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Past President Mary Gentile, CSM, CRX

BOARDROOM REPORT

News from recent REIS board meetings

Monthly Programs:

School system growth and taxes will be discussed by Dr. Ami Desamours, Finance Director of Lee County School District, at the **October 12th luncheon**, sponsored by [First Citizens Bank](#).

There will be no luncheon in November, in favor of the REIS annual social event.

Sports-based tourism will be presented by Jeff Mielke, executive director of Lee County Sports Development at the **December 14th luncheon**, sponsored by Morris-Depew Associates.

We welcome your ideas for programs and speakers, which may be submitted to [Kent Poli](#), 239.689.7174. If you would like to lead the pledge of allegiance and prayer at a luncheon, please contact [Don Miller](#), 239.571.4968.

Reception for Lee County Commissioners:

Exclusive event for REIS members has been rescheduled for October 14th. Sponsored by [Edison National Bank](#) and [Henderson Franklin, Attorneys at Law](#). The event will be at The Burroughs Home & Gardens.

Annual Party:

The popular social event is planned for November 10th at Sidney's, the new rooftop venue at the Sidney and Berne Davis Art Center in downtown Fort Myers. The event is exclusively for members and their guests, and special guests of REIS. Sponsored by [Hans Wilson Associates](#), [Landwest Commercial Property Management](#), and [Stevens Construction](#).

Scholarship Program:

Learn how you can participate and support the REIS scholarship program on the [REIS webpage](#) or contact [Bev Larson](#), (239) 281-1290.

Horizon Council:

The annual Industry Appreciation Awards event will be October 22nd at the Caloosa Sound Convention Center in Fort Myers. REIS will be represented by 2020 REIS President Mary Gentile, the REIS representative to the Horizon Council. The event is presented by Lee County Economic Development, Horizon Council, and Horizon Foundation. Tickets are available on the [event website](#).

REDISTRICTING EFFORT BEGINS

The job of remapping political districts is now underway. Every 10 years, following the U.S. Census, political districts are redrawn to account for shifts in population. Lee County will conduct public meetings and hearings on the process starting in October. Schedules and population data are on [Lee County Redistricting Website](#). Collier County will begin public workshops in November, with information on [Collier County Redistricting Website](#).

FLOOD INSURANCE RATES CHANGE

Major changes to the National Flood Insurance Program (NFIP) go into effect for homebuyers October 1st and for existing homeowners April 1st, 2022. "Risk Rating 2.0" policy will base rates on the risk for individual homes instead of using flood zones. NFIP will also continue to phase out federal subsidies and premiums will be based on actual flood risk. Flood zones will continue to be used for floodplain management and Special Flood Hazard Areas will still require mandatory purchase requirement. FEMA projects that 19.8% of Florida policies will decrease and 76% will increase by less than \$240.

OPPORTUNITY ZONE REGS REVISED

The Treasury Department and Internal Revenue Service (IRS) have enacted rule changes to the tax incentives available to Qualified Opportunity Zone Funds (QOFs) that invest in development or redevelopment projects in Opportunity Zones. The new accounting rules may impact the deferral of capital gains taxes, depending on the timing of the investment and whether the IRS classifies the investor as a "start-up business."

WATER RESOURCES CONFERENCE

The American Water Resources Association (AWRA) [annual conference](#) will take place in Kissimmee November 8-10. The event provides innovative, practical, and applied water resource management solutions, management techniques, and current research.

SUPPLY CHAIN RESILIENCY

Florida TaxWatch is recommending the Florida Legislature support [CONNEX FLORIDA](#), a statewide supply chain platform that mitigates disaster risks and drives economic expansion, enabling Florida-based manufacturers to engage in the marketplace and streamline connections.

BEV LARSON, CCIM

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REIS 2021 REAL ESTATE SYMPOSIUM

The **2021 REIS Real Estate Symposium** was presented by the Real Estate Investment Society and Lutgert College of Business at Florida Gulf Coast University (FGCU) on September 8th.

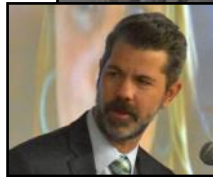


FGCU President Michael Martin offered commentary and **State Senator Ray Rodrigues** delivered the keynote address. The moderators were **Sean Ellis, Josh Philpott, and Greg Blurton**.

Speakers included: **FGCU Water School Executive Director Greg Tolley** and **FGCU professors Barry**

Rosen, Michael Parsons, and Jo Muller; real estate appraiser **Nelson Taylor**, businessman **Jay Johnson**, environmental expert **Steve Hilfiker**, Realtor **Corey McCloskey**, **Lee County Commission Chair Kevin Ruane**, **Cape Coral Mayor John Gunter**, **Dr. Michael Savarese of the Southwest Florida Regional Resiliency Compact**; **Ryan Orgera** of Sanibel Captiva Conservation Foundation, **Trish Fancher** of Keep Lee County Beautiful, and **Captain Daniel**

Andrews of Captains for Clean Water.



[Roetzel & Andress](#) was the title sponsor.

[Busey Bank](#), [Morris-Depew Associates](#), and [ERMI](#) were gold sponsors. [Edison National Bank](#) and [Dagostino Geospatial](#) were silver sponsors.



AFFORDABLE HOUSING FUNDING

Realtors associations have ceased efforts to pass a constitutional amendment to ensure funding for affordable housing in Florida. They are now working with legislative leaders to create a program to help working people buy homes. The Florida Realtors and the National Association of Realtors had contributed over \$13 million to a political committee spearheading the effort to put the proposed constitutional amendment on the 2022 ballot. Florida Realtors will be working with legislative leaders to protect existing programs that provide housing for low-income and vulnerable Floridians, and create a new homeownership program that provides down payment and closing cost assistance for nurses, law enforcement, firefighters and other frontline professionals.

3D PRINTED HOMES PREFERRED

A [July 2021 survey](#) from Realtor.com® found that 66% of all consumers and 75% of millennials would consider living in a 3D printed home. 30% of all respondents and 43% of millennials think that 3D printed homes will replace traditional methods of homebuilding, with the primary appeals being affordability, energy efficiency, resistance to natural disasters, faster delivery, easier to customize, and less wasteful than traditional building.

REIS WELCOMES NEW MEMBERS

Jessica Shilling, is a roofing representative with Elias Brothers Group, with experience in a range of building services and products.

Brandon Frey PE is Senior Project Manager with J.R. Evans Engineering, specializing in development master planning, permitting, and utility design.

Membership information is on the [REIS website](#).

FEDEX DISTRIBUTION CENTER

Charlotte County has approved development plans for a 250,000 sf distribution center near Punta Gorda Airport and I-75. Developer SunCap Property Group has built 5 distribution centers for FEDEX in Florida.

REALTOR RALLY FOR CLEAN WATER

Bonita Springs - Estero Realtor Association is hosting a public Riverside Rally to focus attention to water quality issues. Proceeds from the event benefit event partners, including the Water School at Florida Gulf Coast University. Rally will be Saturday, October 16th. Register at the [Association's website](#).

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