

## 2023 OFFICERS:

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Richard Akin  
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Janet Davis, CCIM  
Phil Fischler, CCIM  
Zannon Garza  
Ryan Shute  
Past President Kent Poli

## BOARDROOM REPORT

### News from recent REIS board meetings

#### Monthly Programs:

The September luncheon program on traffic issues and solutions by Rob Price, deputy director of Lee County Department of Transportation, is now available on the REIS website [Resources section](#).

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 [Lutgert 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 Lutgert College takes place September 21st at Florida Gulf Coast University.

#### REIS Annual Social Event:

Festive event exclusively for members and their guests will be at Sidney's Rooftop at the Sydney and Berne Davis Arts Center in Fort Myers historic river district on November 9th. Live music, full bar, great food, and camaraderie with fellow REIS members. The 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.

#### Scholarship Program:

We thank Art Castellanos for his generous support of the REIS scholarship program. The REIS Scholarship Foundation is a registered 501(c)3 corporations and donations may be tax-deductible. Learn more about the program and how you can participate on the [Scholarship webpage](#) or by contacting Bev Larson.

## REAL ESTATE SYMPOSIUM SEPT. 21

The **2023 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 September 21st.

FGCU President Dr. Aysegul Timur and REIS Vice President Justin Thibaut will deliver opening comments, followed by insight on economic trends by the Regional Economic Research Institute. A series of interactive panel discussions will address issues critical to sustaining economic growth:

#### Education and Labor Force - How do we prepare?

Moderated by *Dr. Aysegul Timur*, President, FGCU  
*Dr. Christopher S. Bernier*, Lee County Superintendent of Schools

*Whitney Rhyne*, Assistant VP Workforce Education, Florida Southwestern State College

*Eileen Deluca*, Interim Chief Strategy & Program Innovation Officer, Provost, and Executive VP for Academics, FGCU

#### Construction Materials / Transportation -

#### Addressing Shortages and Supply Chain Disruptions

*Matt Arbuckle*, Business Development & Land Manager, Vulcan Materials Company

*Dan Adams*, VP South Florida, Stevens Construction

#### Hospitality - Recovery & Growth Mode - What's Ahead?

Moderated by *Sean Ellis*, Roetzel & Andress  
*Brian Hamman*, Chair of Lee County Board of Commissioners

*Jackie Lizsak*, President, Fort Myers Beach Chamber of Commerce

*Dana Souza*, Sanibel City Manager

*Tamara Pigott*, Executive Director of Lee County Visitors & Convention Bureau

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](#), [Rycon Construction](#), and [First Horizon Bank](#). [Landqwest Commercial Property Management](#) and [Zonda](#) are silver sponsors.

## BEV LARSON, CCIM

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bev1314@aol.com 239.281.1290



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## PROPOSED PROPERTY TAXES

The [Lee County Property Appraiser](#) has issues notices of property valuations and proposed taxes. Questions may be directed to the Appraiser. If you are unable to resolve any issues, you may file a petition for adjustment with the Value Adjustment Board. Petitions are available from the Appraiser's office and must be filed by September 18th.

## PUNTA GORDA MAY RAISE DENSITY

The City of Punta Gorda is considering changes to its land development regulations that would increase allowable density from 45 to 60 housing units per acre, while reducing maximum building height downtown from 100 to 80'. The second public hearing will be September 20th.

## WELCOME FGCU PRESIDENT TIMUR

A welcome reception for new Florida Gulf Coast University President Aysegul Timur takes place October 11th at Caloosa Sound Convention Center in Fort Myers. The event is presented by FGCU, Horizon Council, Lee County Economic Development, and Horizon Foundation. [Reservations](#) are required.

## INDUSTRY APPRECIATION AWARDS

The 2023 Industry Appreciation Awards will be October 27th in Fort Myers, presented by the Horizon Council, Lee County Economic Development, and Horizon Foundation. REIS is a member of the Horizon Council and a regular participant in monthly meetings and the awards event

## CHARLOTTE TAKES STATE HONORS

Charlotte County won the grand prize in the annual Florida Economic Development Council awards for its team response to Hurricane Ian. Charlotte also won the Innovation in Marketing trophy for the "Permanent Change of Station" campaign to attract veterans and active military families to Charlotte's business community and workforce. Efforts to assist local residents and businesses to rebuild after the hurricane also earned Charlotte County the Pivot and Persist award.

## FLOOD INSURANCE EXPIRING

The National Flood Insurance Program (NFIP) will expire September 30th unless Congress authorizes an extension. While the House Financial Services and Senate Banking Committees are working on long-term reform of the federal program, it is unlikely to be resolved this month. If the program is not reauthorize, NFIP will not be able to issue new policies after September 30th.

## LIVE LOCAL ACT RESISTANCE

Some municipalities in Florida are upset that the state's new law to encourage development of affordable housing leaves local governments out of the development process. Officials in Doral and Hollywood are holding up proposed developments, citing the need to address community concerns and reconcile proposed projects with zoning and land use plans. Westin is advancing an ordinance that would require public hearings for developments that include affordable housing. The "Live Local Act" (SB 102) preempts local government restrictions on height and density in mixed-use and commercial zones and eliminates the requirements for zoning changes and comprehensive plan amendments for qualified affordable housing developments.

## MARKET INTELLIGENCE

The Regional Economic Research Institute (RERI) at Florida Gulf Coast University has published the *SWFL Third Quarter 2023 Real Estate Report*, a rich source of market data and trends for the real estate and housing industry. In August, RERI also issued the *Southwest Florida Housing Affordability Brief*. Both publications are available on the REIS website [Resources section](#).

## REIS SCHOLARSHIPS AVAILABLE !

Florida Gulf Coast University (FGCU) has extended the deadline to apply for scholarships this year from the REIS Scholarship Foundation and the Paul Sands Memorial - REIS Scholarship at FGCU. Scholarships are available to students in real estate, finance, engineering, construction management, appraisal, and related fields. Additional criteria and information are available on the [Scholarship webpage](#) on the REIS website.

## WELCOME NEW REIS MEMBERS

**Jonathan Tansky** is the broker at Gulf Coast Elite Real Estate, formerly a bank manager and title company owner.

**David Mulicka** is a certified general contractor and president of Honc Destruction and Honc Recycling, specializing in demolition services.

**Dr. Tyler Patek, AIA, LEED PA**, is vice president and architect with Parker/Mudgett/Smith Architects.

Members may log in on the [REIS homepage](#) and download the current membership roster as an Excel spreadsheet. The online directory is also searchable by member name, corporate name, or profession.

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