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Sean Ellis, Esq., LEED AP  
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Vikki Luft

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Past President Sharon Jenkins-Owen, AICP

## BOARDROOM REPORT

### News from recent REIS board meetings

**Luncheon Programs:**

FGCU President Wilson G. Bradshaw will be the guest speaker at the May 11 luncheon, sponsored by [Vanasse Daylor](#), a Weston & Sampson Company.

The June 8 luncheon program will be presented by Florida Dept. of Transportation and is sponsored by [Fifth Third Bank](#).

The July 13 luncheon will feature FGCU Athletic Director Ken Kavanaugh and is sponsored by [Hans Wilson & Associates](#).

Contact Jim Garinger, (239) 418-0300 for future sponsorship opportunities.

**Education Workshop:**

A half-day workshop on sources of business and real estate capital is planned for Sept. 22. Contact Education Committee Chair Stephanie Keyes, (239) 936-3537 ext. 243, if you would like to assist in organizing or sponsoring the event.

**Scholarship Programs:**

Anyone wishing to make charitable contributions to the REIS Scholarship Foundation is encouraged to contact Shelton Weeks, (239) 590-7373 or [sweeks@fgcu.edu](mailto:sweeks@fgcu.edu).

**Annual Social Event:**

The REIS Gala Social Event returns to The Edison restaurant at Fort Myers Country Club on Nov. 18. A silent auction is planned to raise money for the REIS Scholarship Foundation. Contact Vikki Luft ([vluft@compassconstruction.com](mailto:vluft@compassconstruction.com)) for sponsorship opportunities or to donate auction items.

**Reception for Lee Board of Commissioners:**

The popular bi-annual reception is scheduled for Dec. 9 at Edison National Bank in Fort Myers. It is sponsored by Edison National Bank and Henderson Franklin Attorneys at Law. The event is by invitation only.

## LET'S MIX IT UP AND HAVE FUN

Members of REIS will gather with members of other real estate, land use, and design organizations for a social mixer at Bice Grand Café on Tuesday, May 25. The mixer features complimentary appetizers and a cash bar from 5:30 to 7:30 at Coconut Point Mall in Estero. No admission and no reservations required. REIS will be joined by NAIOP Southwest Florida Chapter and AIA Florida Southwest.

## REIS CO-SPONSORS BIA EVENT

REIS will co-host the building industry's Annual Mixer & Table Top Event on Wednesday, July 14. REIS members will mingle with members of the Lee Building Industry Association (BIA), Commercial Contractors Council (CCC), AIA Southwest Florida, the Construction Specifications Institute (CSI), and the Green Building Council. It takes place 5:30—7:30 pm at Royal Palm Yacht Club in Fort Myers. \$25 for members, \$50 for non-members. RSVP by June 25. Reservation form is attached to the event notice on the REIS web site.

## AVOIDING LEGAL MINEFIELDS

"Avoiding Legal Minefields in the Land Development and Construction Business," a seminar tailored for design and construction professionals, will take place May 25 at the Three Oaks Banquet & Conference Center in Estero. The seminar is presented by Henderson Franklin's Tort & Insurance Litigation, Land Use & Environmental Law, and Workers' Compensation practice groups in association with AIA Florida Southwest, Florida Engineering Society, Lee Building Industry Association, and Cape Coral Construction Industry Association. Details and registration are at <http://tinyurl.com/y55mtcl>.

## SANDS MEMORIAL & SCHOLARSHIP

REIS has created a memorial page on its web site for Paul Sands and designated a scholarship in his honor. Visit <http://www.reis-swfl.org/paul-sands-scholarship.html> to learn how you can honor his memory by making a charitable donation to the Paul Sands Scholarship.



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## LEGISLATIVE REPORT

The Florida Legislative session supported the state's economic recovery, providing tax incentives for business growth, extending development permits, and dismissing bills that would impose additional costs on business.

**Jobs for Florida** - Approved SB 1752 which includes \$218 million in tax breaks and economic incentives over next 3 years to encourage hiring and support space, film-making, and manufacturing industries.

**Regulatory Costs** - Passed HB 1565 to require analysis and legislative ratification of any state agency rule that will adversely affect jobs or regulatory costs.

**Growth Management** - Passed HB 7099 which protects property owners, investors, and businesses who acted in reliance on previous legislation, particularly SB 360 adopted in the 2009 session, in the event that legislation is repealed. Affirms 2-year extensions on permits and approvals and local comprehensive plan amendments now in effect.

**Environmental Regulation** - Passed SB 550 to streamline environmental permitting and clarify policy on numeric nutrient criteria for stormwater.

**Tax Increases** - Defeated SB 1406 and HB 675 which would raise corporate income taxes and reinstate tax on intangible personal property.

**Property Tax** - Passed HB 927 to clarify that the current cap on non-homestead property assessment does not reset based on stock transactions in a publicly traded company.

**Tort Reform** - Passed HB 689 to provide fairness to businesses and protect employers from liability when not responsible in "slip and fall" lawsuits.

**Recycling Mandates** - Rejected proposed recycling mandates that would lead to increased business costs.

**Unemployment Compensation** - Passed HB 7033 to temporarily reduce the planned increase in unemployment compensation tax rates.

**Cost-Benefit Analysis** - Passed SB 1178 to allow legislators to consider return on investment, in addition to costs, when considering legislation.

## AMENDMENT 4 OPPOSED

The Tampa Bay Regional Planning Council of 34 government leaders and 5 state appointees approved a resolution opposing Amendment 4, a proposed amendment to Florida's constitution that would require taxpayer-funded referenda for any change to a local government comprehensive plan.

The National Federation of Independent Business/Florida also announced its opposition to Amendment 4. NFIB/FL Executive Director Bill Herrle said "Supporting Amendment 4 is like putting a torpedo in the Titanic just for good measure. Growing Florida's small businesses is imperative for the full and swift economic recovery of our state. As Floridians work together to facilitate job creation and economic growth, the last thing we need is Amendment 4, a proposal which will raise taxes, kill jobs, and hurt working families." NFIB/FL joins a coalition of more than 260 business, civic, labor and environmental organizations throughout the state which actively oppose Amendment 4. Information about the proposed amendment and the REIS position is available at <http://www.reis-swfl.org/amendment-4.html>.



## CONGRESSIONAL WATCH

**Wetlands Regulation** - Senate Environment and Public Works Committee passed bill S. 787 to expand federal authority to regulate wetlands and other isolated waters.

**Transportation** - The federal transportation bill originally set to expire in September 2009 has been extended to continue funding at current levels until the end of 2010.

**Green Mandates** - The Senate and House of Representatives have passed bills (S.1462 / H.B. 2454) to require all states to adopt building codes that are 30% more energy efficient by 2010 and 50% more by 2015.

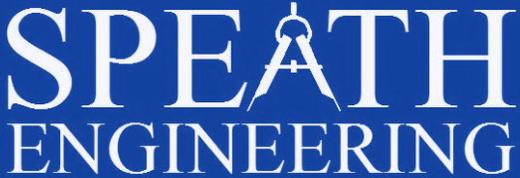
**Tax Extenders** - Provisions for 15-year tenant improvement depreciation and expensing brownfield remediation expired at the end of 2009.

**Carried Interest Taxation** - Senate continues to consider raising taxes on "carried interest" compensation used in real estate partnerships.



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