

# The Voice

## Monthly Newsletter



*The Voice of the 1031 Industry*

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## A Message From Our President

**Amanda Schmunk,  
Homestead Escrow and Exchange Company**

A new year! With this newsletter coming on February 1, I'm sure I'm not the first, but I do not want to miss saying "Happy New Year" to each and every one of you! 2024 brings in a new chance at the resolution you may make every year (and then fail by the end of the month), as well as a new chance to make goals for what your year may look like. Maybe you want to travel more? Maybe you want to try making a new recipe every week? Maybe you want to get more involved with the FEA?

A new year provides a new chance to get involved with 1031 advocacy efforts, a new year of plans for each committee that you may want to join, and a new year of growing and strengthening the 1031 community via conferences and education.

2024 also presents some unique happenings around the country and world. This is a leap year, so there will be an extra day in February (could they not have picked a summer month?), the Paris Olympics this summer, and the elections this fall. The government affairs committee and the PAC are working hard to keep 1031s safe and secure with this election cycle, and one of the ways that they do that is by hosting the [Midyear Meeting](#) in Washington, D.C. in the spring.

I am excited to be attending this mini-conference again this year, and I hope to see many of you there! For those that have not been, it is an afternoon of continuing education, followed by a day on Capitol Hill, where FEA members are put into groups that meet with the staff and potentially members of Congress. This is an amazing opportunity not only to see the work that the FEA is doing on behalf of our industry to keep us alive and well, but to also get your feet wet in the government affairs world if you have not already.

This is promising to be a special year, which I am excited to lead the FEA through. I have had the honor to meet and get to know many of you in my time with the FEA so far, and I hope that you all consider joining me at the Midyear Meeting in April, and the Annual Conference in Austin, TX in September.

Let's make 2024 a great year, and I look forward to hopefully seeing you soon!



## FEA Midyear Meeting: April 16-17, 2024 in Washington, D.C.

Registration for the [2024 FEA Midyear Meeting](#) on April 16-17, 2024 is now open!

The meeting will be held at the Melrose Georgetown Hotel in Washington, D.C. Sessions will take place during the afternoon of April 16 and Hill visits will occur on April 17. The Hill visits provide an important opportunity to advocate on behalf of Section 1031 with members of Congress and congressional staff.

[Register for Midyear Meeting](#)

[Midyear Meeting Sponsorship Opportunities](#)

If you have any questions, please contact Kerigan Hunziker at [meetings@1031.org](mailto:meetings@1031.org).

## GAC Update: FEA Leaders Meet With White House Staff To Discuss Importance of Section 1031

On Dec. 11, 2023, the FEA, The Real Estate Roundtable and Marcus Millichap met with White House National Economic Council tax staff, Brandon DeBot, the Special Assistant for Tax Policy. Attendees included Mary Cunningham (CDEC), John Wunderlich (FNF), Ryan McCormick (RER), Chip Rodgers (RER) and John Chang (Marcus and Millichap).

The FEA worked closely with the RER at the behest of the FEA/GAC leadership to develop a strategy for the meeting in advance of the Administration's formulation of the FY2025 Budget. The RER and FEA agreed that we needed a fresh analysis in addition to the EY and Ling Petrova reports. Marcus & Millichap's John Chang assisted in providing overall industry data. The resulting analysis keyed off the current state of the commercial real estate market, highlighting the important role Section 1031 plays in providing liquidity to the commercial real estate market. Senior FEA GAC members Jim Miller, John Wunderlich, Mary Cunningham, Dave Brown, Brent Abraham, Julie Baird, Scott Saunders, and others participated in data collection and analysis.

Following is link to FEA's one-page flyer, which describes the analysis and provides examples. FEA leaders will use this paper in our upcoming Hill visits and virtual fundraisers.

Highlights of the meeting: Brandon DeBot started the meeting by saying that he was open to having a conversation about the cap and how our points might influence the Administration's policy decision. He listened closely to the presenters, took copious notes, and asked good questions. John Wunderlich and Mary Cunningham highlighted the key points in the EY and Ling Petrova studies and other points keying on jobs and economic activity. We also highlighted the impact on agricultural properties and conservation easements. Ryan McCormick talked about the Section 1031 Coalition (the Coalition membership was listed in the deck). Brandon, in addition to asking several detailed questions of the economic charts, wanted to know if the group wanted the Section 1031 cap dropped or could we accept, perhaps, a higher cap. The group anticipated a question like this and explained that our ask was that the provision be dropped. We provided several examples of how any cap would be detrimental to commercial real estate.

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## FEA 1031 PAC: Recent and Upcoming Fundraisers



The FEA 1031 PAC contributes to members of Congress of both political parties and is funded by eligible individual employees. To become an eligible employee, individuals must be employed by FEA member companies that have filed a Permission to Solicit form. A Permission to Solicit form is required by the Federal Election Commission before FEA can solicit eligible employees of member companies. Member companies are only permitted to grant one trade association permission to solicit their employees per calendar year.

Recent and upcoming FEA 1031 PAC fundraisers include:

### Recent FEA PAC Zoom Fundraisers

- Sen. Bob Casey (D-PA) January 30 at 6:30 to 7pm ET.
- Rep. Randy Feenstra (R-IA) January 31 at 2:30 to 3pm ET

### Upcoming FEA PAC Zoom Fundraisers

- Rep. Judy Chu (D-CA) February 22, 2-2:30pm ET

### FEA Zoom Fundraisers in the Active Planning Phase

- Sen. Mike Crapo (R-ID)
- Rep. Mike Thompson (D-CA)

### Live Event Cosponsorship by FEA PAC:

- Rep. Kathleen Clark (D-MA) January 31, noon ET

For more information, please contact Kimberly Steenhoek at [director@1031.org](mailto:director@1031.org).

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## Did You Know? Access to Information in Your Member Profile

Did you know FEA members have access to their FEA emails, invoices, and continuing education hours in their member profile? This means if you need to find a registration confirmation (receipt), locate a link to a webinar, or determine if an invoice has been paid, you can log in to your member profile at [1031.org](https://1031.org) to access the information.

### To Access Your Member Profile

Visit the FEA website, [1031.org](https://1031.org), click “member login,” and type in your username and password.

Username

Password

[Retrieve Username](#) | [Reset Password](#)

Keep me logged in

LOG IN

Don't remember your username and password? Your username is the email address that FEA has on file. You can also click the links on the member login screen to retrieve your username and reset your password.

Once you login, click **"My Profile"** on the welcome page.

[My Profile](#) | [Event Calendar](#) | [My Community](#) | [Community Forum](#) | [Continuing Education Credit Hours](#)  
[CES® Forum](#)

## Welcome to the Members Only Area!

The tools and information in this section have been developed to benefit you, so please let us know if there is other content you'd like us to add.

There, you will find tabs for the following items: **"Invoices," "Forms I've Taken," "Email History," "Continuing Education,"** and **"Settings."**

My Community | **My Profile** | Connections | My Features | Inbox

Profile | Invoices | Forms I've Taken | Email History | Continuing Education | Settings

If you are a **key contact** for your company, you will have additional options to access the company record from your profile. Those additional options are under the **"My Organization"** link, which gives access to the top level of your organization's information. From there you can see company invoices, including membership dues, sponsorships, etc. You can also see outstanding invoices for any other contacts linked to your organization's record. Please remember, this is only available to those individuals designated as key contacts for your company.



Profile

Invoices

My Organization

Forms I've Taken

Email History

Co



Org Profile

Org Members

Member Invoices

Member Forms

## Welcome New Members

### Regular Members

Please contact FEA staff at [staff@1031.org](mailto:staff@1031.org) or [director@1031.org](mailto:director@1031.org) if you have questions about your member profile.

**Sparks Exchange  
Solutions, LLC**  
Blairsville, GA  
[www.sparks1031.com](http://www.sparks1031.com)

**Wealth Builder 1031**  
College Station, TX  
[www.WealthBuilder1031.com](http://www.WealthBuilder1031.com)

## Affiliate Spotlights



### Capital One Bank

1307 Walt Whitman Rd;  
Melville, NY 11747  
(504) 352-6225  
[www.capitalone.com](http://www.capitalone.com)

Capital One® offers a broad spectrum of financial products and services to consumers, small businesses, and commercial clients. Spark Business® from Capital One offers a diverse suite of financial products, tools and services designed specifically for small businesses, including banking products like business checking and savings accounts, credit cards with unlimited rewards, and services like Capital One Escrow Express, a state-of-the-art, virtual sub-accounting system that allows customers to manage and track 1031 exchange/escrow funds easily and efficiently. Today, Capital One works to address the unique needs of millions of business owners across the U.S., so they can focus on what they are most passionate about – running and growing their business.

Contact: Mario D'Amore, [mario.damore@capitalone.com](mailto:mario.damore@capitalone.com)



### Tristate Capital Bank

One Oxford Centre, Suite 2700  
301 Grant Street  
Pittsburgh, PA 15219  
(412) 304-0464

TriState Capital Holdings, Inc. (NASDAQ: TSC) is a bank holding company headquartered in Pittsburgh. TriState Capital Bank also has regional offices in Philadelphia, Cleveland, Edison, N.J., and New York City.

We are a niche, commercial bank that focuses on selected lines of business including commercial middle market banking, specialty transaction processing/liquidity management, commercial real estate and secured portfolio lending. We have been named to the Fortune 100 Fastest Growing Companies two years in a row (2017 & 2018). TriState Capital Bank is among the top 4% of banks nationwide ranked by deposits (Top 200). We offer not only extensive experience but also a long-standing record of financial strength and stability.

TriState Capital Bank offers services to assist qualified intermediaries across the U.S. with effectively managing the financial, administrative and sophisticated reporting requirements associated with 1031 exchanges. Our capital structure allows for very competitive rates for interest bearing accounts. We offer a variety of deposit accounts including fully FDIC guaranteed options. Prominent account types include business checking (interest and non-interest), money market accounts and certificates of deposit. TriState Capital Bank is a member of the FDIC.

Contact: Victor W. Capozzolo, CTP, [vcapozzolo@tscbank.com](mailto:vcapozzolo@tscbank.com); Matthew J. Fisher, [mfisher@tscbank.com](mailto:mfisher@tscbank.com)

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## Message from Executive Director Kimberly Steenhoek



### 2024 Dues Renewal

FEA members, have you renewed your membership for this year? 2024 dues renewal notices were emailed to key contacts at each FEA member company in November 2023, and we are currently collecting payments.

If you are a key contact for your company, you have access to the renewal form on FEA's website ([1031.org](http://1031.org)). You can log in to your company profile to view and complete your company's dues renewal.

Thank you to all members who have renewed their company membership for 2024. We appreciate your investment and commitment to the FEA.

If you have any questions about the FEA dues renewal process, please contact Kelly Kipping at [staff@1031.org](mailto:staff@1031.org), or please feel free to email me at [director@1031.org](mailto:director@1031.org).

Federation of Exchange Accommodators  
[www.1031.org](http://www.1031.org)

