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BOARDROOM REPORT

News from recent REIS board meetings

Luncheon Programs:

Real estate and business opportunities at Southwest Florida International Airport will be explained by Mark Busalacchi, Director of Properties for the Lee County Port Authority, at the September 11 luncheon. Sponsored by [Brooks & Freund](#).

The October luncheon will be sponsored by [Akerman Senterfitt](#).

REIS welcomes suggestions for programs from members. Please convey your ideas to [Steve Hurley](#), 239.337.3330. Sponsorships for future luncheons, workshops and social events are available. Contact [Jean Gruss](#) for details. (239.275.2230).

Scholarship Programs:

The Paul Sands Memorial - REIS Scholarship Fund at Florida Gulf Coast University has generated \$600 for this year's award. The REIS Board authorized a contribution of \$400 to raise the scholarship to \$1,000.

Horizon Council:

REIS President Kim Donnelly and Past President Kevin M. Fitzgerald will represent REIS at the Horizon Council's annual Industry Appreciation banquet September 21 at Harborside Event Center in Fort Myers.

Gala Social Event:

The REIS annual party will be at The Edison restaurant on November 15. To assist in planning or to reserve prime sponsorship positions contact Event Chair [Robin Mixon](#) at (239) 334-6870 or 872-3273.

Reception For Lee Commissioners:

The popular bi-annual reception will take place December 13th at Edison National Bank and will be sponsored by Edison National Bank and Henderson Franklin Attorneys at Law. This festive gathering is exclusively for REIS members and their guests.

LEADING P3 AUTHORITIES GATHER FOR REIS WORKSHOP SEPT. 14

Top government and real estate development experts will gather in Southwest Florida September 14th to explain opportunities and applications for Public-Private Partnerships (P3s) and how to implement them. The workshop, "**Public-Private Partnerships – P3s**," is presented by the **Real Estate Investment Society (REIS)**, **Lutgert College of Business at Florida Gulf Coast University**, **Urban Land Institute (ULI)**, and **Lee Building Industry Association (BIA)**, will take place at Florida Gulf Coast University.

The program is designed to assist local governments, landowners, developers, lenders, attorneys, design and construction professionals to use P3 strategies to develop projects in Southwest Florida. The interactive panel discussion includes:

Lowell Clary, national authority on P3s and former Assistant Secretary at Florida DOT;

Chris Hodgkins with the Miami Access Tunnel project, that transfers design-build-finance-operate-maintain (DBFOM) to the private sector;

State Representative Trudi Williams, PE, co-sponsor of Florida's Public-Private Partnership Act;

Tom Danahy, President of Babcock Ranch, one of the largest public-private partnerships in the state;

Don Paight, Executive Director of the City of Fort Myers Community Redevelopment Agency;

Benita Whalen, Director of Ag Water Programs with South Florida Water Management District (SFWMD), who is leading efforts to develop P3s for environmental solutions to meet water quality goals; and

State Senator Miguel Diaz de la Portilla, a shareholder with Becker & Poliakoff, P.A., will serve as moderator.

[Becker & Poliakoff, PA](#), is the premier sponsor of the workshop. [HSA Engineers & Scientists](#) co-sponsors.

Register for the half-day workshop at the [REIS website](#).



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AMENDING STATE CONSTITUTION

The November ballot includes 11 proposed amendments to Florida's Constitution, several of which would affect business and real estate:

Amendment 3 - "State Government Revenue Limitation" would limit revenue collected by the state to the amount collected the previous year plus an annual adjustment based on a combination of population growth and the rate of inflation. Excess revenue would be returned to taxpayers or go to the Budget Stabilization Fund, used to support public education.

Amendment 4 - "Property Tax Limitations" would reduce the annual assessment cap on non-homesteaded property from 10% to 5% and extends the cap to 2023. It also gives first time homebuyers an additional \$150,000 homestead exemption phased over 5 years and allows the Legislature to repeal the "recapture" rule, which can cause taxable values on some homesteaded properties to rise even when market values have gone down.

Amendment 10 - "Tangible Personal Property Tax Exemption" would create an additional exemption on tangible personal property valued at more than \$25,000 but less than \$50,000. Counties would also be authorized to provide additional exemptions.

Amendment 11 - "Additional Homestead Exemption" will allow local governments to grant additional homestead exemption equal to the assessed value of the homestead property for low-income senior citizens.

LEE PLAN AMENDMENTS

Lee County staff is proposing a wide range of amendments to the Comprehensive Plan and the Land Development Code, some of which would impose new requirements on development regarding sustainability, green space, and bike paths. Review the proposals at the Community Development [website](#).

CHALLENGING TAX ASSESSMENTS

Lee County's Property Appraiser mailed TRIM notices, showing proposed property taxes, in mid-August. If you do not agree with the assessed value of your property, you have only 25 days from the mailing date of the notice to file any challenges.

LEE LAUNCHES TOWN HALL FORUM

Lee County has launched an interactive website to elicit public comment on government activities. Lee Community Development is using LeeCountyTownHall.com to summarize proposed changes to the Comprehensive Plan and to get feedback about those changes. Six elements (chapters) have already been posted and the remaining will be posted through November. Transportation needs and project reports will also be added soon.

MARKET TRENDS IN SW FLORIDA

ULI Southwest Florida presents an analysis of current market conditions, new development and product types, and trends for the residential market on September 18th. Michael Timmerman, CRE, SRA, Senior Associate with Fishkind & Associates, is the keynote speaker. Details and registration at [ULI website](#).

FOCUS ON THE FUTURE

Lee Building Industry Association (BIA) presents a Builder & Developer Panel Discussion September 25th. Panelists include major area homebuilders and community developers. Moderated by Jean Gruss, REIS Governor and Lee/Collier Editor for *Gulf Coast Business Review*. Details and registration at [BIA website](#).

EXTREME NETWORKING

Real Estate Investment Society (REIS) members joined members of Commercial Contractors Council (CCC) of Lee Building Industry Association (BIA), Urban Land Institute (ULI), US Green Building Council, American Institute of Architects (AIA), and Construction Specifications Institute (CSI) for the annual mixer and exhibition on August 28. REIS Governor Karen Miller invited all to participate in the upcoming REIS workshop on Public-Private Partnerships.

BROCK NAMED TO BAR COUNCIL

REIS Governor Amanda Brock has been named to the Executive Council of the Florida Bar's Environmental and Land Use Section ("ELULS"), which provides a forum for discussion and keeps its members updated on Environmental and Land Use Law.

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