

2018 OFFICERS:

President Bev Larson, CCIM
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Lori Moore
Mark Morris
Kent Poli
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BOARDROOM REPORT

News from recent REIS board meetings

Luncheon Programs:

State Representative Matt Caldwell will be the guest speaker at the May 8th luncheon, sponsored by [Henderson Franklin, Attorneys at Law](#).

Village of Estero Mayor Jim Boesch will address the June 12th luncheon, sponsored by [Velocity Engineering](#).

The August 14th luncheon will look at sports as an economic driver, by Lee County Sports Development Director Jeff Mielke,

REIS welcomes your suggestions for programs. Please share your ideas with [Alexis Crespo](#), 239-405-7777.

Sponsorships:

Contact [Kent Poli](#), 239-689-7174, for information and availability of opportunities to sponsor REIS events.

Scholarship Program:

The REIS Scholarship Foundation is a not-for-profit, registered 501(c)3 corporation that provides an opportunity to make charitable donations for local college scholarships. More information is available from Scholarship Chairman [Mark Morris](#), 239-671-2266.

Education Programs:

The 2018 Real Estate Symposium is planned for September and will look at growth trends and issues for inland areas of Southwest Florida. Anyone interested in participating on the committee is encouraged to contact Committee Chairs [Lori Moore](#) (239-338-4248) and [Tim Hancock](#) (239-646-4040). Prime sponsor positions are currently available.

Reception for Lee Commissioners:

The popular bi-annual REIS Reception for the newly elected Lee County Board of County Commissioners will take place December 13th. The exclusive members-only event is sponsored by Edison National Bank and Henderson Franklin, Attorneys at Law. Invitations will be sent immediately after the election in November.

ECONOMIC DEVELOPMENT COUNCIL

Florida Economic Development Council (FEDC) holds its annual state conference in Fort Myers, May 21-23, followed by a Workforce Development Strategies Course May 24-25. The event is presented by Enterprise Florida and is the state's premier gathering of economic, workforce and community developers, site consultants, and suppliers. The conference features presentations by economic development leaders, workshops, panel discussions, exhibits, and social events. The agenda, speakers list, and registration information are on the [Council website](#).

ESTERO COMP PLAN HEARING

The Adoption Hearing for the Village of Estero's first Comprehensive Land Use Plan is scheduled for May 23rd. The Plan was submitted to the Florida Department of Economic Opportunity for review by State agencies in January. Upon its return, the Plan will be revised as needed and presented in a public hearing before the Village Council, likely in April. The proposed plan and hearing information are on the [Village website](#).

REIS WELCOMES NEW MEMBERS

Please join in welcoming our newest members:

Dan Toth, land acquisition analyst with Toll Brothers, specializes in site selection and acquisition.

Brendan Sloan, P.E., of Avalon Engineering, is experienced in infrastructure and site design, engineering and project management.

Kenleigh Buckingham is vice president of LOTUS Architecture and a veteran of the commercial development and construction industry in Southwest Florida.

Laura Cari is an associate with Equity Commercial Real Estate Solutions and specializes in retail, industrial, and healthcare sectors.

Caleb Hinton, with Henderson Franklin, Attorneys at Law, handles real estate matters and association documents.

A limited number of REIS memberships are now available. Full information and application are on the [REIS website](#).

BEV LARSON, CCIM
COMMERCIAL INVESTMENT OFFICE
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FLOOD RISK REINSURANCE GROWS

The Federal Emergency Management Agency (FEMA) plans to secure additional reinsurance for the National Flood Insurance Program (NFIP) from private capital markets. FEMA first purchased coverage from reinsurance companies in 2017. In January of this year FEMA secured \$1.46 billion in reinsurance. They now plan to transfer additional risk by engaging capital markets through an insurance-linked securities (ILS) transaction in July.

PRIVATE FLOOD INSURANCE OPTION

The Federal Emergency Management Agency (FEMA) has changed its rules to encourage property owners to secure private flood insurance instead of using the National Flood Insurance Program (NFIP). Insurance agencies may offer both NFIP and privately issued policies and property owners are no longer required to maintain NFIP coverage in addition to the private insurance. After several short term extensions, the NFIP is now scheduled to expire in July.

ANNUAL BROWNFIELDS SYMPOSIUM

Two-day event by Florida Dept. of Environmental Protection (DEP), SWFL Regional Planning Council, and Brownfields Association takes place June 7-8 in Sebring. Local governments and engineering and environmental consulting firms join state and federal experts to learn more about the economic and environmental benefits of Florida's Brownfields Redevelopment Program. Free admission. More details on [DEP website](#).

MAJOR PROJECTS EMERGING

Several major developments are driving growth in Charlotte County. The 1,554 acre community proposed on the Harper-McNew parcel on US 41 just received zoning approvals. Sunseeker condo-hotel resort on Charlotte Harbor will offer over 800 units with groundbreaking June 13th. The Lost Lagoon development at Murdock Village will feature a water park, hotels and shopping. Bert's Black Widow Harley Davidson has begun construction on a \$10 million entertainment complex with training course, restaurant and concert pavilion. Private Equity Group is proceeding with major housing projects at Murdock Village and near I-75. MetalCraft Marine just opened a boat manufacturing plant in the airport industrial park.

COMMUNITY PLANNING EVENTS

Fort Myers Redevelopment - Integrated redevelopment strategies for Downtown, Midtown and Gardners Park districts to be explained by City Community Development Director Steve Belden in Fort Myers on May 11th. Presented by [ULI Southwest Florida](#).

ULI Florida Summit - Annual statewide conference connects developers, attorneys, engineers, architects, and land use planners, from both the private and public sector to focus on changing markets, trends and opportunities. Takes place June 7th-8th in Naples. [Florida.uli.org](#)

AIRPORT TERMINAL EXPANDING

Lee County Port Authority is moving forward with a \$160 million renovation and expansion of the terminal building at Southwest International Airport (RSW). The second floor will be enlarged with one central security checkpoint replacing the 3 existing checkpoints, plus increased space for concessions. Design is scheduled for completion in June 2020 and construction completion in 2022.

FM BEACH OPENS PERMITTING DEPT

The Town of Fort Myers Beach has opened an in-house Permitting/Zoning/Building Services Department and new permits and inspections are no longer handled by Lee County. An online application program has also been launched. Details are on the [Town website](#).

STORMWATER MITIGATION BANK

Public and private projects in Fort Myers may now acquire offsite stormwater mitigation credits through the Fort Myers Community Redevelopment Agency (CRA). The program was developed by the CRA and City of Fort Myers with the stormwater retrofit project at Fort Myers Country Club. The program was presented at the REIS April luncheon and the presentation is available on the [REIS website Resources page](#).

CONNECT WITH REIS MEMBERS

When a member logs in on the the Real Estate Investment Society (REIS) website home page ([www.reis-swfl.org](#)), a link appears on the right for "Membership List." This link opens the current roster as an Excel spreadsheet, which may be downloaded and sorted by profession, allowing members to share opportunities and work together.



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