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Ryan Shute, P.E.
Shelton Weeks, PhD
Past President Lori Moore

BOARDROOM REPORT

News from recent REIS board meetings

Monthly Programs:

The **September luncheon** has been rescheduled for October 22nd. The program will look at the expansion of Punta Gorda Airport and related developments with Chief Administrator Chad Rosenstein. The luncheon is sponsored by [DeAngelis-Diamond](#). Registrations for the original September date will carry forward to the new date. Anyone who registered and cannot attend may contact info@reis-swfl.org to cancel and receive a refund.

The **October 8th luncheon**, featuring the Fort Myers Community Redevelopment Agency report on current projects and emerging opportunities, is rescheduled for November 19th. The luncheon is sponsored by [Stevens Construction](#). There will not otherwise be a regularly scheduled luncheon in November, in favor of the Annual Social Gala on November 14th.

Southwest Florida transportation issues and solutions will be discussed at the **December 10th luncheon**. Florida Department of Transportation District One Secretary L.K. Nandam will be the speaker. The luncheon is sponsored by [UES](#).

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 Director Position Open:

A search is underway for a person to serve as managing director of the Real Estate Investment Society. For information on the opportunity or to offer recommendations, please contact [Justin Thibaut](#), 239.565.3456, or [Josh Philpott](#), 239.939.1020.

PARTY! PARTY!

Let's party! The annual REIS Holiday Social happens Thursday, November 14th at Sidney's Rooftop, overlooking the Caloosahatchee River and historic River District in Fort Myers. Join fellow REIS members and their guests for live music with the popular band "After Hours," an incredible array of hors d'oeuvres, full bar, and a rousing good time.

The party is exclusively for REIS members, who may each bring one guest. Admission is \$50 per person, which includes 2 drinks. Make your reservations now on the [REIS web site](#). Remember to log in on the home page in order to register.

Special thanks to: VIP sponsor [Krise Commercial Group](#); gold sponsors [Fischler Property Company](#) and [LSI Companies](#); and silver sponsors [Hans Wilson & Associates](#) and [Equity 1031 Exchange](#).

RECEPTION FOR COMMISSIONERS

REIS members and their guests will toast the newly elected Lee County Board of County Commissioners at a reception December 5th at Edison National Bank. The popular bi-annual event provides an opportunity for REIS members and the commissioners to become acquainted in a relaxed, social atmosphere. It is exclusively for REIS members and their guests and invitations will be sent immediately after the election. The reception is sponsored by [Edison National Bank](#) and [Henderson, Franklin, Starnes & Holt](#).

SLAW DOG TOURNAMENT TEES UP

The 28th annual Paul Sands Memorial Slaw Dog Invitational golf tournament takes place December 11th. 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.

REIS SCHOLARSHIP SUPPORT

REIS thanks David Naccarato for his generous support of the REIS Scholarship Foundation. The Foundation is a not-for-profit 501(c)3 corporation. Learn how you can support local scholars by contacting Scholarship Chair Bev Larson, (239) 281-1290, or visiting the [REIS webpage](#)

BEV LARSON, CCIM

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WATER SHORTAGE LOOMING

Supplying Florida's growing population with freshwater is a cause for concern, according to the [Annual Assessment of Water Resources](#) by Florida's Office of Economic and Demographic Research (EDR). The report focuses on the major investment in infrastructure projects needed to maintain status quo of supply and demand. While Florida's Legislature has worked to create a dedicated funding source for water projects, Florida TaxWatch asserts that the state needs to implement a Five-Year Project Work Program for water resource projects similar to the Department of Transportation's Five-Year Work Program.

The Legislature intends that sufficient water be available for all existing and future beneficial uses and natural systems, while avoiding the adverse effects of competition for water resources. The Department of Environmental Protection (DEP) is vested with the responsibility and power to accomplish conservation, protection, management, and control of state waters. DEP delegates powers to the five water management districts to achieve these goals. Florida Statutes Chapter 373 provides the districts with broad authority to implement regulatory and non-regulatory programs to address water supply, water quality, natural resources, flood protection and floodplain management.

SWF ECONOMIC ALMANAC

The Regional Economic Research Institute (RERI) at Florida Gulf Coast University (FGCU) has published the *Southwest Florida Economic Almanac Series*, a comprehensive collection of over 30 databases on Charlotte, Collier, Glades, Hendry, and Lee Counties. Topics include real estate, finance, housing, agriculture, government spending, demographics, and more. The searchable document is available at the [RERI webpage](#).

CLIMATE CHANGE FORUM

A [Public Forum on the Impact of Climate Change in Our Community](#) will be held at Florida Gulf Coast University (FGCU) on November 12th. The program is the first of a two-part series addressing climate change, issues and solutions, and sustainability with a focus on the greater Estero area. The free forum is supported by the Water School at FGCU and public involvement is encouraged. Greg Tolley, executive director of the Water School will moderate the forum, which includes experts in marine science, local water resources, and the environment.

MARKET INTELLIGENCE

NABOR Commercial Real Estate Conference - takes place October 23rd in Bonita Springs. Speakers include: Collier County Manager Amy Patterson; Lee County Economic Development Director John Talmage; Charlotte County Economic Development Director Kay Tracy; Hendry County Economic Development Director Keitha Daniels; and Nelson Taylor, Vice President of Market Research with LSI Companies.

Build My Future Trade Show - takes place October 24th in Fort Myers. The interactive construction career showcase is presented by Lee County Building Industry Association (Lee BIA), <https://bia.net>

ULI Southwest Florida View from the Top - 10th anniversary celebration and networking with women leaders in the development business is on November 7th. <http://swflorida.uli.org>

FLOOD INSURANCE DEADLINES

Lee County, Cape Coral, Fort Myers Beach, Bonita Springs, and Estero are now in a probationary process and have until November 18th to resolve any deficiencies in their reporting to the Federal Emergency Management Agency (FEMA). If the deficiencies are not satisfied by that date, the Community Rating System ratings will be retrograded and discounts will end April 1, 2025. The ratings provide discounts to flood insurance policy holders. In April, FEMA withdrew the current ratings, citing that the communities had bypassed federal rebuilding rules and failed to provide required documentation of hurricane rebuilding management efforts. Fort Myers Beach, Cape Coral, Bonita Springs, and unincorporated Lee County have the #5 rating (25% premium discount) and Estero has the #6 rating (20% discount).

In September, Congress passed a resolution continuing funding of the federal government through December 20th. The bill included the extension of the National Flood Insurance Program (NFIP) through that date. If the federal budget is not passed or the program extended, NFIP will not be able to issue new policies after December 20th. The National Flood Insurance Program Reform and Reauthorization Act of 2023 (SB 2142) would reauthorize the program through FY 2026 but it remains mired in Congressional committees. The Department of Homeland Security has also submitted 17 legislative proposals to reform the the NFIP.

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