

## REAL ESTATE INVESTMENT SOCIETY

Published by the Real Estate Investment Society; copyright 2015

### 2015 OFFICERS:

President Matt Simmons  
Vice President Amanda L. Brock, Esq.  
Treasurer Karen Miller  
Secretary Bev Larson, CCIM

### 2015 GOVERNORS:

Bob Bassett  
Alexis Crespo  
Mary Gentile  
Bill Morris  
Mark Morris  
John Nicola  
Peter Rossi  
Past President Sean Ellis, Esq.

## BOARDROOM REPORT

### News from recent REIS board meetings

#### Luncheon Programs:

The August presentation on development potential in Southwest Florida's inland counties is available on request, courtesy of Mark Morton, Director of Strategic Real Estate and Business Development with U.S. Sugar Corp. Just email your request to [info@reis-swfl.org](mailto:info@reis-swfl.org).

The September 8th luncheon will look at changing growth patterns and infrastructure needs in Collier County, by Claudine Auclair. [U.S. Trust](http://U.S.Trust) is the sponsor.

Florida Bankers Association CEO Alex Sanchez will be the speaker at the October 13th luncheon, sponsored by [Morris-Depew Associates, Inc.](http://Morris-Depew Associates, Inc.)

REIS welcomes your suggestions on programs and speakers you would like to see at the luncheons. Please share your ideas with [Amanda Brock](mailto:Amanda Brock), 239.344.1269.

#### Luncheon and Event Sponsorships:

Sponsorships of REIS luncheons are being reserved quickly. Contact Chairman [Peter Rossi](mailto:Peter Rossi), 239.514.4100 for availability and details. Prime sponsorships are also available for the fall symposium and annual social event.

#### Scholarship:

Scholarships have been approved for 3 area college students and will be awarded at the September luncheon. Contributions are now being accepted for 2016 awards. The REIS Scholarship Foundation is a registered 501(c)3 corporation and donations may be tax deductible. REIS manages the Foundation and 100% of donations go to scholarships. Information is on the [REIS web page](http://REIS web page), along with an online form for contributions to the programs.

#### Member Relations & Social Events:

The 2015 annual social event will rock the riverfront with live music and great food on November 5th at the Marina at Edison Ford, served by Pinchers. Contact Social Event Committee Chairs [Bev Larson](mailto:Bev Larson) and [Peter Rossi](mailto:Peter Rossi) to help or to join sponsors [Grandbridge Real Estate Capital](http://Grandbridge Real Estate Capital) and [Hans Wilson & Associates](http://Hans Wilson & Associates) with this popular event.

## REIS SYMPOSIUM "FORGING AHEAD"

Reservations are growing quickly for the 2015 REIS symposium "Forging Ahead - Insight from Global, State and Local Perspectives in Real Estate." The fast-paced program takes place October 2nd at Florida Gulf Coast University (FGCU). Register now on the [REIS website](http://REIS website).

Lee County Commission Chairman **Brian Hamman** will present the welcome address. The keynote speaker on national trends is **Dr. Randy Anderson, Ph.D., CRE**, President of Griffin Capital Asset Management. **Dr. Jerry D. Parrish, Ph.D.**, Chief Economist & Director of Research at the Florida Chamber Foundation will speak on state trends. Regional trends and growth will be presented by **Dr. Robert Beatty, DBA**, Dean of Lutgert College of Business at FGCU.

A panel discussion of local commercial trends will include: **Adam Palmer, CCIM**, of LandQwest Commercial; **Blake Gable**, President of Real Estate Development - Barron Collier Companies; **Michael Greenberg**, Southwest Florida Regional President of Neal Communities; and **Mark Stevens**, President of Stevens Construction. Your questions for the panel are welcome and may be emailed to Education Committee Co-Chair [Alexis Crespo](mailto:Alexis Crespo).

Admission is \$25 for members of REIS and APA, \$15 for college students, and \$45 for all others. Continental breakfast, snacks, and campus parking pass are included.

[Roetzel & Andress](http://Roetzel & Andress) is the title sponsor. Gold sponsors include: [VIP Realty - Commercial](http://VIP Realty - Commercial), [LandQwest Property Management](http://LandQwest Property Management), and [Neal Communities](http://Neal Communities). Silver sponsors are [IBERIABANK](http://IBERIABANK) and [Waldrop Engineering](http://Waldrop Engineering). Lutgert College of Business and American Planning Association (APA) are event partners.

## TAX ASSESSMENT APPEALS DUE

Lee County property owners who wish to contest their assessed values must file a petition with the Value Adjustment Board by September 8th. [Procedures and filing information](http://Procedures and filing information) are available from the Clerk of Courts. The petition form is available by [clicking here](http://clicking here).



**Hoffer & Associates**  
Environmental • Engineering • Water Resources  
HofferandAssociates@gmail.com (941) 628-0205  
ASTM E1527-13 Phase I ESAs Starting @ \$1,500

239.337.0555 [MHSappraisal.com](http://MHSappraisal.com)



**MAXWELL HENDRY SIMMONS**  
real estate appraisers & consultants

## TRANSPORTATION PLAN UPDATE

Lee County Metropolitan Planning Organization (MPO) is updating the Long Range Transportation Plan (LRTP) to extend to 2040 and is holding public workshops for input on ranking the 107 pending projects in the "Project Evaluation Spreadsheet and Project Cost Estimates." Visit the [MPO website](#) for workshop schedule, to review the plan, or submit a survey of comments.

Collier County Metropolitan Planning Organization (MPO) is now taking public comment on the Transportation Improvement Program (TIP) proposed projects and funding for fiscal years 2015/16 through 2019/20. Plan and survey form are on [Collier MPO website](#).

## MIXED USE DEVELOPMENT

A symposium on "Making Dollars & Sense of Mixed Use Development" will take place at Harborside Event Center in Fort Myers on October 14th. The day-long program will address the advantages and challenges of urban infill and redevelopment, transit-oriented development, and traditional neighbor mixed use. Presented by Urban Land Institute and City of Fort Myers, details on [City website](#).

## REIS WELCOMES NEW MEMBERS

Please join in welcoming our new members:  
Coleen Frye, RE/MAX Realty Group Commercial  
Esther Marrera, Ft. Myers Realty & Property Management  
Molly Maggiano, Henderson Franklin Starnes & Holt  
Austin Turner, Henderson Franklin Starnes & Holt  
Earl Gill, Chris-Tel Construction

Membership details and application are on [REIS website](#).

## REIS MEMBERS IN THE NEWS

REIS Vice President **Amanda Brock** named to *Gulfshore Business* magazine's "40 under 40" list of young persons distinguished in their profession and in the community.

Former REIS President **Charles Basinait** named Best Lawyers' 2016 "Fort Myers' Land Use and Zoning Lawyer of the Year."

## CONNECT WITH REIS

Real Estate Investment Society bulletins and news are now being distributed via [LinkedIn](#), [Facebook](#), and Twitter (@REISofSWFL). Please share REIS news with your clients, colleagues, and business contacts.

## EPA WATER RULE NOW IN EFFECT

The new [Environmental Protection Agency \(EPA\) rule](#) to expand the scope of waters regulated by the Clean Water Act went into effect on August 28th in Florida and 36 other states. A federal court ruling has blocked the rule in 13 states that sued the EPA, arguing that the rules are over-reaching and confusing. Many other states, including Florida, have also filed suits to block implementation. The House of Representatives passed a bill to block the rules and the Senate is expected to act on a similar bill this fall. The President has threatened to veto legislation that would block implementation of the new rule.

## LEGISLATIVE DELEGATION TO MEET

The Lee County Legislative Delegation meets October 14th to consider local bills, funding requests, and public commentary in preparation for the 2016 State Legislative Session. Those wishing to make presentations must register by October 2nd and local bills must be submitted by the same date to State Representative Matt Caldwell at 15191 Homestead Rd., Building A, Lehigh Acres, FL 33971. For forms or assistance, contact Charlotte Codie, 239.694.0161.

The meeting is from 9 to 5 in Florida Southwestern State College Nursing Building, Room AA-177. The Delegation includes Senators Lizbeth Benacquisto and Garrett Richter, and Representatives Matt Caldwell, Dane Eagle, Heather Fitzenhagen, and Raymond Rodriguez.

## LEARN TO ANALYZE LEASES

"Advanced Lease Analysis for Commercial Real Estate" will be presented by the CCIM Southwest Florida Chapter on September 21st. The course provides practical financial analysis skills to evaluate lease transactions. Details on the [REIS events calendar](#).

## LEASE ACCOUNTING RULE CHANGE

New rules, expected to take effect in 2018, will require lessees to report leases on the balance sheet and record lease payments as a liability. The financial implications should be considered in current leases and leases being negotiated. Loan covenants that require maintaining a minimum net worth will also be affected. Check with the [Financial Accounting Standards Board \(FASB\)](#) for details.

Southwest Florida's  
Commercial & Residential  
Real Estate Team

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



PROVIDING  
INNOVATIVE ENGINEERING  
SOLUTIONS

Matt Nolton,  
P.E., C.B.I.E., CEO  
(239) 514-4100