

Let's Level



January 2021 | Volume 40

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.

2021 WABA Events

June 8-13th
Parade of Homes

October 22-24
Home Show



Welcome!

Renewing Members

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Wisconsin Homes

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Kitchen Tune-Up

Menard, Inc.

Mi-Tech Services Inc.

Mad City Windows & Baths, LLC

Decorative Concrete & Design
LLC

Timber Ridge Builders LLC

Northcentral Technical College



Hardwood Floors by RJB

Intercity State Bank

Wisconsin Public Service Corp.

Inside this issue



**Key Housing Provision in \$900
Billion Relief Bill Passed by
Congress**

Page 3



**How to Obtain a SBA Loan and
Have it Forgiven**

Page 4



2021 WABA Board of Directors

Page 6





Letter from the President

Hello Everyone,

Hey 2021, so good to see you! My favorite part of New Years is it is a great opportunity to reflect on lessons learned in the past year and set goals for the coming year. My goal for 2021 is to re-focus. With all of the distractions that were present in 2020 it was really easy to lose focus and get knocked off track. I am personally going to take the lessons I've learn over the past year and use them to re-focus in 2021.

Another part I love about the new year is getting to welcome a new leadership team to the Wausau Area Builders Association. Thank you to all of those who ran for a director or officer position. We have some new faces on the board and I sincerely look forward to working with you all this year. Due to the results of the election we do have one vacancy on our board with Kyle Van Order being elected as Treasurer, his director spot is now open and needs to be filled. If you have any interest in this spot please contact Cara at the WABA office or myself.


I also want to recognize all of our members who took the time to vote in our annual elections. This election was obviously different than in the past but it went off without a hitch. We actually received the highest voting numbers we've ever had. Thanks to all of those who were able to participate.

As you are making plans and setting goals for the new year maybe there is room for you to join one of our many committees. We are always looking for fresh faces and ideas, so think about a committee that might pique your interest. With our implementation of Microsoft Teams, it is easier and requires less of your valuable time to participate.

Thanks again for all that you do and I look forward to being your president again in 2021.

Take care and God bless!

Alex Forer
2020 WABA President



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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, CWIA/Clabough & Associates

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

Directors Thru 2022 - Kevin Porter, Jeremy Voigt

Directors Thru 2023 - Tyler Schwertfeger, Seth Jozwiak, Tara Parks

State Representative(WBA)- Seth Joswiak, Jeremy Voigt, Tyler Schwertfeger

National Representative (NAHB) - Alex Forer

Committee Chairmans:

By-Laws - Sid Sorensen

Events -

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

Key Housing Provisions in \$900 Billion Relief Bill Passed by Congress

Article from NAHB.org

Post updated on Dec. 27.

A \$900 billion economic relief package approved by the House and Senate on Dec. 21 includes key provisions that NAHB championed. President Trump signed the measure into law six days later on Sunday, Dec. 27.



NAHB worked closely with Democratic and Republican congressional leaders to ensure the recovery legislation addresses three major builder concerns:

- Provides relief for small businesses from burdensome loan forgiveness requirements.
- Helps struggling renters and landlords with dedicated rental assistance.
- Assists HBAs that have largely been excluded from previous relief measures.

The final package covers these three areas and contains several other policy objectives that NAHB has championed, including a permanent minimum 4% credit floor on low-income housing tax credits that will allow multifamily developers to finance thousands of additional affordable rental units and an extension of temporary tax provisions for newly-built energy-efficient homes and for home owners who engage in remodeling activities.

The legislation also includes other important provisions that:

- Extend all pandemic unemployment benefits expiring at the end of December through March 14, 2021.
- Extend weekly enhanced federal unemployment payments (paid out on top of regular UI benefits) of \$300 per week through March 14, 2021.
- Provide a direct payment of \$600 to most Americans.

View further analysis on the following areas of the \$900 billion rescue package:

- Tax Relief
- Rental Assistance
- Paycheck Protection Program

at nahb.org where you can also access NAHB's complete listing of Coronavirus Response and Recovery resources.

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How to Obtain an SBA Loan and Have it Forgiven

Article from NAHB.org

This post was updated on April 3.

In recent weeks, Congress has adopted three bills aimed at stabilizing the economy, with more to come. The most notable of these was the \$2.2 stimulus package (the CARES Act) that President Trump signed into law on March 27. This law contains a nearly \$350 billion federal small business loan protection program called the Paycheck Protection Program (PPP) that will provide significant loan forgiveness for small businesses with fewer than 500 employees if employers meet certain criteria.



Loan Forgiveness

- Under the new PPP loan program in the CARES Act, small businesses with fewer than 500 employees can take out loans equal to 2.5 times their average monthly payroll from 2019 with the total capped at \$10 million. For many businesses that meet key conditions on the use of these funds, the loans may be forgiven.

- Businesses applying for an Economic Injury Disaster Loan (EIDL) may request an advance of up to \$10,000 to be delivered within three days of the request. An applicant will not be required to repay this advance if the funds are used to cover payroll, provide sick leave or cover other business costs, even if the applicant is subsequently denied a loan under the EIDL program.

NAHB has created an online document, CARES Act and Small Business Lending Programs, that offers more details about these small business lending programs, including the conditions required for loan forgiveness.

Resources for HBAs

- 501(c) nonprofits, including many of NAHB's state and local federation associations, may be eligible for an EIDL loan, including a forgivable emergency grant up to \$10,000, if less than 50% of the annual expenses go to lobbying efforts.

- The online document, Stimulus Resources for State and Local Associations, gives NAHB's HBA partners a sense of whether they may be eligible.

A Broad Overview of the 3 Bills: How They May Apply to Your Business

- Stimulus Resources for NAHB Members is a seven-page online document that explains two Small Business Administration lending programs – SBA's Paycheck Protection Program (PPP) 7(a) loans and its Economic Injury Disaster Loans (EIDL).

- The summary also looks at employee retention credits, delay of employer-paid payroll tax payments, net operating loss (NOL) modifications, and other important measures that may apply to your business.

- As noted above, the two SBA lending programs are critically important because for many businesses that meet key conditions on the use of these funds, the loans may be forgiven.

- The Treasury Department on April 2 released regulations and guidelines on PPP and referenced existing SBA guidelines and language. The Treasury language stipulates that recipients of PPP loans cannot use the funds "for building homes for future sale." Additional language says "apartment buildings and mobile home parks are not eligible" under the PPP (7a) loan program. Moreover, passive businesses owned by developers and landlords that do not actively use or occupy the assets acquired or improved with the loan proceeds (except as Eligible Passive Companies under 13 CFR § 120.111) are not eligible. This broad building language is unclear and raises many questions. NAHB is seeking clarity and guidance on what this may mean for our members. We are also reaching out to Treasury to modify the language so that it meets the needs of our members.

Other Key Resources and Tools

- NAHB has also prepared an online FAQ for businesses considering applying for a PPP 7(a) loan. The FAQs cover eligibility, purposes for which funds can be used, loan forgiveness conditions, and documents needed for an application.

- NAHB has been conducting a series of webinars on the small business loan programs and tax relief measures under the stimulus bill. Recordings of the webinars will be available soon. The final Small Business Loans webinar will be held today at 1 p.m. ET. Register now.

- NAHB has prepared a wide range of information to help members navigate the crisis. These resources are available at org/coronavirus.

Note: NAHB is providing this information for general information only. This information does not constitute the provision of legal advice, tax advice, accounting services, investment advice, or professional consulting of any kind nor should it be construed as such.

For more information, contact Alex Strong, at 800-368-5242 x8279 or Heather Voorman at x8425.

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New Members to Join the WABA Board of Directors!

Thank you to all who participated in the 2021 WABA Board of Directors Election via Election Runner last month! We are pleased to be welcoming back some familiar faces and to have new members of the board!

Your 2021 WABA Executive Board Members are:

Alex Forer
President
Larry Meyer Const.



Keith Koenig
Vice President
Kolbe & Kolbe Millwork



Deann Zobrak
Secretary
Runkel Abstract & Title Co.



Kyle VanOrder
Treasurer
Woodstock Flooring & Design



Russ Utech
Past President
CWA Insurance



Your 2021- 2023 WABA Directors are:

Seth Jozwiak
Seth Jozwiak Construction



Tyler Schwertfeger
Hallman/Lindsay Paints



Tara Parks
Hibu



Sam McLellan
was nominated
to take over a
vacant 2019-2021
Directors Seat

Sam McLellan
Woodbury Custom Homes



2021 WBA
Representatives;
Jeremy Voigt
Seth Jozwiak
Tyler Schertfeger

2021 NAHB
Representative;
Alex Forer

They join the current WABA Board Members
2019-2021 WABA Directors; Rachelle Cota, Ashley Dupuis-Bohman
2020-2022 WABA Directors; Jeremy Voigt, Kevin Porter



Thank you to Cory Sillars who joined our meeting as our Scholarship and Legislative Charimen, our 2020 NAHB Representative, and as the Wisconsin Builders Association's 2020 Treasurer to formally install our 2021 Board of Directors!

It certainly looked and felt a lot different this year via Microsoft Teams. We hope to celebrate the new leadership will all of membership soon!

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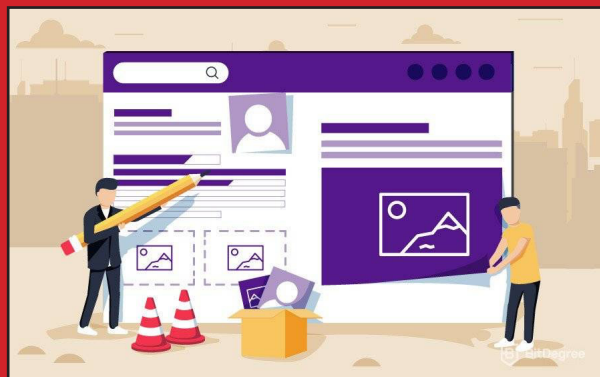
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New WABA Sub-committee

Tara Parks, WABA Marketing Chairman, is putting together a new sub-committee that will put together information for updating our website

Is this something you would be interested in joining? Contact Cara at 715-842-9510 or cara@wausauareabuilders.com.



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NETWORKING



SAVINGS

2017-2020 WABA Directors

As exciting as it is to welcome the new board members for the upcoming year, that also means we have some board members that have finished their terms. THANK YOU to these members that served as our 2017-2020 Directors.

Gloria Fenhaus, Dun-Rite Exteriors



Gloria has been a long standing, dedicated member of WABA. She has worn many hats at the association and is stepping off of the Board of Directors after serving multiple terms. She has also been doing a fantastic job of organizing our dinner meetings for many years.

Amber Gober, Peoples State Bank



Amber also has served multiple terms on the Board of Directors in addition to being a big WABA supporter and a great asset to the association. She is the Chairmen of the Silent Auction Committee and has done a wonderful job with that event for many years.

Norman Larson, Budget Blinds of Wausau



Norman graciously stepped up as a new member to serve on the Board of Directors. He also took on a role as a WBA Representative for 2020 and attended the WBA meetings on our behalf.



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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

- Check out WBA's website, www.WisBuild.org for Helpful Resources as you Navigate COVID-19 in Your Workplace
 - Rental Late Fees & Payments
 - DSPS, Construction and Inspections
 - Labor/Employment-Related Information
 - Contract Language
 - Updates on Facemasks and other PPE
 - Protecting Yourself, Your Employees, and Your Worksites
- Jan 22, 2021- President's Installation in the Wisconsin Dells. **CANCELLED**
- Wednesday, July 14- 8:30am-3:30pm Membership Meeting Day @ SentryWorld in Stevens Point
- Thursday, October 7- 8:30am-3:30pm Membership Meeting Day @ Virtual

WisBuild.Org

December 2020



Beware of Harmful Provisions in the Climate Change Taskforce Report

In early December, the Governor's Task Force on Climate Change issued a 120-page report outlining several suggested changes to address the issue of climate change. The task force was established by Governor Tony Evers and Lieutenant Governor Mandela Barnes on October 17, 2019 as part of Executive Order #52. Originally the taskforce was charged with providing a list of policy recommendations by August 31, 2020 but that deadline was pushed back due to the COVID-19 pandemic. The 32-member task force met between December 2019 and October 2020 prior to issuing their report.

The Executive Summary of the report states "the recommendations found in this report are intended to lay the foundation for the state to better adapt to and mitigate the effects of climate change, while also seeking economic opportunities in renewable energy and conservation."

The topic that we have the most interest in is item number 12; Updated State Commercial and Residential Building Energy Codes. The report states that Wisconsin should adopt the most current energy code without amendment (unless specific provisions are not feasible or cost-effective in Wisconsin) and should establish a process for more regularly updating the state code to align with the model code.

When looking at the one- and two-family building code, the Uniform Dwelling Code Council (UDC Council) has always looked to national building codes when updating the code. That has been the process for code review since the early 1980s. Some items in the national code work in Wisconsin, others may not. A group of builders, inspectors, and materials supplies have been charged with making those decisions via the UDC Council.

Why would we want to blindly accept all the provisions of a national code without amendment? Remember, the national codes that are referenced do not come from the federal government or any government agency but from a private company that profits on the sale of code books.

Provision number 12 goes on to suggest these legislative changes:

1. Regularly updating the state energy codes based on model codes, including for EV readiness, unless specific provisions in the model codes are not feasible or cost-effective in Wisconsin
2. Updating the state energy codes beyond generally accepted model codes if it is feasible and cost-effective to do so in Wisconsin
3. Allowing local communities to implement their own ordinances that are more stringent than the state energy codes so long as they clearly provide how to comply with the state and local codes.

I would argue that this provision is already being followed and that the one- and two-family building code is already being updated and all relevant codes are looked at when those reviews are taking place. Also, without any change, the UDC Council can now accept what energy code works best in Wisconsin.

One provision that would take Wisconsin backwards is allowing local units of government to exceed the statewide and uniform energy code. Unlike many other states, Wisconsin has had a statewide and uniform one- and two-family building code since 1979. Having uniformity allows both the builder and the homeowner to know exactly what the building code will be whether you build in La Crosse or Oshkosh. Allowing local units of government to break the uniformity of the energy code would create a patchwork of different codes that change depending on what city, village, or town you choose to build in.

Having a conversation about what uniform one- and two-family energy code works best in Wisconsin is a conversation worth having. As of 2015, Wisconsin has 1,852 separate municipalities (towns, villages, and cities). Allowing for 1,852 different energy codes to build a new home is a step backwards that will increase the cost of housing for families in Wisconsin.

Happy Retirement, Nap Wilz!

We wish you everything you brought to WABA in your new chapter, the very BEST!



To all my good friends at WABA,

I have enjoyed getting to know you through the Wausau Area Builders Association and getting to spend time with you at your job sites, the WABA Home Show, and the Membership Dinner Meetings. Being a member of the association for several years now I have many fond memories of this group. Also being a member of other associations I can honestly tell you that you have something very special here and you should all be proud of what you have made. It is bittersweet as I am writing to tell you that I will no longer be a member of WABA as I begin a new chapter in my life, Retirement!! I had hopes of being able to say goodbye in person but unfortunately that is not going to happen as my retirement begins with the new year. Jed Compton will be taking over and is excited to get to meet you.



I wish all of you the best of luck for the future and I hope to run into you soon, perhaps at the next Home Show as I will be happy to be there as an attendee



Take Care, God Bless

Nap Wilz

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New Grant Available to Area High Schools

The Building Youth into Builders Committee has started a new Grant Program to support the construction trade classes in our area high schools! Roger Lang and the rest of the committee have worked very hard to create a program that they feel will best support youth interested in our industry and/or create interest in our industry. Please spread the word, and the application, found on the next two pages!





Wausau Area Builders Association

Building Youth into Builders GRANT APPLICATION

Return to the Wausau
Area Builders Association

801 South 24th Ave
Wausau, WI 54401

Phone: 715-409-6054
Email: Cara@WausauAreaBuilders.com
www.WausauAreaBuilders.com

*Please complete each question in the space provided.
You may provide supplementary materials if you need additional space.*

Part I. Wausau Area Builders Association (WABA) Building Youth into Builders Grant Program

About the program: WABA would like to support the education of the building industry for the area's youth by providing grants to schools construction education programs for necessary items that are not covered by traditional funding. WABA raised money for this grant program mainly through the WABA annual Golf Outing. If your school is within the association's territory (Marathon, Taylor, Langlade, Lincoln and parts of Wood and Clark Counties) and offers classes where students construct building projects, you are invited to submit a request.

This application will be available year-round. Once WABA receives your application you can expect an answer within 30 days. If your application is approved, we will require that you send a representative to attend a WABA Membership Dinner Meeting to accept your grant.

Part II. General Information

Applicant Name _____

Applicant Phone Number _____ Email _____

School Requesting Funding _____

Class(es) to benefit from this request _____

Teacher(s) of the class(es) _____

Part III. Grant Request

The more complete the following information, the sooner we can process your application.

We are requesting _____

_____ (tools, materials, equipment description)

Would you like the item(s) purchased for you? ☐ Yes ☐ No

If so, include all the information about where this can be purchased (store name, supplier name, phone number, ordering form, etc.) _____



Wausau Area Builders Association

Building Youth into Builders
GRANT APPLICATION

Return to the Wausau
Area Builders Association

801 South 24th Ave
Wausau, WI 54401

Phone: 715-409-6054
Email: Cara@WausauAreaBuilders.com
www.WausauAreaBuilders.com

Is this grant the sole funding for this item(s)? ☐ Yes ☐ No

If no, please explain other sources _____

Estimated Value \$ _____

Part IV. Acknowledgment

I understand that, in applying for this grant, I am required to send a representative of the school to attend a WABA Membership Dinner Meeting to accept the request, if granted.

Applicant Signature _____

Applicant Title _____ Date _____

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