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BOARDROOM REPORT

News from recent REIS board meetings

Monthly Programs:

The outlook for the economy and interest rates will be presented by Kevin Pflieger, executive vice president and investment portfolio manager with Busey Wealth Management, at the **October 11th luncheon**, sponsored by [Builders Care](#).

The December 13th luncheon will be sponsored by [Henderson, Franklin, Starnes & Holt](#).

There will not be a luncheon in November, in favor of the REIS annual social event on November 10th.

Sponsorships are available for the 2022 REIS Real Estate Symposium and Annual Social Event. Please contact info@reis-swfl.org for details.

Horizon Council:

The 2022 Industry Appreciation Awards event will be October 27th at Caloosa Sound Convention Center in Fort Myers. REIS is a member of the Horizon Council and a regular participant in the event.

Real Estate Symposium:

The annual half-day workshop takes place October 6th at Florida Gulf Coast University and will address the region's response to rapid growth, the housing shortage, and shifts in investment and development strategies.

Annual Party:

The REIS Annual Social Event will return to Sydney's Rooftop at the Davis Art Center in downtown Fort Myers on November 10th. The festive event is exclusively for REIS members and their guests and will feature live entertainment, a scrumptious array of hors d'oeuvres, and a full bar. Sponsors include [Stevens Construction](#), [Fischler Property Company](#), [Hans Wilson Associates](#), and [Landqwest Commercial Property Management](#).

Reception for Lee County Commissioners:

Exclusive event for REIS members provides an opportunity to meet the newly elected Lee County commissioners in a casual, social setting. At Edison National Bank on December 8th. Invitations will be sent in November. Sponsored by [Edison National Bank](#) and [Henderson, Franklin, Starnes & Holt](#).

REIS 2022 REAL ESTATE SYMPOSIUM AGENDA ANNOUNCED

The **2022 REIS Real Estate Symposium**, presented by the Real Estate Investment Society and Lutgert College of Business at Florida Gulf Coast University (FGCU) will be at FGCU on October 6th. The program will focus on "How Southwest Florida is Coping with Rapid Growth."

Southwest Florida is growing fast and **Dr. Amir Neto**, director of the Regional Economic Research Institute (RERI), will explain how, why, and where. Real estate appraiser and industry analyst **Matt Simmons**, of Maxwell Hendry Simmons, will moderate a panel discussion on "Finding and Clearing the Path of Growth" with panelists: **Alexis Crespo**, AICP, of RVi Planning; **Nelson Taylor**, of LSI Companies; **Neale Montgomery**, of Pavese Law Firm; and **Mikki Rozdolski**, of Lee County Planning Department.

"How Infrastructure will Keep Up" will be discussed by a second panel, moderated by real estate attorney **Sean Ellis**, of Roetzel & Andress. Panelists include: **Phil Flood**, of South Florida Water Management; **Rob Price**, of Lee County Department of Transportation; and **Nicole Monahan**, of the City of Fort Myers.

Another panel, moderated by real estate expert **Phil Fischler**, of Fischler Property Company, will offer insight on "The Future of Rental Housing" The panel includes: **Danville Leadbetter**, of Soltura Development Group; **Joe Bonora**, of Catalyst; **Michael Allan**, of ReVital Development Group; and **Michele Hylton-Terry**, of the Community Redevelopment Agency.

Registration for the half-day program is now open on the [REIS website](#). Admission is \$35 for REIS members and \$50 for non-members. FGCU students are welcome to attend at no charge.

The title sponsor of the popular annual event is [Roetzel & Andress](#). Gold sponsors include [Busey Bank](#), [Morris-Depew Associates](#), [Seacoast Bank](#), and [Sallee Promotions](#). [Landqwest Commercial Property Management](#) and [Zonda](#) are silver sponsors. A limited number of sponsorships are available for this popular event. Contact info@reis-swfl.org for details.

BEV LARSON, CCIM

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SLAW DOG TOURNAMENT TEES UP

The 26th annual Paul Sands Memorial Slaw Dog Invitational golf tournament takes place December 14th. The event is the largest source of funding for the Paul Sands Memorial - REIS Scholarship program at Florida Gulf Coast University. Contact [Lisa Sands](#) to learn how you can participate. You may also contribute to the REIS scholarship program by visiting the [REIS webpage](#) or contacting [Bev Larson](#), (239) 281-1290.

CONSTRUCTION MANAGEMENT

Florida Gulf Coast University (FGCU) is offering the "Introduction to Construction Management Certificate" for those seeking to advance their knowledge of the basic elements and skill sets of a Professional Construction Manager. Details are on the [FGCU website](#).

WELCOME NEW REIS MEMBERS

Margaret Emblidge is planning director with Agnoli Barber & Brundage, having formerly served as Hendry County planning and community development director.

Austin Klein is a law clerk in the real estate group with Roetzel & Andress, focusing on real estate, development, leasing, and financing issues.

Zachary Liebetreu is a law clerk with Roetzel & Andress, counseling on land use, zoning, and code compliance.

Tom Robinson is senior vice president with Gulf Coast Business Bank, with deep experience in commercial lending and bank management in Southwest Florida.

Karen Jenson is director of Middle Market Sales with Ygrene Energy Fund and has expertise in financing, operational sustainability, and business development.

Katherine Brownell, is agent-in-charge with Shemtov Title, LLC, title insurance agency based in Cape Coral.

Luke Watson, is an insurance agent with Five County Insurance Agency in Fort Myers.

REMEMBERING REIS LEADERS:

REIS regrets the loss of **2011 REIS President Kevin M. Fitzgerald** earlier this year. Kevin owned NAI Southwest Florida, a commercial real estate brokerage, and served with numerous local and national real estate organizations.

We also salute **1985-86 RESSI/REIS President John Asp**, who passed away in August. John was one of the founders of the organization and a leader in the resort real estate industry in Southwest Florida.

BONITA SPRINGS PLAN WORKSHOP

Bonita Springs will conduct a public workshop on the Evaluation and Appraisal Review of the Comprehensive Plan at 6 pm on September 29th at Bonita Springs City Hall. You may also view the livestream of the workshop at [this link](#).

TAX RELIEF AMENDMENTS

The November ballot will include 2 proposed amendments to the Florida Constitution regarding property tax breaks. Amendment 1 is intended to address sea level rise by providing incentives for elevating homes. Such improvements would not be included when assessing taxable value. Amendment 3 is intended to address rising housing costs by increasing homestead exemptions for workers in certain public service professions.

FORT MYERS WATER UPDATE

The City of Fort Myers is moving forward with efforts to rectify water supply issues. Two new wells have been completed and two more are under construction and on track to be in service this fall. A new water storage tank is also under construction, to be finished this fall. Seven additional wells are in design, to be done in 2023-2024, to meet future demand for water.

RENT CONTROL ACTIONS

A rent control ordinance will be on the November ballot in Orange County, Florida. If approved, it would limit rent increases on apartment complexes but not on single family homes or vacation rentals. The Florida Apartment Association and Florida Association of Realtors have already filed a lawsuit against the County to invalidate the ballot initiative. A related proposal would place a tax on out-of-state real estate buyers, with the revenues to be used to fund affordable housing.

ENDING SINGLE-FAMILY ZONING

Gainesville is moving forward with an initiative to eliminate single-family zoning in order to encourage small scale multi-family housing. Proponents assert that the change would increase density in established neighborhoods, generate affordable housing, and encourage integration. Florida's Department of Economic Opportunity opposes the proposal, with concern about adverse impact to public infrastructure. Minneapolis was the first major city to eliminate single-family zoning in 2019 and Oregon enacted a statewide ban the same year. On January 1st of this year, California eliminated single-family zoning.

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