and airports that would be threatened by rising sea levels.

Dade County commissioners are considering raising the building standards for roads and buildings to address rising sea levels. The proposal by the Division of Environmental Resources Management increases minimum elevation from 3.45 feet to 6 feet NAVD88.

## EXPANDING BROADBAND

The Florida Legislature is close to approving bills (SB 1800, SB 1802) to use \$400 million in federal pandemic stimulus money to fund a broadband program created last year within the Department of Economic Opportunity. The program will encourage broadband providers to extend internet access in rural areas by reducing costs of utility pole attachment fees and pole replacements.

## TAX-FRIENDLY FLORIDA

A recent survey rated Florida as having the 4th lowest taxes in the nation, behind Wyoming, Nevada and Alaska. The study by MoneyGeek included federal, state, and local income taxes, as well as property and sales taxes, and estimated taxes in Florida at about 5.6% of total income.

## REIS WELCOMES NEW MEMBER

**Derek Beck** is the founder of Beck Companies, one of Southwest Florida's oldest construction businesses, including roofing, HVAC, plumbing, and real estate

A limited number of memberships are available. Visit the [membership webpage](#) for details and the application.

## LEGISLATIVE ISSUES TO WATCH

The 2022 Florida Legislative regular session is near the end. Key issues for real estate interests include:

**Property Taxes** - HB 0243, HB 247, and SB 362, regarding properties leased for educational facilities, regulation of historic preservation tax credits, and qualifications for exemptions for non-profit homes for the aged, have not passed committees. HB 401/495, clarifies exemption for affordable housing and non-profit homes, passed the House and sent to the Senate.

**Local Ordinances** - SB 280 would allow attorneys fees and costs in civil suits against local governments and require county commissioners to prepare a business impact statement prior to adopting an ordinance. Passed by the Senate and sent to the House.

**Business Damages** - Proposed bills (SB 620, HB 569) would authorize businesses to claim damages caused by enactment or revision of certain local ordinances. Passed by the House and Senate.

**Septic Tank Inspection** - HB 309/SB 856 would allow private provider inspections of on-site sewage treatment systems. Bill is up for a vote in the House.

**Affordable Housing** - HB 6057 would repeal requirement that local governments provide incentives to developers to offset costs of affordable housing contributions but never made it through committees.

**Economic Development** - SB 800 provides for added tax incentives in opportunity zones and establishes a rural opportunity tax refund program to stimulate business development in rural areas. In Appropriations Committee.

**Property Appraisers** - HB 572/417 and SB 572 revises factors that must be considered in deriving just valuation. The bills have not passed through committees.

**Condominium Inspections** - SB 1702 addresses condo inspections, association responsibilities and certifications. Bill is in the Senate for a vote.

**State Budget** - The Session will be extended to achieve agreement between the House and Senate on the budget. Flush with federal stimulus money and higher-than-expected state tax revenue, the Legislature is looking to pass a record budget that will exceed \$100 billion. The budget will not include the gas tax break proposed by Governor DeSantis but some additional property tax exemptions may be included.

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