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BOARDROOM REPORT

News from recent REIS board meetings

Monthly Programs:

The role of Florida Gulf Coast University (FGCU) in Southwest Florida's economic growth, presented by FGCU President Dr. Aysegul Timur at the July 11th luncheon, is available on the [REIS Resources webpage](#).

The latest property values and trends will be analyzed by Lee County Property Appraiser Matt Caldwell at the **August 8th luncheon**, sponsored by [Cogent Bank](#).

Traffic issues and solutions will be addressed by Rob Price, deputy director of Lee County Department of Transportation, at the September 12th luncheon, sponsored by [Sallee Promotions](#).

Kevin Ruane, Lee County commissioner and head of the Resilient Lee task force, will report on hurricane recovery projects and funding at the **October 10th luncheon**. The luncheon is sponsored by [Busey Bank](#).

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

Doug Duncan, senior vice president and chief policy advisor at Fannie Mae, will present the housing and financing outlook at the **December 11th luncheon**. The luncheon is sponsored by [Lutgers College of Business](#). Sponsorship opportunities are available 2024 luncheons and other events. Please contact [Janet Davis](#) if you're interested.

2023 Real Estate Symposium:

The annual half-day program presented by REIS and Lutgers College takes place September 21st at Florida Gulf Coast University. Sponsorships are available. Please contact [Janet Davis](#) soon for details.

REIS Annual Social Event:

Festive event exclusively for members and their guests will be at Sidney's Rooftop at the Davis Arts Center on November 9th. Live music, full bar, great food, and camaraderie with fellow REIS members. VIP sponsor is Krise Commercial Group. Fischler Property Company, LSI Companies, Hans Wilson Associates, Midland 1031, Castellanos + Tramonte Architects, and Landqwest Commercial Property Management are also sponsors.

2023 REIS REAL ESTATE SYMPOSIUM

The **2023 REIS Real Estate Symposium**, presented by the Real Estate Investment Society and Lutgers College of Business at Florida Gulf Coast University (FGCU) will be at FGCU on September 21st. Leading experts, developers, civic leaders, and professionals in design and development will engage in discussions to address housing challenges and solutions, impacts on growth, design and development considerations, infrastructure and workforce factors, and regulatory issues.

Registration for the half-day program is now open on the [REIS website](#). Admission is \$35 for REIS members and \$50 for non-members.

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

CCIM MID-YEAR MARKET UPDATE

Current trends and future outlooks for commercial real estate markets in Southwest Florida will be presented July 27th in Fort Myers by the Florida CCIM Chapter Southwest District. Market sectors include: Office, by Adam Palmer, CCIM; Retail by Patrick Fraley, CCIM; Land, by Justin Thibaut, CCIM; Hospitality, by Robin Webb, CCIM; and Industrial, by Mike Doyle, CCIM. Details and registration for the annual event are on the [CCIM website](#).

LOCAL GOVERNMENT RESTRICTED

Florida Senate Bill 170 becomes effective October 1st, requiring local governments to show the impact of ordinances on businesses and to suspend enforcement of ordinances being challenged in court. Before passing an ordinance, cities and counties must produce a "business impact estimate" with economic forecasts of the effects on business. Ordinances involving building codes, growth management, or community impacts are not included. The law also provides more flexibility for businesses to file lawsuits against local governments if their profits are affected by unreasonable ordinances.

BEV LARSON, CCIM

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REGULATORY COSTS CITED

The National Association of Home Builders (NAHB) told Congress this month that regulatory costs are a serious impediment to creating affordable housing. NAHB chair Alicia Huey highlighted policies and regulations that are directly impacting production and affordability:

Transformer standards - proposed energy regulations for electrical transformers will worsen the supply and cost issues already hampering development.

Energy codes - implementing the 2021 International Energy Conservation Code (IECC) could add \$31,000 to the cost of a new home.

Electrification - policies to ban natural gas and propane in new construction will cause additional up-front cost to build all-electric homes.

Wetlands regulation - federal agencies have indicated that they will not issue jurisdictional determinations until Waters of the United States rules are instituted, which will deter land acquisitions, permitting, and building.

Property insurance - environmental, social, and governance policies are having negative impacts on insurance carriers and reinsurance companies.

CORPORATE RELOCATIONS SURGE

Florida led the nation as 86% more corporations moved here compared to the number of companies that left last year, according to a [report by HireAHelper](#), based on Security & Exchange Commission filings. Nationally, there was a 29% increase in corporate relocations in 2022-2023. The [State Business Tax Climate Index](#), issued by the Tax Foundation, listed Florida as #4 in favorable tax climate, behind Wyoming, South Dakota, and Alaska.

CITY AND COUNTY CHARTER REVIEW

The next meeting of Lee County's Charter Review Commission will be August 8th. The Commission will be reviewing amendments to the Home Rule Charter, to be submitted to the Lee County Board of County Commissioners in May 2024 for transmittal to the November 2024 general election ballot. The Charter and meeting information are on the [charter review website](#). The City of Fort Myers is also reviewing its charter and the next meeting of the Charter Review Board is August 2nd.

REIS EVENT REGISTRATION NOTICE

The member rates for REIS events only apply to the individual REIS member and may not be used when registering colleagues or guests. Please contact [Bill Burdette](#), 239.980.3986, if you have any questions.

INDUSTRY APPRECIATION AWARDS

The annual Industry Appreciation Awards, honoring successful businesses in Lee County will be October 27th in Fort Myers. The event is presented by the Horizon Council, Lee County Economic Development, and Horizon Foundation.

WELCOME NEW REIS MEMBERS

Brittany Skotak is executive director of luxury real estate with Skotak Group at Douglas Elliman Real Estate.

Mike Lanciotti is president of REV Group Recreation Division and a sales associate with Skotak Group at Douglas Elliman Real Estate.

Christina Mehta is with John R. Wood Properties, Christie's International Real Estate, and holds the Graduate Realtor Institute (GRI) designation.

Olivia Puga, with Olivia Puga Team at Douglas Elliman Real Estate, holds the Graduate Realtor Institute (GRI) designation and is a Certified International Property Specialist (CIPS).

Debbie Cook, business development executive for commercial surveys with Exacta Land Surveyors, also has extensive experience in title insurance.

Todd Rauchenberger, Project Management Certified Practitioner, is business development director with PF & A design Architect, specializing in healthcare facility design.

Jason White, P.E., is president of Exceptional Engineering, a civil engineering firm serving commercial and government projects.

NORTH PORT CONSERVATION DEPT

The City of North Port is forming a conservation division to oversee protection of natural resources and is also revamping its unified land development code to minimize the disturbance of land during development. The new division is funded by the tree fund and mitigation fees from developers. Officials say the changes will not prolong the development or permitting processes and they will work with developers to protect vulnerable species and set up a mitigation plan for developers to manage sensitive lands.

REIS SCHOLARSHIP AWARDS

The REIS scholarship program began in 2000 and has awarded \$146,500 to 60 scholars in SW Florida. You may support the 2023 scholarship awards by contributing to the program at the [REIS Scholarship webpage](#).

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