

2024 OFFICERS:

President Justin Thibaut, CCIM
Vice President Josh Philpott, AICP
Treasurer Kristine Smale
Secretary Phil Fischler, CCIM

2024 GOVERNORS:

Kevin Beauparlant
Matt Caldwell
Jennifer Fisher
Zannon Garza
Donald Schrotenboer
Ryan Shute, P.E.
Shelton Weeks, PhD
Past President Lori Moore

BOARDROOM REPORT

News from recent REIS board meetings

Monthly Programs:

The **September 10th luncheon** will look at the expansion of Punta Gorda Airport and related developments with Chief Administrator Chad Rosenstein. The luncheon is sponsored by [DeAngelis-Diamond](#).

Fort Myers Community Redevelopment Agency will provide a report on current projects and emerging opportunities at the **October 8th luncheon**, sponsored by [Stevens Construction](#).

When registering for REIS luncheons, please check the drop down menu for "ticket type" and select the correct ticket before submitting the reservation.

Interested in sponsoring a REIS event? Please contact [Ryan Shute](#), (239) 337-3993, for details.

Horizon Council:

The annual Lee County Industry Appreciation Awards banquet will be October 25th in Fort Myers. The event is presented by the Horizon Council, Horizon Foundation, and Lee County Economic Development Office. REIS is a member of the Horizon Council and is represented by 2023 President Lori Moore.

REIS Scholarship Program:

Learn how you support local scholars by contacting Bev Larson, (239) 281-1290, or visiting the [REIS webpage](#).

SAVE THE DATES . . .

REIS Annual Social Event:

Festive event exclusively for REIS members and their guests will be at Sidney's Rooftop at the Davis Arts Center overlooking Fort Myers River District on **November 14th**. Live music, full bar, great food, and camaraderie with fellow REIS members. VIP sponsor is Krise Commercial Group. Additional sponsorships are available.

Reception for Lee County Commissioners:

REIS members and their guests toast the newly elected Lee County Board of County Commissioners. The reception is scheduled for **December 5th** at Edison National Bank and is sponsored by [Edison National Bank](#) and [Henderson, Franklin, Starnes & Holt](#).

SYMPOSIUM AGENDA ANNOUNCED

The **2024 REIS Real Estate Symposium** will focus on "**Recovery and Sustainable Growth**" and deliver a program rich in usable information and insight. The program is presented by the Real Estate Investment Society and Lutgert College of Business at Florida Gulf Coast University (FGCU) at FGCU on September 19th. Sessions include:

The Live Local Act opportunities and conditions

Zoning Impacts on Affordable Housing

by *Nolan Gray*

How to Finance Affordable Housing

with *Marcia Davis, Fort Myers CRA; Joe Bonora, Catalyst; Patrick Russell, Bank OZK; Michael Allen, ReVital Development Group*

Government Initiatives for Affordable Housing

with *New Housing Alliance and Steven Kurk, Rural Housing*

CDBG-DR Funding to spur development

with *Glen Salyer and Jeannie Sutton, Lee County*

The way forward in 404 Permitting

with *Col. Brandon Bowman, U.S. Army Corps of Engineers; Tony Cameratta, Cameratta Properties; Kate English, Pavese Law Firm; Heather Samborski, Passarella & Associates*

Registration for the half-day program is now open on the [REIS website](#). Admission is \$50 for REIS members and \$70 for non-members. FGCU students and faculty may attend at no charge.

The title sponsor of the popular annual event is [Roetzel & Andress](#). Gold sponsors include Bank OZK, [Strayhorn, Persons-Mulicka & Fisher](#), [Morris-Depew Associates](#), [LSI Companies](#) and [LQ Commercial Real Estate Services](#). A few sponsorships are still available for this popular event. Contact [Ryan Shute](#), (239) 337-3993, for details.

FLORIDA CONDO ISSUES ON TAP

The Florida Legislature will not conduct a special session to address escalating assessments and insurance costs facing older condominiums, exacerbated by regulations enacted in 2022. The problems will be discussed in the regular legislative session which starts March 4th.

BEV LARSON, CCIM

COMMERCIAL INVESTMENT OFFICE
RETAIL LAND - ACREAGE DEVELOPMENT

 





bev1314@aol.com **239.281.1290**

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

- Commercial and Residential
- Litigation Support/Eminent Domain
- Subdivision/Development Analysis
- Insurable Value
- Estate/Taxation Appraisals
- Ad Valorem Issues
- Rental Studies/Lease Analysis
- General Consulting

(239) 337-0555 • www.MHSappraisal.com

1619 Jackson Street, Fort Myers, FL 33901

  Connect with us

MARKET INTELLIGENCE

Florida Affordable Housing Conference - the [Florida Housing Coalition's annual conference](#) will be in Orlando August 26-28.

NABOR Symposium - trade show, networking, and presentations on the Future of Real Estate will be September 25th at Hertz Arena.

NABOR Commercial Real Estate Symposium - takes place October 22nd at the Hyatt in Bonita Springs.

PROJECT TO WIDEN I-75 BEGINS

Florida Department of Transportation (FDOT) has begun the Planning, Development and Environment (PD&E) study to widen I-75 for 18 miles from Corkscrew Road south to Golden Gate Parkway. The project will not include any major improvements to interchanges. A public hearing will take place in January and construction will begin in 2027. Details at [FDOT project website](#).

SW FLORIDA AIRPORTS GROWING

A facility to repair and overhaul commercial airliners will be developed at **Punta Gorda Airport**. The facility will complement the Aviation Maintenance School at the airport operated by Charlotte Technical College's Airframe and Powerplant Program. The project is one of several to be discussed at the [REIS September 10th luncheon](#).

Immokalee Airport is proceeding with development of 31 additional hangars and has leased land to Global Flight Training Solutions to build 12 more hangars. The school's plans include an aircraft maintenance, repair and overhaul facility and a jet charter operation. The airport is a HUB Empowerment Zone and a Florida Rural Enterprise Zone, as well as a Foreign Trade Zone. The designations provide tax incentives for businesses located at the airport.

Naples Airport is exploring options to relocate to eastern Collier County to provide expansion opportunities. Naples Airport Authority has conducted a study on costs to build a new airport on 4 potential sites and now wants to discuss the idea with Naples City Council and Collier County Board of Commissioners. Potential uses for the present airport property and facilities are a major consideration.

Structural redesign plans for the \$331 million terminal expansion project at **Southwest Florida International Airport (RSW)** are 90% complete and being vetted. While design errors have caused major delays to the terminal expansion, related construction projects are progressing.

REAL ESTATE CAUCUS FORMED

Four members of the House of Representatives, all with real estate experience, have formed the bipartisan Real Estate Caucus to address the nation's lack of housing inventory and affordability. The Caucus will help develop policies to increase housing supply and ownership and rental opportunities for Americans.

CHARLOTTE EXPEDITES PERMITS

Charlotte County has electronically linked permit applications filed with the Building Department to notices of commencement recorded by the Clerk of Courts. The seamless process will save applicants time and money. The Community Development Department plans to expand the integrated system to zoning applications.

ONLINE FIRE PERMITS OPTION

Bonita Springs Fire District now offers the option to submit all fire permit applications and plans digitally to planreview@bonitafire.org. Paper copies of applications and plans may still be submitted in person at the city's Community Development Department.

WELCOME NEW REIS MEMBERS

Greg Lampert is president of International Asset Group, providing consulting services in domestic and international business development.

Michael Lehnert is a partner in Pavese Law Firm, specializing in commercial property transactions, development, acquisitions, and financing.

Anthony Lomanno is business development manager with Sunrise Landscape, serving associations, commercial and multi-family properties in Southwest Florida.

A few memberships remain available and information is on the [REIS Membership webpage](#).

RESILIENCY COORDINATION FORUM

South Florida Water Management District (SFWMD) will conduct a forum to promote collaboration on water management and resiliency initiatives between local, state, and federal interests. The program will include presentations on Hurricane Ian recovery by Florida Division of Emergency Management, Flood Information Resources by SFWMD, and the Flood Resiliency Study by U.S. Army Corps of Engineers. The [forum](#) takes place at SFWMD headquarters in West Palm Beach, September 4th and is also available via Zoom.

LSI
COMPANIES

MORE THAN
JUST DIRT.

FULL-SERVICE REAL ESTATE BROKERAGE • MARKET RESEARCH • LAND SERVICES • APPRAISALS
LSICOMPANIES.COM | 239.489.4066

Southwest Florida's
Commercial & Residential
Real Estate Team

239. 690.4100
www.krisecg.com

KRISE
COMMERCIAL GROUP