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Secretary Mary Gentile

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Bill Morris
Mark Morris
Chris Pacitto
Kent Poli
Past President Amanda L. Brock, Esq.

BOARDROOM REPORT

News from recent REIS board meetings

Luncheon Programs:

The December 12th luncheon will feature an explanation of the Mixed-Use Overlay and NFM Pilot Program by Lee County Commissioner Brian Hamman. The luncheon is sponsored by [IWG Advisors](#).

The state of the local tourism industry will be discussed by Tamara Pigott, director of Lee County Visitor and Convention Bureau, at the January 9th luncheon, sponsored by [GHD Services](#).

The February 13th luncheon will look at Lee County's goals and challenges with County Commission Chairman Cecil Pendergrass, sponsored by [Stokes Marine](#).

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

Sponsorships:

Contact [Chris Pacitto](#), 239.689.1474, for information and availability of opportunities to sponsor REIS events.

Scholarship Program:

Donations are needed to support future scholarship awards and may be made on the [REIS website](#). 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..

Membership:

All REIS memberships expire December 31st and may be renewed by logging in on the [REIS website](#). Annual dues remain \$135 and may be paid online with a credit card or by mailing a check. Membership reached the 250 person cap this year so please renew your membership by January 5th, as any memberships not renewed by the deadline will be offered to applicants on the waiting list. If you have any questions with your renewal, please contact [Bill Burdette](#) for assistance.

FLOOD INSURANCE EXPIRING

The National Flood Insurance Program (NFIP) will expire December 8th if not reauthorized by Congress. Existing policies would remain in effect but new policies would not be issued, creating havoc in the real estate market. A 2-week extension to December 22nd was proposed allow lawmakers time to negotiate a long term deal involving major reforms. The need to approve a long term funding plan for the federal government, along with a proposed tax reform plan, make it unlikely that Congress will decide on reforms to the flood insurance program very soon.

The House of Representatives passed a 5-year reauthorization in November but the Senate is working on its own proposal. Lawmakers in flood-prone states want to keep premiums affordable and not restrict coverage areas, while others are seeking higher premiums and reduced coverage. The role of the private market is also in play, with current federal regulations making it very difficult for private insurance companies to offer flood insurance. Some lawmakers want changes that would allow those companies to compete with the government.

REIS 2018 BOARD ELECTIONS

The REIS 2018 officers and board of governors were elected at the Annual Social on November 16th.

President: Bev Larson, CCIM, Lahaina Realty
Vice President: Alexis Crespo, AICP, Waldrop Engineering
Treasurer: Mary Gentile, CRX, CSM, LandQwest Property Management, LLC
Secretary: Bill Morris, PE, Morris-Depew Associates

Board of Governors: Jason Brewer, BB&T; Tim Hancock, AICP, Stantec; Travis Merrick, GFA International; and Lori Moore; Roetzel & Andress; nominated to 2-year terms.

Returning board members are: David Fry, The Place On First; Mark Morris, VIP Realty - Commercial; and Kent Poli, Busey Bank. 2017 President Karen Miller, GHD Services, will also remain on the board.

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SWF CITIES GROWING FAST

Analysts from [WalletHub](#) have ranked three cities in Lee County among the top 15 growing cities in the nation based on economic growth. The personal finance website ranked Lehigh Acres, Fort Myers, and Cape Coral 3rd, 7th, and 15th respectively. The analysts evaluated 515 cities across the nation on two important dimensions "Sociodemographics", which mainly focuses on population growth, and "Jobs & Economy", which mainly focuses on factors like household income and number of business startups. In all, 15 relevant metrics were measured by pulling economic data from 2010 to 2016 and given a weighted average to determine the rankings.

SUBURBAN REMIX

The featured presentation of the 2017 REIS Real Estate Symposium, "Suburban Remix," is available on the [Reports & Documents](#) page of the REIS website, courtesy of its author, David Dixon. The December edition of Regional Economic Indicator Reports is also online.

REPEALING CLEAN WATER RULES

The U.S. Supreme Court began hearing arguments in October regarding the legality of the federal Environmental Protection Agency's (EPA) effort to repeal the Clean Water Rules. The President had directed the EPA to rescind and replace the Rule in an effort to return more power to the states. The Clean Water Rule, which designates jurisdiction over wetlands and seasonal streams, was introduced in 2015 to clarify the Clean Water Act of 1972, but has never been fully implemented due to numerous court challenges. The EPA and Army Corps of Engineers proposed repealing the Clean Water Rule in July and reinstating regulations – adopted in 1977 – that had been in place prior to the Clean Water Rule.

COMMERCIAL OUTLOOK

The annual CCIM Commercial Real Estate Outlook Conference takes place January 22nd at Hyatt Regency Coconut Point in Estero. Nationally acclaimed economist, author and commentator Elliot Eisenberg will be the keynote speaker. Elliot is the creator of the multi-family stock index, used to track investment in that sector. Analysis of local market sectors will be presented by Southwest Florida experts. [Click here for details.](#)

REIS ANNUAL SOCIAL EVENT

REIS members and their guests enjoyed continuous live music with the popular band "After Hours," an incredible array of hors d'oeuvres, and a full bar on November 16th, at Sidney & Berne Davis Art Center in Fort



John Nicola and Sean Ellis.

Myers' River District. The party was generously sponsored by: Henderson Franklin, Attorneys at Law; The Place On First;



Karen Miller with Bev Larson.

Joiner Architecture; B&W Structural; Hans Wilson & Associates; Roetzel & Andress; IWG Advisors; Priority Marketing; and d3 Creative Studio.



Barbara and Mike Maxwell.

REIS WELCOMES NEW MEMBERS

Please join in welcoming our new members:

Sarah Spector, is a partner in the Real Estate, Banking & Finance group at Roetzel & Andress law firm.

Paul Benvie, P.E., is branch manager of the newly opened Fort Myers office of ECS Florida, a civil and geotechnical engineering company.

NEW BUILDING CODE TAKES EFFECT

The 6th Edition (2017) of the Florida Building Code will take effect December 31st, 2017. Changes will affect inspection procedures, replacement of air conditioners, rooftop mechanical appliances, carbon monoxide alarms, and elevator and escalator safety. The Code may be reviewed at the [Florida Dept. of Business & Professional Regulation website](#).

LEE HIKES TRASH RATE 25%

Lee County suddenly increased trash collection rates by 25% for commercial properties, effective October 1, 2017.



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