BUILDERS ASSOCIATION OF NORTHEAST INDIANA

PROFESSIONAL MEMBERS • PROFESSIONAL RESULTS

The Higher Standard

April 2022

President Letter

Meetings & Events

News and Info

Permit Reports

Together We Build Northeast Indiana
Do Business with a Member!

New Member Welcome

Do you know someone that could benefit from being a member of BANI?!

Feel free to reach out to Lou, Chris or Ian for assistance in explaining the many benefits of BANI and how their involvement not only makes us stronger as an organziation, but helps improve and strenghten the building industry throughout northeast Indiana.

We are always looking for new members, especially those who want to be involved! If you or someone you know would like to get involved in any of our upcoming events (Golf Outing, Parade of Homes, etc.) please reach out to Chris or Ian to see what volunteer opportunities may exist!

Member Shoutout

Thank you to:
Pella Windows
Bob Buescher Homes
Carter Lumber
Home Lumber
Urnest Construction
Four Seasons Designs & Remodeling

Thank you for your companies continued support of our board having your team members particpate!

From the President...

BANI Members,

It feels as though spring may have finally arrived! I am not sure about you, but I have grown rather tired of gray skies, various forms of precipitation, and low temperatures. My wife and I travelled to Columbus, Ohio last weekend, and experienced rain, sleet, snow, hail, and sunshine, all in the first half of the drive. I will gladly welcome some sunshine and warmer temperatures!

We had tremendous response on our 3rd Annual Lego Build-Off Challenge last month! We received nearly 50 entries from kids throughout our region. What an excellent way to reach the future generation and their families, and to introduce them to our industry and Association! Be sure to check out all the entries on our Facebook page. While you are there, be sure to Like and Follow our page to keep up with our current events and news. Congratulations to the winners!

Coming up in June, we are excited to host our Annual Golf Outing on June 8th! We will be at Glendarin Hills Golf Club in Angola this year. This is one of the top courses in our region, so be sure to enter a team soon! We have already been receiving great feedback on participation this year. If you would like to sponsor, please reach out to myself, Chris, Ian, or Jeff Wilson. We would love to have you partner with the Association for this event. It is one of our biggest events of the year, and funds our PAC contribution for the IBA. So, don't let it creep up on you – the entry form is on our website and also in this newsletter!

Finally, membership is the heartbeat of our Association. Without members and without continuing to grow our membership, our Association, and what it can do for our industry, suffers. I encourage everyone to spend some time this month thinking of a business they might be able to recruit as a new member of our Association. Give them a call or shoot them an email with information and an introduction into who we are and what we do. It would be excellent to see our membership roster begin a steady growth pattern this year. To maintain that membership strength, remember to do business with members!

Have a great start to your spring season!

Lou Salge
President, BANI

BUILDERS ASSOCIATION OF NORTHEAST INDIANA

PROFESSIONAL MEMBERS • PROFESSIONAL RESULTS

2022 BOARD MEETINGS

Q1 MEETING
January 11th

Q2 MEETING
April 12th

Q3 MEETING
July 12th

Q4 MEETING
October 11th

2022 EVENTS CALENDAR

FEBRUARY
Legislative Conference (28th)

MARCH
Youth Lego Build-Off Competition (All Month)

JUNE
Golf Outing (8th)

SEPTEMBER
Builder's Parade (9th, 10th, 11th)

OCTOBER
Annual Ball Drop Fundraiser (TBD)

NOVEMBER
Chili Cook-Off (15th)

DECEMBER
Christmas Party (6th)

All members are welcome to attend board meetings to learn more about the association and the association's on-going business!

BUILDERS ASSOCIATION OF NORTHEAST INDIANA

PROFESSIONAL MEMBERS • PROFESSIONAL RESULTS

2022 Officers

Lou Salge - President
Four Seasons Design & Remodeling
Email: lou@craftsman-design.com

Jeff Wilson - Vice President
Bob Buescher Homes
Email: jeff@bobbuescherhomes.com

Chris Delagrange — Secretary
Pella Windows
Email: cdelagrange@pellani.com

Matt Moore - Treasurer
Home Lumber of New Haven
Email: mmoore@homelumberinc.com

2022 Board

Jeff Parks
Carter Lumber
Email: jeff.parks@carterlumber.com

Fred Kreigh
UrNest Construction, LLC
Email: urnestllc@gmail.com

Lou Salge
Four Seasons Design & Remodeling
Email: lou@craftsman-design.com

Chris Delagrange
Pella Windows
Email: cdelagrange@pellani.com

Jeff Wilson
Bob Buescher Homes
Email: jeff@bobbuescherhomes.com

Matt Moore
Home Lumber of New Haven
Email: mmoore@homelumberinc.com

Executive Officers

Ian Garner
Email: ian@ba-ni.com
Cell: 260-316-0280

Chris Evans
Email: chris@ba-ni.com
Cell: 260-668-4973

BUILDERS ASSOCIATION OF NORTHEAST INDIANA

Professional Members ◆ Professional Results

The Glendarin golf club

June 8th, 2022
11:00 a.m.
Lunch and Registration

3333 Glendarin Way, Angola, IN 46703

Annual Golf Outing

Door Prize Donations Needed!

We are in search of door prizes to be given away during dinner! Don't want to shop for a door prize? Send us a donation and we will do the shopping for you! All donors will receive social media recognition and receive recognition in the clubhouse

Team $475

Includes
2 drinks tickets per player
Lunch and Dinner Tickets
Prize Hole Entries

Individual Player: $120
Dinner Only Ticket: $50

Company Name _____

Registration: Individual ($120) _____ Team ($475) _____

Players

1. _____
2. _____
3. _____
4. _____

Sponsorship Level:

_____

Golf Outing Contacts
Ian Garner - ian@ba-ni.com
Chris Evans - chris@ba-ni.com
260-665-8921

2022 Sponsorship Packages

Major Sponsor: $1,200 (4 Available)
Includes team of 4 registration, 1 advantage pass, full color banner with logo, day of event mention during opening remarks, branded giveaway item provided to all golfers. Each member of your team will recieve a polo of their choice from the Pro Shop the day of the event! Logo displayed in all golf carts.

Food & Drinks Sponsor: $850 (1 Available)
Logo printed on all drinks tickets that are given to each golfer, opportunity to setup at a hole and market your business, 2 sets of meal/drink tickets, Signage at the bar, day of event mention during opening remarks. Logo throughout the club house with mentions during openign remarks and meals.

Golf Ball Cannon Sponsorship: $600 (1 Available)
Be the presenting sponsor of this year's golf ball cannon and be setup with the cannon on the course as golfers have the opportunity to launch their shots onto the green!

Hole-in-One Sponsors: $550 (3 available)
Signage at Par 3 Hole-in-One Challenge on Course, opportunity to setup at the hole and market your business, 2 sets of meal/drink tickets. Social media mentions. Sponsor can select from pre-determined grand prize offerings provided by BANI.

Beverage Stand: $400 (1 Available)
Signage on the beverage stand located on the course. Ability to setup table next to stand and promote business. 2 sets of meal/drink tickets

Beverage Carts: $325 (2 Available)
Signage on the beverage cart. 2 sets of meal/drink tickets

Putting Contest Sponsor: $300 (1 Available)
Signage at the putting contest and the ability to setup at the contest and advertise your business.

Advantage Card Sponsor: $250 (1 Available)
Logo printed on advantage cards that are for sale during registration (2 per team). The ability to setup and promote your business in the registration area where the cards will be sold. 2 sets of meal/drink tickets

Prize Hole Sponsor: $200 (7 Available)
The ability to setup at a hole and promote your business, tee marker, logo displayed in the club house.

Tee Sponsor: $150
Tee marker at one hole on the course

September 9th, 10th, 11th

Contact Chris or Ian to Register your Home!
Early Bird Entry Pricing Available
Sponsorships Available

Call or Email for Details!

Priority Issues Affecting Home Builders

During the 2021 Legislative Session, state lawmakers will debate many issues affecting Indiana's home building industry. IBA's Advocacy Team will closely monitor the following priority issues to foster growth in Indiana and to protect our members' ability to provide housing that is safe and affordable for Hoosiers.

Mandated Home Aesthetics

We oppose local mandates on a home's aesthetics.

- *Housing that is safe and affordable is essential to the growth of every community.*
- *Mandating restrictive design elements leads to more costly housing and limits consumer choice.*
- *Healthy housing markets offer a wide range of housing options at various price points.*

Workforce Development

We support workforce development initiatives that promote and advance careers in the construction industry.

- *Construction workforce shortages result in more costly and time-consuming building and infrastructure projects and are detrimental to Indiana's economic growth.*
- *Allocating funding to programs that promote careers in construction and offering career and technical education are essential to address the skilled labor shortage.*
- *The Indiana Builders Association, in partnership with the Indiana Construction Roundtable Foundation, continues to advocate for the continuation and expansion of the Build Your Future Indiana program.*

Natural Gas Bans

We oppose natural gas bans.

- *Nearly 70% of Hoosiers heat their homes with natural gas.*
- *Banning natural gas in residential and commercial buildings will have a negative impact on the economy, families, and small businesses and is a costly, inefficient means to achieve desired climate goals.*
- *Mandated electrification takes away choice and raises prices for all customers.*

Isolated Wetlands

We oppose state regulation of isolated wetlands that are more stringent than current federal regulations.

- *Water is regulated and protected through a variety of federal, state, and local laws and regulations, as well as through the actions and initiatives of the regulated community, organizations and citizens.*
- *The Navigable Waters Protection Rule, which became effective on June 22, 2020, clarifies that federal jurisdiction of wetlands does not include isolated wetlands or ephemeral streams.*
- *Eliminating the state regulations on certain isolated wetlands provides regulatory relief for developers and property owners.*

Regulations account for nearly **25%** of price of new single-family home.

For every **$1,000** price increase, **4,768** households are priced out of the market in Indiana.

IBA takes an active role in the following issues impacting home builders:

Business Regulation
- Economic Development
- Impact Fees
- Foreclosure Issues
- Homeowners Associations
- Contractor Licensing
- Home Inspectors
- Mechanic's Lien
- Home Warranties
- Performance & Maintenance Bonds

Taxation
- Model/ Speculative Home Exemption
- TIF Districts
- Historic Preservation Tax Credit

Construction Codes & Standards
- Statewide Building Codes
- Product Mandates
- Permit & Inspection Fees
- Energy Efficiency
- Fire Sprinklers

Insurance
- Worker's Compensation
- Medical Insurance
- Title Insurance

Labor
- Workforce Training Programs
- Employee Classification
- Unemployment Insurance Trust Fund

Land Development
- Private Property Rights
- Eminent Domain
- Planning & Zoning
- Complete Streets

Energy & Environment
- Onsite Sewage Systems
- Combined Sewer Overflows
- Mold Remediation
- No More Stringent Than Corresponding Federal Provisions
- Wetland Mitigation
- Lead Paint
- Radon-resistant Construction
- Water/Sewer Infrastructure

Home Lumber

Home Building Increasingly Shifting to Rural and Small Counties

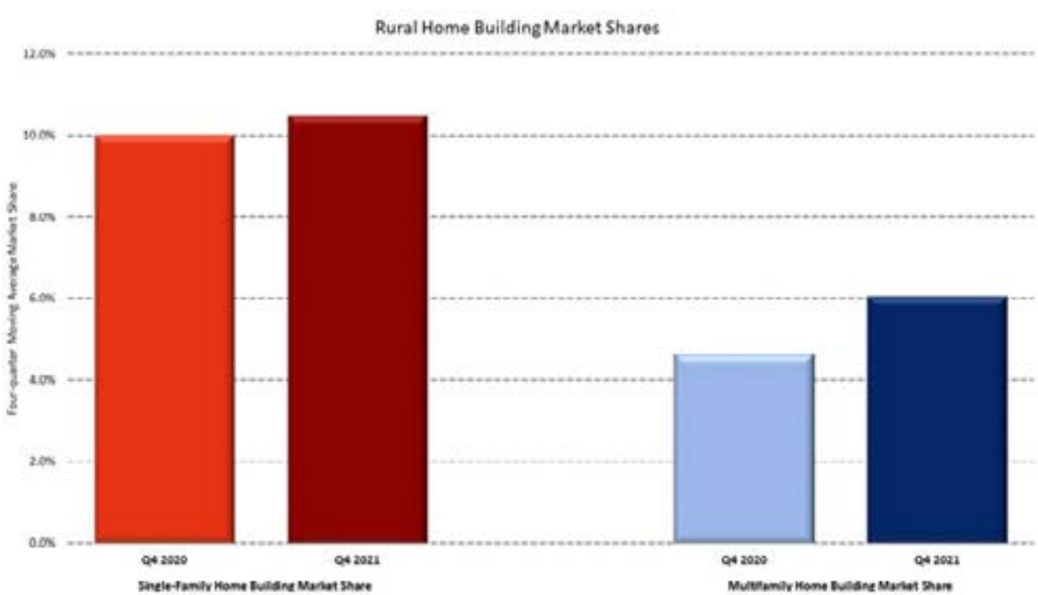
The market share of single-family and multifamily homes built in rural markets increased over the past year, and the growth seems to be accelerating.

According to NAHB's Home Building Geography Index (HBGI), 10.5% of all single-family homes built in Q4 2021 were built in rural areas, up from 10% in Q4 2020. In addition, 6% of multifamily units were built in rural areas compared to just 4.1% a year ago.

In the HBGI, "rural areas" are defined as "micro counties" and "non-metro/micro counties" designations by the U.S. Census Bureau, the source of the data. In Q4 2021, those counties accounted for about 14% of the U.S. population but the share of home building was 16.5%.

Evolving market conditions were primarily responsible for the market share gains. While the most acute effects of pandemic are waning, a large number of home buyers continue to look outside large metro areas for their homes. An historic shortage of buildable lots is also prompting builders and developers to look further afield for places to build their communities.

The growth over the last year could accelerate, as multifamily permits were up over 90% year-over-year in rural counties in Q4 2021.



Indiana Builders Association
Value of Membership
at a glance

Savings, Discounts and Rebate Programs Available only to IBA Members

COMPANY	PRODUCT	INFO
Member Rebate Program	Rewards builders and remodlers for using any of the 50+ participating manufacturers.	hbarebates.com/iba.html
Speedway Superfleet Fueling Program	Earn rebates on fuel at thousands of Speedway locations when you use your Super-Fleet MasterCard.	superfleet.net
National Purchasing Partner	Offers discounts on products and services including Verizon, office supplies, tech devices and more.	mynpp.com
Great American Insurance Group	Offers builder's risk insurance for projects ranging from a single custom home to a subdivision.	bit.ly/2SokHqB
Snazzy Traveler	Free access to savings on hotels, cars and cruises with no blackout dates or travel restrictions.	snazzytraveler.com
Quality Builders Warranty	Get a home warranty program that holds its members to the highest standards, limits your overall liability, and lets you join a network of some of the best builders in the country.	qbwc.com
Thurston Springer	This 401K program offers employees a quality retirement program at a competitive cost that ensures they are ready for retirement.	bit.ly/2w9fX0r
Indiana Employers Trust	Members have the opportunity to choose a high-quality, affordable group health care plan administered by Anthem.	loganlavellehunt.com/associations/home-builders-indiana
Logan Lavelle Hunt & The DeHayes Group	Full-service insurance agencies that handle any insurance or financial need that may arise.	loganlavellehunt.com/business-insurance
Small Business Growth Partners	Achieve success by providing them with a one of a kind Business Plan of Action that isn't available to the general public.	smallbusinessgrowthpartners.com

Members Save Millions
Start saving at **nahb.org/savings**

NAHB

Contact Us
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Eye On Housing

National Association of Home Builders Discusses Economics and Housing Policy

Building Materials Prices Rise Further

According to the latest Producer Price Index (PPI) report released today by the Bureau of Labor Statistics, the prices of goods used in residential construction ex-energy (not seasonally adjusted) climbed 1.4% in March, following an upwardly revised increase of 2.2% in February and 4.1% in January. This adds up to an 8% jump in building materials prices since the start of 2022. Year-over-year, building materials prices increased 20.4% and have risen 33% since the start of the pandemic.

The price index of services inputs to residential construction registered even steeper increases, rising 3.2% in March, 5.1% in February, and 6.2% in January. As a result, the price index of services used in home building (including trade services, transportation and warehousing) went up 15.2% since the start of the year. Year-over-year, the index increased 18.5%. Counting since the start of the pandemic, services prices are now 39% higher.

The PPI for softwood lumber (seasonally adjusted) increased 6% in March following a 2.6% increase in February and 25.6% jump in January. As a result, the index increased 36.7% over the first three months of 2022. Since reaching its most recent trough in September 2021, prices have almost doubled, rising 90.4%.

In contrast with the overall ongoing building materials price increases, steel mill products prices (NSA) declined 4.9% in March, the third consecutive monthly decrease after record-breaking increases over the prior 15 months. While the first three months of 2022 have been good months for the cost of derivative steel products, the price index more than doubled since the start of the pandemic.

The PPI for ready-mix concrete (RMC, SA) came down 0.6% in March but remains elevated after climbing relentlessly over the prior 13 months. It is 9% higher compared to the January 2021 reading.

The PPI for gypsum products (SA) increased 1.6% in March. Year-over-year, gypsum products prices are 20.8% higher.

Click here to see the graphs from this article

Steuben County Permit Report

2022 Building Permits (March)

Owners	Project Address	Constructing	Value	Contractor
Sorge Randy T	1375 Ln 221 Hamilton Lk	40 x 48 pole barn	$40,000.00	JAGUAR CONSTRUCTION
Hart Alexandria	675 W Easy St	modular on crawl w/ att'd garage	$200,000.00	Owner/Builder
Antrup Darrel E & Tammy	114 E Toledo St	repair exterior wall/redo awning	$5,000.00	C & J RENOVATIONS LLC
David Swartz	1300 S 600 W	32 x 48 pole barn	$45,000.00	Owner/Builder
WKR Properties LLC	1600 Ln 105 Lk James	boathouse renovation	$50,000.00	LENGACHER BROTHERS
Star Homes Inc	126 Ln 151A Hamilton Hills	2 story home on slab w/ att'd garage	$225,000.00	STAR HOMES
Star Homes Inc	128 Ln 151A Hamilton Hills	2 story home on slab w/ att'd garage	$225,000.00	STAR HOMES
Strasser Erick	7395 E St Rd 120	2 story home on slab w/ att'd garage	$401,000.00	STAR HOMES
Flegal, Tom	1920 Ln 120 Hamilton Lk	interior remodel	$156,721.00	STAR HOMES
Star Homes Inc	102 Ln 151A Hamilton Hills	2 story home on slab w/ att'd garage	$225,000.00	STAR HOMES
Star Homes Inc	104 Ln 151A Hamilton Hills	2 story home on slab w/ att'd garage	$225,000.00	STAR HOMES
VanGordon Daniel	2385 W Orland Rd #B-33 (lot 27)	30 x 48 garage	$92,000.00	Owner/Builder
VanGordon Daniel	2385 W Orland Rd #B-25 (lot 31)	30 x 48 garage	$87,000.00	Owner/Builder
VanGordon Daniel	2385 W Orland Rd #C-35 (lot 78)	30 x 48 garage	$92,000.00	Owner/Builder
Perkins, Kurt & Clarissa	8920 W 700 S	att-d 24 x 32 garage	$9,000.00	Owner/Builder
Jeremy & Rebekah Cronkhite	3820 N 486 W	30 x 65 pole barn	$38,000.00	AERS CONSTRUCTION
Fox Timothy	5415 W Kimble Rd	16 x 24 garage addition	$24,000.00	N.G. MICHAEL
Hill, Todd	195 Ln 101 Ball Lk	16 x 39 accessory bldg	$25,000.00	Owner/Builder
German Lucas	695 N Flint Rd	56 x 32 pole barn w/ porch	$40,000.00	Owner/Builder
Archbold Christopher	160 Ln 880 Snow Lk	27 x 30 att'd garage	$100,000.00	Schwartz Enterprises
Kenneth & Janice Herman	75 Arapaho Pass	1 story home on bsmt w/ att'd garage	$350,000.00	A & D SPECS INC.
Grote Adam Matthew	240 S St Rd 327	24 x 48 pole barn	$20,000.00	Owner/Builder
Fugate Jeremy	2400 Anna Ct	54 x 48 pole barn	$150,000.00	TODD ALDRICH
Fish Living Trust 2014	560 Ln 150 Little Otter Lk	22 x 12 deck	$30,000.00	FOUR SEASONS DESIGN
Spake Richard & Karen J	220 Ln 440 Lk James	foundation repair	$50,150.00	A & M Home Services Inc
Gibbeny Robert	3385 S 325 W	26 x 30 pole barn w/ 8 x 26 porch	$24,900.00	Myers Construction
Brown Eric	10 Penny Court	2 - 12 x 12 deck roofs	$7,000.00	TAGTMEYER BUILDERS INC
Tomlin, Michelle	7890 N 1000 W	10 x 16 room addition	$25,000.00	INTEGRITY RESTORATION
Bacon, Tonia	7800 S Miller St	new sectional on crawl	$100,000.00	Owner/Builder
Rinehart Jerry L & Tracy A	1550 St Rd 4	80 x 120 pole barn	$160,000.00	NORM'S CONSTRUCTION
Anstett Robert L & Sandra K	715 E Feather Valley Rd	12 x 16 sunroom	$10,000.00	GLORY LLC
Adams, Richard & Lisa	660 Ln 105 Lk James	interior remodel	$126,000.00	BOB BUESCHER HOMES
Crooked Lake Investments	10 Ln 274 Crooked Lk	garage addition	$20,000.00	REINHOLD
Smith Henry L & Karen J	2980 E Shaughniss Rd	24 x 32 pole barn	$13,620.00	Myers Construction
Shuford Thomas G	3710 W Shady Side Rd	interior remodel - fire damage	$260,000.00	Restoration 1 of Fort Wayne
Portner, Hunter & Haley	6345 S Meridian Rd	1 story home on bsmt w/ att'd garage	$355,828.00	GRANITE RIDGE BUILDERS
O'Malley Family Trust (The)	105 Ln 283 Hamilton Lk	6 x 18 deck	$2,000.00	Owner/Builder
Winn Nicholas	500 Ln 105 Lk James	deck	$22,000.00	Owner/Builder
Mastain Holdings LLC	815 Ln 150 #2 Hamilton Lk	15 x 15 deck	$2,100.00	Owner/Builder
Clarks Landing Co-Operative	215 Ln 101A Hamilton Lk Lot 3	12 x 24 deck	$550.00	Owner/Builder
Culler Reid H & Heather T	6905 S St Rd 327	2 story home on existing bsmt w/ att'd garage	$615,000.00	Owner/Builder
Budd, Jeff	7790 S Water St	14 x 20 lean to	$11,000.00	MARTIN CONSTRUCTION
Conrad Kevin J	280 W 700 S	1 story home on slab w/ att'd garage	$500,000.00	Owner/Builder
Tim & Christina Rayl	7350 E 750 N	att'd garage w/ living above; interior remodel	$290,000.00	Principle Builders LLC
Ayers Robert	1270 W Main St	30 x 40 barn	$40,000.00	M & C Construction Group
Ray Kathy Ann	35 Ln 750 Snow Lk	3 season room	$58,000.00	WA Zimmer Co.
Miller Matthew	20 Ln 890B Snow Lk	porch & breezeway	$22,000.00	Owner/Builder
Platter, Guy	8380 E 300 S	20 x 24 pole barn w/ 8 x 24 lean to	$28,000.00	Myers Construction
Ashbrook Lisa	95 Ln 101 Long Beach Lk	30 x 44 garage w/ breezeway	$44,000.00	Myers Construction
Fredrick, Todd	6291 S West Lk Gage Dr	35 x 58 garage w/ 8 x 19 porch	$80,000.00	VAN GORDON
Rardin Franklin	3150 W Sycamore Beach Rd	30 x 40 garage	$87,000.00	VAN GORDON
Hufnagle Jeffrey Lamar	200 E Hardy St	2 story home on crawl	$65,000.00	Owner/Builder
VanGordon Construction	2475 E 100 N	1 story home on slab w/ att'd garage	$475,000.00	VAN GORDON
Kaufmann Kerry	3720 W Shady Side Rd	2 story addition on bsmt; interior remodel	$650,000.00	Owner/Builder
Brandenburg, James	375 Ln 650C Snow Lk	L-shaped deck	$7,773.00	Owner/Builder
Shirley Bryan	175 Ln 370B Jimmerson Lk	40 x 48 att'd garage	$72,000.00	Owner/Builder
Kyle Travis	181 S 900 W	24 x 32 pole barn	$14,000.00	Owner/Builder
BSP Rentals LLC	7450 S Homestead Dr #31	32 x 48 pole barn	$39,000.00	Myers Construction
Terrance Jr & Karese Kitch	1920 Ln 150 Hamilton Lk	interior remodel	$200,000.00	EAGLE CONTRACTING INC
Marshall John	3320 W Shady Side Rd	2 story home on bsmt w/ att'd garage	$676,000.00	MBN Properties LLC
Wills, Michael & Susan	280 Ln 101 Lake Woods	6 x 42 deck expansion; porch	$60,000.00	ALAN FLEEK HOME Rumsey
Todd C & Barbara W H/W	432 Point Park Dr	rebuild/enlarge deck	$30,000.00	KASOTA CONTRACTING
Boyles John W & Dixie	60 Ln 201 BB Lk George	2 story home on crawl w/ att'd garage	$500,000.00	VAN GORDON

Noble County Permit Report

Noble County Building Department

2090 N. State Road 9, Suite A
Albion, IN 46701
Phone #: (260) 636-2215
Fax #: (260) 636-6957

2022 BUILDING PERMITS ISSUED
MARCH

CURRENT	YEAR TO DATE	CATEGORY	CURRENT	YEAR TO DATE
6	11	NEW HOMES	2,465,000	3,666,000
0	0	MANUFACTURED HOMES	0	0
1	3	RESIDENTIAL ADDITIONS	119,000	299,000
7	13	GARAGES	283,511	457,711
0	1	INDUSTRIAL / BUSINESS	0	300,000
7	14	AGRICULTURAL	639,510	862,510
17	31	OTHER	360,575	852,465
38	**73**	**TOTAL**	**3,867,596**	**6,437,686**

BOB BUESCHER
HOMES
EST. 1977