

# SUNDAY Business

ALSO INSIDE: CLASSIFIEDS, 10D

## Gift trends: Adults want cozy, while kids want gross

ASSOCIATED PRESS

NEW YORK – Cozy sweaters and soft pajamas are in for adults. Kids, meanwhile, are asking for board games featuring fake poop and pimples.

Those are just some of the trends expected this holiday season, when shoppers are projected to spend as much as \$720 billion, according to the National Retail Federation.

Here's what to expect:

### Let's get cozy

Blame it on holiday stress: Target, Kohl's and other retailers are pushing "cozy" goods. That means pajamas for the family, weighted blankets, fuzzy mules and everything Sherpa – from socks to sweatshirts.

"This holiday season we will see this trend in all of its furriness," says Maria Rugolo, an apparel industry analyst for NPD Group, in a company blog.

Kohl's is making it easy to choose soft and snuggly fashions by prominently displaying the looks near store entrances and in nearly a dozen gifting areas. Greg Revelle, Kohl's chief marketing officer, told reporters last month that "cozy knits" was one of the most searched-for terms on its website last year.

### Pimples, poop, something cute

"Gross definitely sells in the toy business," says Jim Silver, the editor in chief of toy review site TTPM.com.

In one game, called Don't Step In It, players are blindfolded and have to avoid stepping in soft, clay-like "poop." A unicorn version of the game features poop in bright colors. Both have been on Amazon's list of best-selling toys.

Another popular game is Pimple Pete, says Silver. Players pull, wiggle or twist out squishy "zits" from a plastic face. Losers get squirted with water.

It's not all gross. The LOL Surprise brand is a hot seller again so far this year, according to Adobe Analytics, which tracks online spending. With LOL Surprise, kids peel each layer of a shrink-wrapped plastic ball to reveal dolls, stickers or other trinkets.

### Spruced-up apps and websites

Old-guard retailers are adding some new features to their shopping apps and websites.

Using Target's app, shoppers can scan its physical toy catalog so they can find more details about the items and add them to their shopping cart.

The Kohl's app offers the option to scan and store Kohl's cash and redeem the store's rewards points and gift cards in a digital wallet for easy access to checkout. Shoppers can also use the app to take photos of products and then find similar items

See TRENDS, Page 3D

### We want your news

Send news and photos to [business@news-press.com](mailto:business@news-press.com)

### Missing your stock?

If you don't see your stock or mutual fund listed, send an email to [business@news-press.com](mailto:business@news-press.com) or call 335-0352.

### LEE COUNTY DEVELOPMENT



A new building for Gartner is under construction in south Fort Myers and will be a part of a new commerce park near Southwest Florida International Airport. PHOTOS BY AMANDA INSCORE/THE NEWS-PRESS

# SKYPLEX AT RSW GAINS TENANTS, NEW INTEREST

## Commerce park could add dual racetracks and more

Laura Ruane  
Fort Myers News-Press  
USA TODAY NETWORK – FLORIDA

After years in the doldrums, the commerce park on the grounds of Southwest Florida International Airport appears to be moving forward.

That park is Skyplex. As of this month, more than 700 people work within its borders and thousands shop there. More activity is sure to come.

Not every developer inquiry will become reality. But if it did, portions of this land totaling more than 1,200 acres could sport acres of upscale office space, an airliner maintenance shop, two auto racetracks and more, in just a few years. Among the interested: Alta Resources, which runs customer service call centers, is looking at Skyplex.

It's good news for Lee County Port Authority and for the local economy.

Skyplex is a redevelopment effort the port authority launched after the present passenger terminal opened south of the runway in 2005 – and the former terminal to the north was deemed obsolete, and demolished.

The Great Recession stifled leasing at Skyplex. The port authority revamped its marketing efforts after the economy improved.

Now things are happening. And, to make parcels more accessible, land-clearing is under way for the port authority to build Skyplex Boulevard, which will connect Daniels and Chamberlin parkways.

Port authority leaders have long cautioned that Skyplex could take 30 to 50 years to build out. But recent developments suggest the pace could accelerate.

### Sky Walk shopping plaza, Gartner expansion

In June 2017, the Publix supermarket-anchored Sky Walk shopping center opened on port authority-owned land at Daniels and Paul J. Doherty parkways.

Eleven out of 12 spaces are now occupied, said Brian West, a spokesman for Publix, which now owns the center.

Then early this month, more than 600 employees of Gartner Inc. moved into two new office buildings constructed by a company affiliate. This was the first phase of a two-phase expansion from Gartner's original Fort Myers campus in Gateway.



The Sky Walk shopping center, anchored by Publix, opened last year off Daniels Parkway.

Gartner, a global research and advisory firm, employs more than 1,600 people in Southwest Florida.

The Publix-anchored center and Gartner's new complex "are putting us on the map," said Ben Siegel, Lee County Port Authority deputy director for administration.

All indications suggest more Skyplex developments are on the horizon. Details are sketchy for some, but here's what is known from Lee County public records, port authority staffers and conversations with developer's representatives:

### Alta Resources, Project Arrow

Alta Resources isn't commenting. However, Lee County public records from the past year strongly hint the company is considering expanding into Skyplex – much like Gartner, its Gateway neighbor.

Alta is a Wisconsin-based firm that handles customer service calls for big businesses.

James F. Bere Jr. is company chairman & CEO.

See SKYPLEX, Page 2D



# Skyplex

Continued from Page 1D

Heather Nigl is chief financial officer.

A log maintained to comply with Lee County's lobbying ordinance shows that on Jan. 11, Jim Bere and Heather Nigl met with Gene Meyers, port authority division director/administration.

The topic: "Project Arrow."  
Then on May 14, logs show Assistant County Manager Glen Salyer met about Project Arrow with Joel Gunter, senior director for business development at Enterprise Florida, and Jason Randacore from Hickey & Associates, a site selection consultancy.

And, county records show that on Aug. 3, Salyer met or spoke by phone about Project Arrow with several senior Port Authority leaders including Siegel, Meyers; Mark Fisher, port authority deputy director for development; and several other airport staffers.

Salyer met again on Aug. 13 with some of the same port authority personnel.

After noting that a reporter's inquiry on Nov. 8 was based on public record, Siegel at the port authority said: "I can confirm we have talked with Alta; we're in discussions with them."

"But I can't go into any detail other than they're interested in a site."

Three calls about Project Arrow from The News-Press to Paul Makurat, Alta Resources' Fort Myers director, weren't returned.

When asked in late October about Project Arrow, county spokesman Tim Engstrom replied in an email to The News-Press that Florida Statute 288.075 "renders records and information related to economic development incentive agreements confidential."

## Airliner maintenance and repair

In November 2017, county commissioners acting as the airport board OK'd a two-year lease with options for extensions to an Illinois-based contractor and developer who wants to erect a hangar big enough to house a Boeing 747-400 wide-body jetliner at RSW.

Plainfield, Illinois-based Pentagon Partners LLC would work with 7 acres of unimproved land and nearly 4 acres of aircraft apron on the northeastern side of the airfield.

In aviation jargon, the occupying business would be an MRO – a maintenance, repair and overhaul facility – with cargo and certain fueling services also possible.

A tenant lease that not only would bolster Lee County Port Authority revenues: It would bring new, high-skilled workers into the area and fatten the community's tax base.

A year later, there's no apparent headway on this project. The developer couldn't be reached for comment.

"Pentagon continues working toward finding the right business partner for the development of the MRO," said airport spokeswoman Victoria Moreland, when a reporter asked her about it.

## Motorsports project in discussion

A New York auto dealer is in very early conversations with county officials on whether to build two automobile racetracks on land at the airport.

Carmine Dell Aquila of Estero, who owns a Nissan dealership on Long Island, New York, is looking for a 400- to 500-acre site for a car racetrack with a separate track for off-road vehicles.

The lure of the proposal from Dell Aquila's Amcar LLC could ultimately lie in companion facilities if they are used



**A new building for Gartner is under construction off Chamberlin Parkway in south Fort Myers.**

AMANDA INSCORE/THE NEWS-PRESS

to train the next generation of automotive technicians for increasingly high-tech automobiles.

Fort Myers attorney Sawyer Smith and associates passed out project overview packets earlier this month at a meeting between county commissioners and the Airports Special Management Committee, which is composed of business people who advise commissioners on airport policy.

The overview didn't come up for discussion at that meeting.

However, a map in the overview environments several components including a paved auto racetrack, a course for high-performance off-road vehicles and an auto tech college.

The overview's map places the paved course on the north side of the airport, between Chamberlin and Daniels parkways, land that airport officials have targeted for research and development space and high quality office buildings.

This could prove to be a point of contention.

Asked on Tuesday about where the project was headed, Moreland would only say: "We continue to have discus-

sions ... regarding a south-location parcel." That land is on Airport Haul Road, north of Alico Road, but south of the future site of RSW's second runway.

For his part, attorney Smith said the project is in the early stages – and that his client is looking at multiple sites, including Southwest Florida International.

Development of a motorsports complex would face hurdles beyond the port authority.

There would be reviews at the county level. Lee spokesman Engstrom said the county has no applications related to the proposed project.

The Federal Aviation Administration also would have its say. Including extensions, the FAA limits ground leases at airports such as RSW to a maximum of 50 years.

"It takes a more-sophisticated lender" to work with developers building on a ground lease, said Stan Stouder, a founding partner at CRE (Commercial Real Estate) Consultants.

A lender has plenty of security at the start of a 50-year ground lease, but considerably less opportunity to recover the loan amount as years pass.

That's because, at the end of the lease term, the landowner can tell the building occupant to vacate the premises, "the building belongs to me."

On the other hand, depending on how the economy and surrounding development fare, the developer could see an opportunity to redevelop a property that's risen considerably in value, while still paying below-market rent through a ground lease.

Some developers will take on the challenges of a ground lease because they know what a location at Southwest Florida International offers, Stouder said: "You've got great transportation and great demographics."

## WEEKLY MARKET REVIEW

INDEXES							GAINERS (\$2 OR MORE)				LOSERS (\$2 OR MORE)				MOST ACTIVE (\$1 OR MORE)				COMMODITIES				
52-Week High	Low	Name	Last	Daily Net Chg	Wkly Net Chg	Wkly %Chg	YTD %Chg	Name	Last	Wkly %Chg	Name	Last	Wkly %Chg	Name	Last	Wkly %Chg	%YTD	Name	Last	Wkly %Chg	%YTD		
26,951.81	23,344.52	Dow Jones Industrials	24,285.95	-178.74	-1127.27	-4.44	-1.75	Sph3rd grs	5.59	+3.28	GenElec	4255990	7.57	-45	Crude Oil (bbl)	50.42	-6.04	-10.70	-16.55				
11,623.58	9,456.16	Dow Jones Transportation	10,369.01	+3.48	-214.59	-2.03	-2.29	DgssInt A n	3.07	+1.10	AMD	34254007	19.38	-1.28	Natural Gas (mm btu)	4.31	+0.4	+8.4	+45.89				
773.78	647.81	Dow Jones Utilities	719.63	+9.4	-9.80	-1.34	-5.2	Gamida n	14.90	+5.30	BkofAm	2061728	26.97	-7.8	Gold (oz)	1221.00	+2.0	+0.2	-6.53				
13,637.02	11,820.33	NYSE Composite	12,036.24	-87.10	-364.04	-2.94	-6.03	Zedge n	2.76	+7.2	Apple Inc	1787588	172.29	-21.24	Silver (oz)	14.22	-1.4	-9.5	-16.64				
2,940.91	2,532.69	Nasdaq Composite	6,938.98	-33.27	-308.89	-4.26	+5.2	Autolus n	45.00	+10.01	Microsoft	1718445	103.07	-5.22	Platinum (oz)	845.00	-1.60	-1.9	-9.55				
2,053.00	1,769.25	S&P 500	2,632.56	-17.37	-103.71	-3.79	-1.54	EnviroStr	36.00	+7.99	FordM	1345295	9.13	+0.8	Copper (lb)	2.77	-0.3	-1.19	-15.52				
30,560.54	26,293.62	Wilshire 5000	27,196.57	-148.91	-1009.61	-3.58	-2.15	PurplInn n	7.04	+1.53	JD.com	1327799	19.27	-3.78	Cattle (lb)	1.17	+0.2	+1.71	-4.62				
1,742.09	1,436.43	Russell 2000	1,488.68	+4.0	-38.85	-2.54	-3.05	NG EngSv	9.09	+1.94	Facebook	1252804	131.73	-7.80	Corn (bu)	3.59	-0.6	-1.58	+2.35				
								LogicBio n	17.98	+3.82	Nvidia	1142597	145.00	-19.43	Soybeans (bu)	8.81	-1.2	-1.29	-7.46				
								TSR Inc	5.99	+1.23	ChesEng	2153169	3.15	-4.3	Wheat (bu)	5.00	-0.7	-1.38	+17.04				

## Stocks of Local Interest

COMPANY	TICKER	52-WK RANGE	FRIDAY CLOSE	\$CHG	%CHG	%CHG	%RTN	RANK	%RTN	PE	Yld
Alico Inc	ALCO	25.55	34.65	33.47	0.26	0.8	▲	13.5	+6.0	...	0.7
Bank of America	BAC	25.88	33.05	26.97	-0.78	-2.8	▲	-8.6	+3.1	12.6	1.3
Beasley Broadcast	BBGI	5.18	14.40	5.78	0.01	0.2	▼	-56.9	-43.4	4.5	2
Beazer Homes USA	BZH	8.16	22.30	10.53	0.29	2.8	▲	-45.2	-52.0	11.8	12
CenturyLink Inc	CTL	13.16	24.20	17.88	-0.75	-4.0	▼	7.2	+43.5	1.3	7
Chicos FAS	CHS	6.66	10.90	7.10	-0.12	-1.7	▼	-19.5	-11.0	13.5	9
Columbia Property Tr	CXP	19.55	25.07	21.61	-0.23	-1.1	▼	-5.8	-2.4	3.1	13
Comcast Corp A	CMCSA	30.43	44.00	37.39	-1.20	-3.1	▲	-6.3	+4.7	10.2	18
Community Hlth Sys	CYH	2.48	6.36	3.59	-0.08	-2.2	▲	-15.7	-13.9	30.0	...
Costco Wholesale	COST	170.85	245.16	220.06	-10.96	-4.7	▲	18.2	+28.9	14.0	30
Crestwood Eqty Ptrs	CEQP	22.30	40.55	28.90	-1.22	-4.1	▼	12.0	+34.3	20.5	...
EOG Resources	EOG	96.54	133.53	100.70	-4.50	-4.3	▼	-6.7	-0.1	4.1	...
Erie Indemnity Co	ERIE	106.63	147.17	132.80	-1.69	-1.3	▲	9.0	+11.8	16.1	32
Fifth Third Bcp	FITB	24.10	34.67	26.71	-0.68	-2.5	▲	-12.0	-4.3	7.3	9
Global Partners LP	GLP	15.17	21.05	17.83	-0.50	-2.7	▼	6.8	+13.6	4.2	...
Helen of Troy	HELE	81.10	140.62	140.31	3.36	2.5	▲	45.6	+58.6	24.4	18
Home Depot	HD	167.00	215.43	168.85	-8.17	-4.6	▼	-10.9	+0.5	18.2	18
Hovnanian Ent	HOV	1.22	3.41	1.27	-0.02	-1.6	▼	-62.1	-53.8	23.7	...
Icahn Enterp LP	IEP	51.01	81.88	65.75	-2.32	-3.4	▼	24.1	+35.7	3.2	27
JetBlue Airways Cp	JBLU	15.76	23.08	18.35	0.32	1.8	▲	-17.9	-7.8	15.1	16

Notes on data: Total returns, shown for periods 1-year or greater, include dividend income and change in market price. Three-year and five-year returns annualized. Ellipses indicate data not available. Price-earnings ratio unavailable for closed-end funds and companies with net losses over prior four quarters. Rank classifies a stock's performance relative to all U.S.-listed shares, from top 20 percent (■) to bottom 20 percent (■).

## Mutual Funds

Obj	NAV	Wk. 12mo Chg %Rtn	Obj	NAV	Wk. 12mo Chg %Rtn	Obj	NAV	Wk. 12mo Chg %Rtn	Obj	NAV	Wk. 12mo Chg %Rtn	Obj	NAV	Wk. 12mo Chg %Rtn	Obj	NAV	Wk. 12mo Chg %Rtn				
AB	11.72	-5.3	-4.7	25.81	-7.4	-3.0	2015TgtDlRtrA m	TD	11.33	-1.6	-1.0	ASHmore	7.40	-0.6	-4.8	StratIncls	NI	5.68	-0.1	-8	
DiscvAdv	MG	22.04	-0.2	+1.9	25.89	-6.7	-4.0	2020TgtDlRtrA m	TE	12.29	-1.9	-9	BBH	20.53	-6.1	+2.6	TiRetBnd	CI	8.72	-0.1	-1.2
DiscvValAdv	SV	14.00	+0.2	-1.1	25.89	-6.7	-4.0	2025TgtDlRtrA m	TG	13.09	-2.4	-12	Corell d	20.53	-6.1	+2.6	USCoreEqInstl	LB	22.21	-7.9	+1.8
DiversMunICIPal	MS	18.00	-0.2	-1.1	25.89	-6.7	-4.0	2030TgtDlRtrA m	TH	14.01	-2.9	-12	Corell d	20.53	-6.1	+2.6	USCoreEqInstl	MB	20.79	-6.8	+8
EmkSts	EM	25.52	-7.5	-2.5	25.89	-6.7	-4.0	2040TgtDlRtrA m	TJ	14.68	-3.9	-17	Corell d	20.53	-6.1	+2.6	USCoreEqInstl	LC	20.48	-8.1	+3.3
GlbBndAlcA m	TV	15.36	-3.1	-5.6	25.89	-6.7	-4.0	2045TgtDlRtrA m	TK	14.91	-3.9	-16	Corell d	20.53	-6.1	+2.6	USCoreEqInstl	LV	25.43	-8.0	+4
GlbBndAlcA m	HY	8.02	-0.4	-3.2	25.89	-6.7	-4.0	AMCpA m	LG	31.17	-10.9	-35	Corell d	20.53	-6.1	+2.6	USCoreEqInstl	LV	25.43	-8.0	+4
HilncA m	TV	15.36	-3.1	-5.6	25.89	-6.7	-4.0	AMCpA m	MA	26.58	-5.5	+1.6	Corell d	20.53	-6.1	+2.6	USCoreEqInstl	LV	25.43	-8.0	+4
HilncA m	HY	8.02	-0.4	-3.2	25.89	-6.7	-4.0	AMCpA m	MA	26.58	-5.5	+1.6	Corell d	20.53	-6.1	+2.6	USCoreEqInstl	LV	25.43	-8.0	+4
HilncAdv	HY	8.02	-0.4	-3.2	25.89	-6.7	-4.0	AMCpA m	MA	26.58	-5.5	+1.6	Corell d	20.53	-6.1	+2.6	USCoreEqInstl	LV	25.43	-8.0	+4
IntlAdv	FB	15.83	-3.5	-12.9	25.89	-6.7	-4.0	AMCpA m	MA	26.58	-5.5	+1.6	Corell d	20.53	-6.1	+2.6	USCoreEqInstl	LV	25.43	-8.0	+4
IntlValB m	FV	12.49	-3.0	-16.3	25.89	-6.7	-4.0	AMCpA m	MA	26.58	-5.5	+1.6	Corell d	20.53	-6.1	+2.6	USCoreEqInstl	LV	25.43	-8.0	+4
LgcCpGrA m	LV	50.03	-1.92	+5.9	25.89	-6.7	-4.0	AMCpA m	MA	26.58	-5.5	+1.6	Corell d	20.53	-6.1	+2.6	USCoreEqInstl	LV	25.43	-8.0	+4
LgcCpGrA m	LV	50.03	-1.92	+5.9	25.89	-6.7	-4.0	AMCpA m	MA	26.58	-5.5	+1.6	Corell d	20.53	-6.1	+2.6	USCoreEqInstl	LV	25.43	-8.0	+4
LgcCpGrA m	LV	50.03	-1.92	+5.9	25.89	-6.7	-4.0	AMCpA m	MA	26.58	-5.5	+1.6	Corell d	20.53	-6.1	+2.6	USCoreEqInstl	LV	25.43	-8.0	+4
LgcCpGrA m	LV	50.03	-1.92	+5.9	25.89	-6.7	-4.0	AMCpA m	MA	26.58	-5.5	+1.6	Corell d	20.53	-6.1	+2.6	USCoreEqInstl	LV	25.43	-8.0	+4
LgcCpGrA m	LV	50.03	-1.92	+5.9	25.89	-6.7	-4.0	AMCpA m	MA	26.58	-5.5	+1.6	Corell d	20.53	-6.1	+2.6	USCoreEqInstl	LV	25.43	-8.0	+4
LgcCpGrA m	LV	50.03	-1.92	+5.9	25.89	-6.7	-4.0	AMCpA m	MA	26.58	-5.5	+1.6	Corell d	20.53	-6.1	+2.6	USCoreEqInstl	LV	25.43	-8.0	+4
LgcCpGrA m	LV	50.03	-1.92	+5.9</																	