

Home Builders

ASSOCIATION OF THE SIOUX EMPIRE

HBA NEWS

The magazine of the Home Builders Association of the Sioux Empire

www.hbasiouxempire.com

August 2007

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Membership Meeting

Tuesday, August 21
Westward Ho Country Club

6:00pm - Social Hour

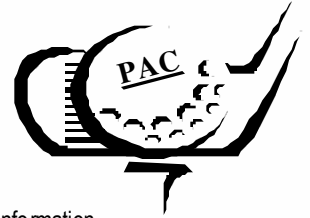
7:00pm - Dinner

8:00pm - *Program

* PAC Golf Outing Team Auction
will also take place on this night.

PAC Golf

Wednesday, August 22
Bakker Crossing



See page 3 for more information.



Showcase Remodeler Registration Reception

August 8 at 4:00pm

See page 11 for more details.

2008 Poker Run

Saturday, September 29

Beginning at 8:00am.

Starting at HBASE office

If your business would like to be a host location or you'd just like to be a participant, see page 17 for more information.

MISSION STATEMENT

The mission of the Home Builders Association of the Sioux Empire is to provide for the advancement of the community and building industry. HBASE serves and represents our members who are affiliated with the building and remodeling industry in the Sioux Empire. HBASE promotes home ownership and quality housing through positive relationships between our members and the community.

The Association provides members opportunities to enhance professionalism through communication, educational opportunities and social activities. HBASE, chartered in 1956, is affiliated with both its State and National Associations.



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 www.hbasioxempire.com info@hbasioxempire.com
 Phone (605) 361-8322 / Fax (605) 361-8329

2007 HBASE STAFF
 Cindy Sheehan - Executive Vice-President
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 Kristie Brunick - Membership Director
 Lisa Ottmar - Public Relations Director
 Todd Anawski - Government Affairs & Education Director
 Cathy Wiese - Office Assistant
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 Past Pres., Randy Bruner, Bruner Construction

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 Building & Grounds_Tor Sorlien, Sorlien Electric
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 Education_Tom Hines, Frisbee's
 Home Show_Randy Bruner, Bruner Construction
 Home Builders Care Foundation_Marcie Pirlet, Frisbee's
 Legislation_Herman Otten, Otten Construction
 Local Gov't Affairs Committee_Paul Kirkwold, Kirkwold Homes
 Membership Committee_Candi Bartels, Deerfield Bank
 Ambassador Membership Sub Committee_Sherry Lura, Michels
 Communication
 Parade of Homes_Doug Allen, Allen Homes
 PAC Golf Calcutta Committee_Russ Pies, UBC
 Political Action (SEFAH)_Paul Nelsen, Nelsen Construction
 Public Relations_Dave Kelly, CoTrust Mortgage
 Repair Affair Sub Committee_Jack Peterson, Advanced Insulation
 Sponsorship Committee_Gary Harr, G & D Harr Construction
 2008 Street of Dreams_Gregg Lebert, Lebert Construction

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 Vice-Chair - Jarrod Smart, Jarrod Smart Constr Co
 Secretary/Treasurer - Bruce Schroeder, Frisbee's
 Board Liaison - Bryan Wiseman, Bryan Wiseman Gen Con
 Past Chair- Don Lueders, Northwest Concrete Cutting

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 Roy Edwards, Component Manufacturing
 Terry Konechne, Konechne Building
 Paul Nelsen, Paul Nelsen Construction
 Tim Jorgensen, Sioux Marble
 Ron Sundvold, Express Handymen Services
 Paul Rowenhorst, Handymen Matters
 Brad Weber, Weber Construction

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 Public Relations & Advertising - Bruce Schroeder/Vice-Chair - Terry Konechne
 Education & Programs - Jarrod Smart/Vice-Chair - Joel Buwalda
 Showcase of Remodeled Homes_Terry Konechne, CGR, CGB, Konechne Building



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By **Steve Van Buskirk**,
Van Buskirk Companies

Consider the benefit of affordable housing in our community...

Most people would agree that it is important to have a place to live. But how do we purchase and provide for good quality affordable housing? We shop around and try to get the best quality and value that a family or business can afford. So what happens when you can't get the value that you are looking for? Personally I shop until I find my value or don't do anything.

The community of Sioux Falls recognizes the benefit of quality of life projects such as parks, pools, theaters, arts centers, farmers markets, libraries, etc. and we seem to be willing to pay the cost of those things through bond issues and sales tax dollars. Those quality of life issues are wonderful, but it creates higher housing costs by not dedicating those same dollars to new infrastructure.

By prioritizing quality of life issues the community has created a vacuum of dollars that need to be filled with reim-

bursable expenses from the housing market. One recent proposal would be for the home building industry to pay for water main oversizing in streets like Louise Avenue by purchasing a water meter for an additional \$1000 for your new home. I do not believe that this extra \$1000 dollars to the cost of a house will mean that new housing is completely unaffordable in the city of Sioux Falls. But I do know that it makes housing less affordable, and in some segments of the market it will price buyers right out of a new house.

This leaves home builders and buyers with a couple of options. First, shop in other close communities like Brandon, Harrisburg, Tea, Crooks, Dell Rapids and Lennox where the fees have not risen as high. Second, ask the hard questions of our policy makers when they are interested in building the newest and brightest public project what the effect of this will be on the price of housing.

There is a balance between the quality of life public projects and providing affordable housing. We need to continually remind our community that home building is an important component of the growth of the city, the region and the state and we need to carefully consider how much burden we place on new housing.

If you are interested in this subject we are now running combined meetings of the Local Government Affairs Committee and the Developers Committee. We are working with the city staff to create a financing master plan for infrastructure in the city. This is an ambitious goal and your help would be welcome.

An interesting article from NAHB can be viewed at www.nbnnews.com/NBN/issues/2007-07-09/Front+Page/3.html. This will help you understand where poor planning can lead an industry.

Please contact our Government Affairs Director Todd Anawski for details or see page 6 in this newsletter.

NAHB Victory in Supreme Court

NAHB v. Defenders of Wildlife is NAHB's first case as a named party before the U.S. Supreme Court. It all began in 2003, when NAHB intervened in a case brought by environmentalists to stop the Environmental Protection Agency (EPA) from delegating Clean Water Act permitting to the state of Arizona.

This type of delegation of a federal permit program to the states is not new – it streamlines the permit process and avoids lengthy delays while, at the same time, ensuring that both state and federal environmental protections are taken into account. In this instance, the Defenders of Wildlife argued that the EPA could not delegate permitting programs without undergoing endangered species consultation with the Fish & Wildlife Service.

Their lawsuit had the potential of putting NAHB members through months of unnecessary consultations and red tape with a dollar cost that would have been astronomical.

Defenders of Wildlife won in the Ninth Circuit Court of Appeals. That court effectively imposed an endangered species consultation obligation for every instance that one of our Arizona members needed a stormwater discharge permit. NAHB, along with the HBAs of Central and Southern Arizona, asked the Supreme Court to review the case. Because NAHB was an intervener in the lawsuit, we

Continued on page 4...

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HBASE General Membership Meeting

Tuesday, August 21
Westward Ho Country Club

6:00pm - Social Hour

7:00pm - Dinner

8:00pm - Program and Team Auction

(Bring a personal check payable to
Sioux Empire Friends of Affordable Housing)

Teams are drawn based on handicaps. Players will be notified of their teams prior to the Membership Meeting.

18th Annual PAC Golf Tournament

Wednesday, Aug 22
Bakker Crossing

9:00am - 10:00am - Registration

(Come early for team photos
sponsored by Boen & Associates)

10:00am - Team Captain Meeting

10:30am - Shotgun Start

(teams must be at their holes and ready)

Rules:

1. Team advances to best shot
2. At least five drives of Team Captain and three of each other team member must be used

ATTN Members:



You have until Thursday, August 9 to register to play in the PAC Golf Outing. The cost is **\$100/person**. Fee covers HBA membership meeting, registration, driving range balls, green fees, skins game, lunch/drinks and carts. Limited registration to 108 golfers only!

Sponsors are needed for refreshments & door prizes.

Volunteers are also needed to work at the PAC Golf Outing.

Prizes:

Individual and Team prizes will be given by hole sponsors. Special prizes will also be awarded.

Cancellation Policy:

If a golfer cancels after August 10 and prior to 48 hours before the golf day (Aug. 22) HBASE will reimburse the registration fee only if we find a substitute. If a golfer cancels within 48 hours of the golf day, the golfer will forfeit his/her registration fee.

RSVP to Attend the August 21 Membership Meeting
(PAC Auction Night)

Cost for Non-Golfers:
\$17 with Reservation
\$20 without Reservation

To RSVP please call the HBASE office at 361-8322 or fax this page to 361-8329 by Friday, August 17.

No Cost for PAC Golfers:
Price included with golf registration

Name _____

Company _____

Attending Membership Meeting _____

Please RSVP! HBASE Policy: If you do not cancel within 24 hours of the meeting you will be billed.





By Arthur Kriens,
Kriens Construction,
Remodeling
Council Chairman

The Remodeling Council has created a way for you as HBASE members to get your remodeling questions answered.

Whether you're looking for a building related reference or just an interesting or strange story about a remodeling job, feel free to submit your question to the HBASE office.

Once the question has been submitted, the Remodeling Council will address your question as time allows at the next meeting.

From remodeling to the construction industry to business in general, feel free to ask them your professional questions.

It's a great way for the council members to bounce ideas off of each other. It may just turn out to be a learning experience for everyone.



Submit your remodeling questions to:

info@hbasioxempire.com

Remember: There is No Remodeling Council Meeting in August...

But don't forget the picnic!

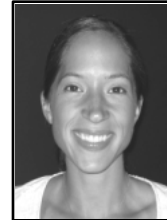
13TH Annual Remodeling Council Picnic

Thursday, August 16, 2007
Thunder Road Amusement Park
6:00 pm

Burgers & brats, beans & chips will be served. Cost is \$5 per person (*families are invited*). Prospective RC members are free. T-shirts, gift certificates and cash prizes to be given away!

MINI GOLF ~ GO CARTS
FOOD ~ DRINKS (no alcohol)

Please RSVP by Friday, August 10, 2007 to the HBASE office at 361-8322!



Remodeling Council Highlight

Angi Allen
Ferguson Bath, Kitchen and Lighting Gallery

Angi Allen has been with Ferguson Bath, Kitchen and Lighting Gallery for five years and currently serves as showroom manager and consultant.

Ferguson's has been in operation nationwide for 55 years and in the Sioux Empire area for one year. Their specialty is showroom sales and training. Their motto is: "It's not business, it's personal." One of the hottest new trends at Ferguson's is decorative vessels and bathroom furniture.

Angi became active in the HBASE in 2006 and has been involved in the Showcase of Remolded Homes Committee as well as a Repair Affair volunteer. She feels being an Remodeling Council member has allowed her to meet new people and participate in many different events.

Angi is married to husband, Eric, who is the outside salesman for Ferguson's. In her free time, she enjoys traveling, photography and being outdoors.

Her greatest accomplishment was completing a half marathon. Her secret to success is to "work hard, play hard."

Continued from page 2...

needed to persuade the EPA and the Department of Justice to also petition the Supreme Court to hear our case. Convincing the Supreme Court to take a case is no easy task – the Court accepts less than 1% of the petitions it receives each year, and the odds are roughly 1 in 2,000. When our case was accepted, it marked the first time in history that NAHB would appear before the Supreme Court in one of our own cases.

All of our efforts paid off when the highest court in the land reversed the Ninth Circuit and decided that EPA did not have to engage in an ESA consultation in transferring the CWA program to Arizona. The bottom line is that we won on all counts. This is a tremendous victory for NAHB, our associations in Arizona, and members nationwide.

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Sun	Mon	Tue	Wed	Thu	Fri	Sat
August			1 8:30am, IRAB, Water Purification Plant 11:30am - 3:00pm, Golf Outing, Spring Creek	2 11:30am, Street of Dreams Committee, HBA 4:00pm, Membership Ambassador Committee, Nutty's North 5:00pm, New Member Social, Nutty's North	3	4 Home Ideas TV airs 10:00am KELO 10:30am KCPO 6:00pm KTIW
5 Home Ideas TV airs 8:00am KSFY 9:00am KTTW 10:30am UT	6	7 9:00am, Parade Map Subcommittee, HBASE Noon, Membership Committee, HBASE 4:00pm, Parade Feature Home Subcommittee, HBASE	8 8:30am, Alternative Finance of Infrastructure, Carnegie Hall 4:00pm, Showcase of Remodeled Homes Reception/Registration	9	10 4:00pm, Parade Signs Sub-Committee Mtg., HBASE	11 Home Ideas TV airs 10:00am KELO 10:30am KCPO 6:00pm KTIW
12 Home Ideas TV airs 8:00am KSFY 9:00am KTTW 10:30am UT	13 Noon, Sponsorship Committee, HBASE	14 Noon, Public Relations Committee, HBASE 4:00pm, PAC Golf Team Split, HBASE	15 8:30am, IRAB, Water Purification Plant 11:30am, Board Meeting, HBASE 4:00pm, Builder's Forum Wrap-Up, CJCalkway's	16 6:00pm, Remodeling Council Picnic, Thunder Road	17	18 Home Ideas TV airs 10:00am KELO 10:30am KCPO 6:00pm KTIW
19 Home Ideas TV airs 8:00am KSFY 9:00am KTTW 10:30am UT	20	21 5:00pm, Education Committee, WWHO 6:00pm, PAC Calcutta/Membership Mt., WWHO	22 PAC Golf Outing, Baker Crossing	23 4:00pm, Showcase of Remodeled Homes Committee, HBASE	24	25 Home Ideas TV airs 10:00am KELO 10:30am KCPO 6:00pm KTIW
26 Home Ideas TV airs 8:00am KSFY 9:00am KTTW 10:30am UT	27	28 4:00pm, Parade Committee, HBASE	29 4:00pm, Associate's Committee, Thmers	30	31	

Sun	Mon	Tue	Wed	Thu	Fri	Sat
September						1 Home Ideas TV airs 10:00am KELO 10:30am KCPO 6:00pm KTIW
2 Home Ideas TV airs 8:00am KSFY 9:00am KTTW 10:30am UT	3 Labor Day, Office Closed	4	5 8:30am, IRAB, Water Purification Plant Noon, Remodeling Council, HBASE	6 4:00pm Membership Ambassador Committee, Nutty's North	7	8 Home Ideas TV airs 10:00am KELO 10:30am KCPO 6:00pm KTIW
NAHB Fall Board—Seattle, WA						
9 Home Ideas TV airs 8:00am KSFY 9:00am KTTW 10:30am UT	10 10:00am, Dakota Dunes Golf, Dakota Dunes	11 Noon, Membership Committee, HBASE	12 4:00pm, Associate's Committee, Tanners	13	14	15 Home Ideas TV airs 10:00am KELO 10:30am KCPO 6:00pm KTIW
Fall Parade of Homes						
16 Home Ideas TV airs 8:00am KSFY 9:00am KTTW 10:30am UT	17	18 Noon, Public Relations Committee, HBASE 4:00pm, Education Committee, HBASE	19 8:30am, IRAB, Water Purification Plant 11:30am, Board Meeting, HBASE	20	21	22 Home Ideas TV airs 10:00am KELO 10:30am KCPO 6:00pm KTIW
Fall Parade of Homes						
23 Home Ideas TV airs 8:00am KSFY 9:00am KTTW 10:30am UT	24	25 4:00pm, Showcase of Remodeled Homes Committee, HBASE	26	27 5:30pm, Membership Orientation, WWHO 6:00pm Membership Meeting, WWHO	28	29 8:00am-1:00pm Poker Run Home Ideas TV airs 10:00am KELO 10:30am KCPO 6:00pm KTIW

Local Government Affairs Update

The HBASE encourages its members to be informed and involved in policy discussions impacting our industry. Recently, the HBASE began distributing weekly email communications to members attending the Infrastructure Review Advisory Board (IRAB) and its related subcommittees as a way to continue policy discussions being generated in those meetings. If you would like to volunteer to serve on a committee, or receive the Local Government Affairs Weekly Email, please contact the HBASE office at 361-8322.

Infrastructure Review Advisory Board

The July 18 IRAB meeting was cancelled due to scheduling conflicts. There has been no announced date for the next IRAB meeting. Because of the 4th of July Holiday, there was no IRAB held on July 4. At the previous June 20th IRAB meeting, handouts were presented on the SD 100 Access Plan. Voting members approved a motion to support the SD 100 Access Plan. The City of Lincoln, Nebraska's Policy on Temporary Pump Stations & Force Mains was reviewed. There was consensus to form a working subcommittee to review lift station policy. Other subcom-

mittees on topics such as access standards, development agreements, transition policy and the XPSWIM computer software program are expected to be discussed at the next meeting.

Alternative Finance of Infrastructure

At its last meeting on June 27th, the committee continued discussions on the water meter fee study. The Home Builders Association stated its desire to work with the City in finding fair solutions to financing infrastructure but was opposed to the meter fee noting that such fees are simply passed onto new homeowners. An option discussed was to base a water meter fee on value of building permits with a sliding scale. Another option involved a tier approach system which would include a per acre fee and meter set fee. City staff will review options on the tier approach at the next meeting. In conjunction with arterial projects, the City will be conducting a Development Fee Study.

Temporary Lift Station Policy

At the July 11 and 16 meetings, the committee reviewed maps and data to determine tiers of land and sewer readiness. Some of the initial information indicates

there is plenty of land that can be developed. The group is following policy developed by the City of Lincoln, NE, to develop a lift station policy for Sioux Falls.

Erosion Control

On July 11th, HBA initiated an informational meeting with city staff regarding the Minor Impact Construction Sites (MICS) Program. The City had set a final regulatory implementation deadline of Oct. 1, 2007. As a result of discussions with the City, the MICS implementation deadline has been extended until Jan. 1, 2008. The City will be providing additional information to developers and builders through educational outreach opportunities in the months ahead.

Thank You...

The HBASE wishes to thank the following individuals for volunteering to serve on the above committees: Pat Beckman, Todd Boots, Kim Buell, Paul Fick, Gary Harr, Joel Ingle, Clayton Jamison, Paul Kirkwold, Perry Kolb, Bob Litz, Cindy Monnin, Jan Mulenburg, Chuck Point, Rich Schwanke, Nate Stencil, Justin Teunissen, Steve Van Buskirk, Bruce Wilsey & Larry Yetman.



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