

# Let's Level

The Wausau Area Builders Association chartered in 1967 and affiliated with the Wisconsin Builders Association and National Association of Home Builders, is a professional non-profit trade association. Serving the community, we represent the interests and concerns of the customer, building trades, industry suppliers, and all facets of the building industry.

## Upcoming WABA Events

**Dec 15**  
**WABA Bowling @ Days Bowl-A-Dome, 5:30-7:30pm**

**Jan 20**  
**Membership Meeting Dinner**

**Jan 21**  
**WBA- Member Meeting Day & President Installation Dinner (WABA Member, Cory Sillars, becoming President!)**



## Welcome!

**New Members**  
Green Valley Septic

**Renewing Members**  
ABC Supply  
Focus on Energy  
Robert Ross Construction  
Mad City Home Improvement  
Stone Innovations  
Sound World LLC  
TLD Construction



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## Letter from the President

Hello and welcome to the holiday season!

I feel like I say it every year but I truly can't believe how quickly this year has gone by.

It was so great to see so many of you at our election night on November 17th at Ferguson. Ted and his staff are always such amazing hosts. Thanks for having us again this year. It was good to be back! As you will see, that evening we elected some new folks to be your leadership for 2022. I personally am really looking forward to being part of this new group and seeing the ideas everyone brings to the table.

Since this will sadly be my last newsletter message as Wausau Area Builders Association President, I just wanted to take a second to say thanks. All of the board members, officers and committee chairs that have led our Association over the last two years have been absolutely amazing, especially considering all of the challenges our world faced. Thank you for all of your effort and the dedication to our group.

To all of our members, thank you for sticking with us through the challenging times. Without being able to gather in person it is easy to become distant. However, we stuck together and did what we could remotely to stay in touch.

Lastly, I owe a massive thank you to Cara our Association Manager. Without her I would not have been able to get through the last two years. Thank you for all of your amazing ideas, continued reminders and always keeping me organized. We are lucky to have you!

I truly wish all of you a very Merry Christmas. Hopefully you spend it creating life long memories with friends and family.

Take care and God bless!

Alex Forer  
2021 WABA President

## 2021 Associate & Builder Member Of the Year

Do you know someone that should be considered? Let  
Cara or a current WABA Board Member know!

### 2021 Wausau Area Builders Association Board of Directors

President - Alex Forer, Larry Meyer Construction

Vice President - Keith Koenig, Kolbe & Kolbe Millwork

Secretary - Deann Zobrak, Runkel Abstract & Title

Treasurer - Kyle VanOrder, Woodstock Flooring & Design Center

Past President - Russ Utech, Russ Utech Insurance

Directors Thru 2021 - Sam McLellan, Rachelle Cota, Ashley Dupuis-Bohman

Directors Thru 2022 - Kevin Porter, Jeremy Voigt, Aaron Beyer

Directors Thru 2023 - Scott Dombeck, Seth Jozwiak, Tara Parks

State Representative(WBA)- Seth Jozwiak, Jeremy Voigt, Kevin Porter

National Representative (NAHB) - Alex Forer

### Committee Chairmen:

By-Laws - Sid Sorensen

Events - Ashley Dupuis-Bohman

Finance - Kyle VanOrder

Home Show - Kyle VanOrder / Rachelle Cota

Building Youth into Builders - Roger Lang

Legislative - Cory Sillars

Marketing - Tara Parks

Membership - Kevin Schemenaur

Nominations - Russ Utech

Parade of Homes - Travis Hoerman / Sam McLellen

Personnel - Kyle VanOrder

Scholarship - Cory Sillars

Silent Auction - Amber Gober

Golf - Phil Pesanka

Social - Ashley Dupuis-Bohman

# Your 2022 WABA Board of Directors!



## 2022 WABA Board of Directors



### President

Kyle VanOrder  
Accounts Manager  
Woodstock Flooring & Design Center



### Vice President

Ashley Dupuis-Bohman  
Assistant Vice President /  
Mortgage Lending  
Intercity State Bank



### Secretary

Deann Zobrak  
Closing Agent  
Runkel Abstract & Title Co.



### Past President

Alex Forer  
Owner  
Larry Meyer Construction



### Treasurer

Tricia Nielsen-Zoromski  
Principal, Construction  
CLA  
(CliftonLarsonAllen LLC)

## 2022 - 2024 Directors



Kolby Muscha  
Owner  
Kolby Construction



Kurt Wendt  
Owner  
Merrill Sheet Metal



Russ Utech  
Account Executive  
Cordova Insurance

The newly elected WABA Board Members will join the Directors with remaining terms which are;



Jeremy Voigt  
Owner  
Jeremy Voigt  
Construction



Seth Jozwiak  
Owner  
Seth Jozwiak  
Construction



Tara Parks  
Digital Marketing  
Consultant  
Hibu



Scott Dombeck  
Owner  
Dombeck Custom  
Cabinets



Aaron Beyer  
Account Manager  
Modern Builders &  
Suppliers



# Thank you!

Thank you to all of our members that have served on our board, especially those with terms that are coming to an end this year.

Wausau Area Builders Association has been serving our community and our industry for over 50 years. Our Board of Directors leads our association on behalf of all our members with our association goals in mind. We rely on members to volunteer their knowledge, time and talent as a member of our leadership team to maintain our association.

Rachelle Cota and Sam McLellan's Director terms will be completed at the end of this year. They each have contributed so much to ensure the success of WABA, our events and our future. Thank you to each of you, the commitment you have to our industry and association is invaluable.



Rachelle Cota  
2019-2021 WABA Director  
Home Show Co-Chair

Wisconsin Coating Specialists, Owner



Sam McLellan  
2019-2021 WABA Director  
Parade of Homes Co-Chair  
Fall Parade of Homes Chair

Woodbury Custom Homes, Owner

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We also had some members of the leadership team who have opted to continue their commitment to WABA by remaining on the board. Thank you to Kyle VanOrder, Alex Forer, Ashley Dupuis-Bohman, Deann Zobrak and Russ Utech.

Keeping a balance of new and experienced members on the leadership team has worked well for the Wausau Area Builders Association and 2022 looks like it will be no exception.



Kyle VanOrder  
2022 President  
2021 Treasurer



Alex Forer  
2022 Past President  
2021 President



Ashley Dupuis-Bohman  
2022 Vice President  
2019-2021 Director



Deann Zobrak  
2022 Secretary  
2021 Secretary



Russ Utech  
2022-24 Director  
2021 Past President



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# 2022 WABA GOLF SCRAMBLE

JUNE 24TH - PINE VALLEY GOLF COURSE



Proceeds fund the Building Youth into Builders Grant Fund provides funding and materials to our area construction education classrooms



## December 15th - WABA is going bowling!

The Social Committee is organizing a family-friendly, bowling night out for WABA. It will be from 5:30 - 7:30pm at Days Bowl-A-Dome, Wausau. Watch your emails for an invitation coming soon.

## January 20th - WABA Membership Dinner Meeting

Details TBD, watch for your email invitation!

## January 21st - WBA Member Meeting Day / President Installation

This time, this event is in WAUSAU as Cory Sillars is becoming the WBA President.

Don't miss your chance to be a part of this event. More details on the last page

**The Events Committee is working on plans for our February Meeting and would love to have it at a member's location. Is your business interested in hosting a WABA dinner meeting? Contact Cara or Ashley Dupuis-Bohman for more information!**

## Thank You for attending the November Membership Dinner Meeting at Ferguson's!



# 4th Lunch & Learn - December 8th



Membership Committee is hosting the 4th Building Our Businesses; a Lunch & Learn Mini-Series

Mike Kerska, Olson Solar Energy, will be providing a presentation on solar energy for our next Lunch & Learn at the WABA office on December 8th. He will explain why solar energy makes sense for everyone and how it can help builders in their business (and make them some extra money!)



Check your emails to register!

**Thank you Mike!**

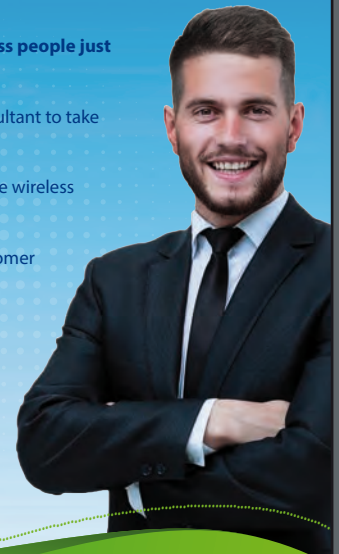
***Do you have a topic that you are willing to present?***

***Reach out to Ashley Dupuis-Bohman (ashleyd@intercitystatebank.com), Event Chairman or Cara in the office!***

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# FHFA Boosts Conforming Loan Limits for 2022

Article from NAHB.org

The Federal Housing Finance Agency (FHFA) today announced that the maximum baseline conforming loan limits for mortgages acquired by Fannie Mae and Freddie Mac in 2022 will rise to \$647,200 — an increase of \$98,950 from \$548,250 in 2021.

The conforming loan limits are required by the Housing and Economic Recovery Act (HERA) to reflect the percentage change in the average U.S. home price during the most recent 12-month or 4-quarter period ending before the time of determining the annual adjustment. In 2022, the conforming loan limit will rise 18.05% because FHFA has determined that the average U.S. home value increased by that amount between the third quarters of 2020 and 2021.

Higher loan limits will be in effect in higher-cost areas as well. The new ceiling loan limit in high-cost markets will be \$970,800. The previous ceiling was \$822,375.

“These increases are an important step to ensure that government-backed mortgages keep pace with the sharp rise in home prices over the past year,” said NAHB Chief Economist Robert Dietz. “Supply-side challenges — including building material bottlenecks and lot and labor shortages — will continue to place upward pressure on construction costs and home prices in 2022.”

In its news release, FHFA said that due to rising home values, the ceiling loan limits will be higher in all but four U.S. counties or county equivalents in 2022.



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## CAN YOU HELP??

\*Committee Members- Home Show, Parade of Homes, Silent Auction, Membership, Marketing, & Website Sub-Committee would all love to have a few more members.

Joining a committee is a great way to get more out of your membership!

\*Do you have extra drywall?? The Wausau West construction program is in need of drywall pieces for their drywall unit. The kids need something to practice on, pieces and/or broken sections are happily excepted!

\*Can you provide a raffle basket/item for the January WBA Installation Dinner? WABA has been asked to provide 20 baskets. If you or your company can contribute, let Cara know!



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# Advocacy Digest

A monthly digest of top stories from The Blueprint, a Wisconsin Builders Association (WBA) publication.

- WBA advocates the interests of 4,000 home building industry members at the state legislative level, resulting in improved laws and regulations that keep housing affordable for Wisconsin families.

**Brad Boyks, Executive Director**  
(608) 242-5151 ext. 16  
bboycks@wisbuild.org

## WBA News

•January 21st- WBA 2022 Installation in WAUSAU!!!

-Cory Sillars being installed as 2022 WBA President at Stoney Creek

Thirty on Thursdays

Now - Thu, Dec 16, 2021 10:30 AM

Please join us for our web series, Thirty On Thursdays where our guests will range from affinity partners to business executives to government leaders.

**WisBuild.Org**



November 19, 2021

### Gov. Evers Vetoes GOP Redistricting Plan

As promised, Governor Tony Evers recently vetoed the republican legislature's plan to reapportion state assembly and state senate districts. Evers also vetoed a GOP plan to reapportion Wisconsin's eight congressional districts.

A press release from Governor Evers stated, "The legislative and congressional maps drafted and passed by Republicans in the Legislature are largely based on the current maps Republicans drew a decade ago that have been called some of the most gerrymandered maps in the country. The new maps vetoed today, which have been described as even more gerrymandered than the existing maps, all but ensure Republicans will preserve their undemocratic majorities in the Legislature while increasing Republicans' chances of disproportionately winning six of Wisconsin's eight congressional districts."

What comes next? Next up in court, likely either the Wisconsin Supreme Court or a federal court will decide on the lines of legislative districts that will be used for the August primary and November general elections in 2022.

### Bill to Extend Permits Signed into Law

In October, Governor Evers signed 2021 Senate Bill 254 into law to become 2021 Wisconsin Act 80. The act creates a new provision that allows a person who has received a covered approval to obtain an automatic extension of that approval for 36 months, plus the duration of the administrative, judicial, or appellate proceedings to which the approval is subject. This provision first applies to a covered approval that is subject to a pending administrative, judicial, or appellate proceeding on October 18, 2021.

For the development and construction industry, 2021 Wisconsin Act 80 would apply specifically to permits issued by the Wisconsin Department of Transportation and the Department of Natural Resources.

### Tax Break for Apprenticeship Expenses Passed

Governor Evers is currently reviewing a bill that was recently passed by both houses of the legislature to provide a tax break for tuition payments made by an individual in an apprenticeship program.

Senate Bill 125 (SB 125) allows an individual, when calculating income for state income tax purposes, to subtract the tuition expenses paid by the individual for the individual or the individual's dependent to participate in an apprenticeship program that is approved by the Department of Workforce Development. The deduction would first apply to taxable years beginning after December 31, 2020.

When SB 125 was first introduced in February, there were several republicans and democrats who signed onto the bill as coauthors. After an initial bipartisan list of sponsors, all four democrats and one republican who initially signed on as coauthors of the bill removed their name from the bill by late October. Groups representing unions are opposed to the bill and groups like WBA and ABC who represent construction and business interests are generally supportive of the bill.

continued on the next page

## Bill to Allow for “Stretch Codes” Introduced

In mid-November, a group of democrats introduced a bill that would allow local municipalities to create and require a commercial building code and a single family (UDC) code that would exceed the statewide code, also know as a “stretch code”. If passed, this plan would negate the current statewide uniformity of the commercial building code and the uniform dwelling code.

The bill requires the stretch energy code working group (established at the Department of Safety and Professional Services) to establish the stretch energy code, which must have separate components for commercial and residential buildings and must establish minimum energy efficiency requirements that may exceed the requirements of the energy conservation code. The bill provides that any county, city, village, or town may by ordinance, adopt the residential or commercial components of the stretch energy code, or both, and make the adopted requirements of the stretch energy code applicable within the county, city, village, or town.

WBA has always advocated against any measure before the legislature that takes away the uniformity of the UDC and the commercial building code, and will be registering in opposition of this bill once formally introduced.



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# NAHB BuilderLink

## Fight President Biden's New Tariffs on Lumber

On November 24<sup>th</sup>, the US Commerce Department **DOUBLED** the tariffs on imports of softwood lumber from Canada. This comes at a time when lumber prices are still well-above pre-pandemic prices, meaning this ill-advised decision by the Biden Administration to double tariffs on Canadian softwood lumber will only make matters worse for your businesses and customers.

We need your help to get Congress involved. Demand that they pressure President Biden to negotiate an updated softwood lumber agreement with Canada and increase US lumber production by harvesting more timber from US forest lands.

These doubled tariffs will make already-high inflation worse, sending lumber prices soaring, adding tens of thousands of dollars to the price of a new single-family home and thousands of dollars to the price of a multifamily home.

Contact your Member of Congress and tell them to stop President Biden's trade war with Canada, which is punishing American homebuyers and renters.

If President Biden and Congress truly want to make housing more affordable for all Americans, they must start by **bringing lumber prices down**.

# Congratulations!!

We are pleased to announce the recipients of the 2020 Associate and Builder of the Year awards; Amber Gober, Peoples State Bank and Travis Hoerman, Timber River Custom Homes & Design!!!!

Thank you Travis and Amber for going above and beyond in your efforts to ensure that our industry and our association are the best that they can be. We appreciate everything you do and are proud to have the two of you as members.



Travis Hoerman  
Timber River Custom Homes & Design



Amber Gober  
Peoples State Bank

## HBA REBATES

### Q3'21 Claim Deadline Has Been Extended to Friday, December 3, 2021

Claim for any completed residential addresses from July - September 2021  
Builders and remodelers who have not yet claimed for 2021 may claim for all  
residential jobs completed January – September 2021

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Presidents  
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Friday, January 21

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you can help!

5:00PM: REGISTRATION  
5:30PM COCKTAIL RECEPTION  
6:30PM INSTALLATION  
7:00PM DINNER  
8:00PM AWARDS  
8:30PM ENTERTAINMENT

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Table of 8: \$792

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[wisbuild.org/wba-events/2022installation](http://wisbuild.org/wba-events/2022installation)

