

## REAL ESTATE INVESTMENT SOCIETY

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## BOARDROOM REPORT

### News from recent REIS board meetings

#### Luncheon Programs:

The residential real estate outlook will be presented by Realtor Denny Grimes at the September 9th luncheon, sponsored by [Henderson Franklin, Attorneys at Law](#).

Lee County Property Appraiser Ken Wilkinson will report on new mapping resources at the October 14th luncheon, sponsored by [AIM Engineering & Surveying, Inc.](#)

REIS welcomes your suggestions on programs and speakers you would like to see at the luncheons. Please share your ideas with [Matt Simmons](#), 239.337.0555. See [Randy Krise](#), 239.690.4100, for sponsorship opportunities.

#### Scholarship Programs:

Scholarships will be awarded to 3 outstanding students at the September luncheon. Contributions to fund scholarships may still be submitted on the [REIS website](#) or by contacting [Mark Morris](#), (239.671.2266). The annual Paul Sands Memorial Slaw Dog Invitational Golf Tournament, which also raises money for the Paul Sands Memorial - REIS Scholarship takes place Dec. 11.

#### 2014 Real Estate Symposium:

Workshop will be Sept. 12th. Education Committee Chairs [Alexis Crespo](#) and [Nikole Wesley](#) report seating is limited and registration is required by Sept. 10th.

#### Website Upgrade:

REIS luncheons, events and dues may now be paid with American Express cards on the [REIS website](#).

#### Annual Social Event:

Festive party will rock Bratta's Piano Bar & Ristorante from 5-8 pm November 20th. Contact [Bev Larson](#), (239) 281-1290 to reserve a sponsorship position.

#### Reception for Lee Commissioners:

The popular bi-annual reception for the Lee County Board of Commissioners will take place from 5:30 - 7 pm on December 11th, hosted by [Edison National Bank](#) and [Henderson Franklin, Attorneys at Law](#).

## REIS SYMPOSIUM EXPANDED

The 2014 Real Estate Symposium on September 12 will also include development opportunities in Fort Myers River District and Cape Coral Veterans Investment Zone.

### Business Outlook

- What's Next? - by Brian Hamman, Lee County Commissioner
- State Initiatives - by Mike Preston, Enterprise Florida

### Regional Economic Drivers

- I-Hub - by Rich Galvano, Galvano Development
- SWF Int'l Airport - by Mark Busalacchi, LCPA
- Fort Myers Redevelopment Opportunities- by City Manager Billy Mitchell
- Veterans Investment Zone - by Cape Coral Economic Development Director Dana Brunett

### Local Government - Adapting to Changing Times

- Roger Desjarlais, Lee County Manager
- Nick Casalanguida, Collier County Growth Management
- Carl Schwing, Bonita Springs City Manager
- Don Stilwell, Fort Myers Beach Town Manager

### SW Florida Real Estate Market - Back to the Future

- Al Dougherty, Kitson-Babcock
  - Mitch Hutchcraft, Consolidated Citrus
  - Bill Bullock, Minto Communities
  - Don Eslick, Estero Council of Community Leaders
- ### The Headquarter Hunt - Attracting New Businesses
- Glen Salyer, Lee County Economic Development
  - Bruce Register, Collier County Economic Development

The Symposium is \$25 for REIS, APA and ULI members, \$15 for college students, and \$45 for all others. 4 AICP CM credits are pending approval. The Symposium is presented by REIS and its partners: Urban Land Institute (ULI), American Planning Association (APA-FL), and FGCU Lutgert College of Business. The title sponsor is [ROETZEL](#), with gold sponsor [Conestoga-Rovers & Associates](#), and silver sponsors [Waldrop Engineering](#), [Chris-Tel Construction](#), [Achieva Credit Union](#), and [Maxwell, Hendry & Simmons, LLC](#).

Details and registration are on the [REIS website](#).

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## REIS WELCOMES NEW MEMBERS

Please join in welcoming our new members:

Chris DelPo, Valbridge Property Advisors /  
Armalavage Valuation, LLC  
Lawrence Martinelli, Wealthphase, Inc.  
Ryan Shute, Morris-Depew Associates, Inc.  
Mark Simpson, Benchmark Valuation, LLC

This is the ideal time to get your clients and colleagues to join REIS and take advantage of member rates at the Symposium, luncheon meetings, and to join the fun at exclusive member events - the annual party in November and Lee Commissioners Reception in December. Membership is limited, but a few remain available. The membership application is on the [REIS website](#).

## INDUSTRY APPRECIATION BANQUET

Lee County's Horizon Council presents the annual Industry Appreciation Banquet on Sept. 19 at Harborside Event Center in Fort Myers. REIS is a member of the Horizon Council, a sponsor of the event, and will be represented by 2014 President Sean Ellis and 2012 President Kim Donnelly.

## OPTION TO DONATE SALES TAX

Florida's Community Contribution Tax Credit Program lets businesses take tax credits for donations toward community development and housing projects for low-income persons. Businesses may take a credit on state corporate income tax, insurance premium tax or receive a refund against sales tax, including tax on commercial leases. Habitat for Humanity of Lee and Collier Counties is qualified to accept donations of this type and their staff prepares the documentation and tracks timelines for refunds. Contact Habitat at (239) 652-0434 for details.

## TAX ON LEASES BEING EVALUATED

Florida's Office of Economic & Demographic Research and the Office of Program Policy Analysis & Government Accountability are now analyzing the economic impact of the sales tax on commercial leases. The reports are due by October 31 to enable legislators and real estate interests to determine strategy for the 2015 legislative session. Efforts to eliminate the tax failed in this year's session but the issue is expected to be reconsidered.

## ESTERO PERMITTING STATUS

If voters approve Estero incorporation November 4th, Lee County will continue to accept and process pending development orders and permit applications until the Estero Council's first meeting March 17, 2015. Applications may be filed with Lee County after Nov. 4 and projects that do not require a deviation or variance will be processed as usual through March 17. Projects with variances must be approved before Nov. 4 or they must be amended to meet current regulations or wait until after March 17 to determine how variances will be handled. After March 17, the County has no authority to process permits and applications in Estero unless the Estero Council enters an agreement with the County to do so.

## LEE FUTURE LAND USE PLAN

The Local Planning Agency (LPA) continues to review proposed amendments to Lee County's Future Land Use Plan and Map. Revisions include new land use categories and development potential for each category. All materials may be reviewed at the Lee County Dept. of Community Development [website](#).

## COLLIER REDEVELOPMENT SITE

Collier County is seeking proposals for redevelopment of a 5-acre site between US 41 and Davis Boulevard that is regarded as the southern gateway to Naples and the County's development priority. The County bought the land in 2009 and decided in June to offer it for sale, in hope that it will be developed with restaurants, shopping, and a hotel or condominiums.

## ESTIMATING COMMERCIAL VALUE

A 1-day course in "Estimating Market Value of Commercial Property" will be offered Sept. 11 at the REALTOR Association of Greater Fort Myers and the Beach. Learn basics of market value estimation for all sectors of the commercial real estate market. Registration and details at the [Association website](#) or by calling (239) 936-3537.

## REIS WEBSITE EXPANDED

The [REIS website](#) is now the primary site to connect with REIS members, elected officials, government agencies, related professional organizations, and sources of market data. The calendar covers the entire industry as well as pertinent government meetings and hearings.

Southwest Florida's  
Commercial & Residential  
Real Estate Team

239. 690.4100  
[www.krisecg.com](http://www.krisecg.com)

The logo for FORGE ENGINEERING SOLUTIONS features a stylized red and white "F" above the word "FORGE" in bold, black letters. Below "FORGE" is the text "ENGINEERING SOLUTIONS" in a smaller, black, sans-serif font. The entire logo is set against a white background with a red border.

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