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## BOARDROOM REPORT

### News from recent REIS board meetings

**Luncheon Programs:**

The "Hometown Democracy" amendment is the topic for the October 13th luncheon, with guest speaker Carole Green. The meeting is sponsored by Roetzel & Andress.

There is no luncheon in November, in favor of the REIS Annual Party. The December meeting will feature "Lee County Challenges & Goals for 2010" and is sponsored by Grandbridge Real Estate Capital.

**Legislative / Regulatory Action:**

Lee County Commissioners are slated to discuss revising the community planning process at the October 5th Management & Planning Meeting. In Commission Chambers at 1:30.

The review of Impact fees in Lee County has been postponed for one year due to economic conditions.

New FEMA flood maps are now in effect and impacting property values due to development constraints. Related issues include loan values, property rights, and tax assessments.

Following the well-attended growth management symposium, "Reconnecting Lee" is considering forums on planning and transportation issues. Information on this association of public and private interests is available at their web site: <http://www.reconnectinglee.org/>

**FGCU Scholarship:**

The endowed scholarship fund established by REIS at Florida Gulf Coast University will award a \$500 scholarship this fall. Applications are being reviewed.

**Annual Social Event:**

The REIS annual social event returns to The Edison, at Fort Myers Country Club, on November 12. Look forward to great food, libations and live entertainment. Contact Chairpersons Janie Hooker, 489-4066, and Vikki Luft, 542-7118, for sponsorship opportunities.

## REIS WORKSHOP TACKLES TIMELY ISSUES IN COMMERCIAL MARKET

REIS presents "The New Market Reality for Commercial Real Estate," a timely half-day workshop on resources and tactics for success in today's economy. The focus will be on property valuation issues, sources of business capital, financing, a capital markets update, and an overview of legal considerations relative to tenant defaults, foreclosures, and troubled assets.

The workshop is Tuesday, September 22, in the Magnolia Room at Pelican Preserve Town Center in Fort Myers. The workshop will be from 8:30 'til noon and include continental breakfast and a mid-morning break with refreshments. Admission is \$50 for REIS members, \$70 for non-members, and \$25 for students. Details and registration will be posted on REIS web site.

The event is sponsored by Dawson Companies, BB&T, HSA Engineers & Scientists, and Grandbridge Real Estate Capital.

## LEE COMP PLAN AMENDMENTS

Public hearings on proposed amendments to Lee County's Comprehensive Plan are scheduled for Sept. 23 and 24 in Commission Chambers, beginning at 9:30 a.m. each day.

The agenda for the 23rd includes the projected road improvements to serve the Babcock Ranch Community, and updating the Future Land Use Maps for Public Facilities, Conservation Lands, Utilities, and annexations. Amendments for the North River Village and Verandah communities have been withdrawn.

The agenda for the 24th includes the Buckingham and Lehigh Acres Community Plans and the DR/GR Study, which affects development, mining, and environmental issues in the Density Reduction / Groundwater Resource Area encompassing much of southeast Lee County.



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## SCHOLARSHIPS ARE AWARDED



*From left: REIS President Sharon Jenkins-Owen with scholarship recipients Sadrina McNew and Krista Adams and REIS Scholarship Chairman Shelton Weeks.*

The REIS Scholarship Foundation awarded scholarships to Sadrina McNew and Krista Adams, both seniors at Florida Gulf Coast University (FGCU). Both are pursuing degrees in Finance with minors in Real Estate and are actively involved in the Financial Managers Association. Each scholarship provides \$2,500 toward tuition and books.

McNew and Adams also receive honorary membership in REIS, where they may attend meetings on a complimentary basis. "We welcome outstanding scholars like Sadrina and Krista to join us, to learn about the area's commercial real estate industry, and develop relationships with members of the business community," explained REIS President Sharon Jenkins-Owen.

The REIS Scholarship Foundation is a non-profit, registered 501(c)3 corporation which provides an opportunity for REIS members and others in the business community to make charitable donations to support worthy students at area colleges and universities. REIS manages the Scholarship Foundation and underwrites all operating costs, which allows 100% of donations to be distributed in scholarships. Full Information is available at the REIS web site or from Scholarship Chairman Shelton Weeks, PhD, (239) 590-7373.

## INDUSTRY APPRECIATION EVENT

Lee County's Horizon Council will celebrate Industry Appreciation Week with an awards ceremony and luncheon at Harborside Event Center in Fort Myers on Sept. 18. REIS is proud to co-sponsor this annual event recognizing leading businesses and businesspeople.

## COMMUNITY DEVELOPMENT FUTURE

The Urban Land Institute Southwest Florida District Council hosts a breakfast program Sept. 24 on the future of Master Planned Communities in the region. Takes place at Village Walk community clubhouse in Bonita Springs. Details at 800-321-5011, <http://swflorida.uli.org/>

## PROGRAM ON STADIUM PROJECT

About 150 attended the REIS September luncheon to hear an update on development plans for Lee County's Red Sox stadium and baseball training center. A video of the presentation is on the News-Press web site: <http://www.news-press.com/article/20090909/NEWS01/909090396/1002>

## GREEN BUILDING ISSUES REVIEWED

The REIS August luncheon featured a review of Green Building issues by Michael McNatt, former banker and now attorney with the Orlando office of Roetzel & Andress. He reviewed pros and cons of certification and noted that full LEED certification is a lengthy and costly process. For marketing purposes, it may be suitable for a project to be "certifiable" rather than "certified." However, LEED is the dominant standard and the General Services Administration (GSA) requires it for all new projects and major renovations.

McNatt also pointed out the legal implications of green development with regard to advertising claims, leases and sales agreements, and contracts with architects, engineers, consultants, and builders. Specific performance standards and expectations should be defined and disclosed in legal documents.

Nearly 10% of the Federal Stimulus Package provides funding for Sustainable / Green Projects, with \$4.5 billion allocated toward improving energy efficiency of federal buildings and billions more for greening of schools.

The REIS September Luncheon is sponsored by



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CONTACT BILL BURDETTE,  
(239) 936-1404 or [bill@burdetteinc.com](mailto:bill@burdetteinc.com)