

LET'S LEVEL

the official publication of the Wausau Area Builders Association



UPCOMING EVENTS

MAY

- 8 - 2nd Annual Parade of Trades
- 16 - May Membership Dinner at the Elk's Lodge

JUNE

- 3 - Parade of Homes Bus Tour
- 4-9 - Parade of Homes
- 21 - WABA Golf Outing
- 27 - WBA Golf Outing

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OUR MISSION

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.



801 S. 24th Avenue
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www.wausauareabuilders.com

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Personnel..... Kyle VanOrder
Scholarship..... Cory Sillars
Silent Auction..... Amber Gober
Golf Outing..... Phil Pesanka
Social.....

PRESIDENT'S MESSAGE



Welcome to Spring 2019! Hopefully the warm weather finds us soon. Last week we had our annual Silent Auction to benefit Build Wisconsin. Thanks to Larry Meyer for conducting our LIVE auction. And thanks to all who bid on items at the event.

We also participated in the Wausau Region Chamber Business Expo where we had opportunity to connect with many area leaders, and I would share a shout of thanks to the many volunteers that gave a few hours to work our booth and promote WABA! Especially Kyle Van Order for spending the day.

Next week marks our newest event taking place for the second year: The Parade of Trades! Our Building Youth Into Builders committee has teamed up with the Parade of Homes and is again conducting an event where local high school students can participate in a tour of homes under construction and have some hands on experiences with suppliers.

And finally, remember to put the Parade of Homes in your calendars and take the tour with your fellow members on the Monday prior to the event. Our Parade Builders put a huge amount of effort into this event which is one of the best venues for our members to "Strut their stuff" for the community to see. If you are a builder member, please consider participating in this as a Parade Builder in the future. It will help build your business!

Our May meeting will be the last member meeting for this season, so join us at the Elks and get the most recent updates for the Parade of Homes and other summer activities.

Russ Utech

President



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MANAGER'S MESSAGE



We are looking forward to a couple of busy months ahead of us here at WABA. It is exciting to be busy because that means we get to see many of your faces and promote our industry out in the public.

May brings us the 2nd annual Parade of Trades. With this event, we get the opportunity to spend the day with over 100 local high school students and teach them about what a career in our industry could look like for them. Thank you to all that of our members that have contributed to making this event a success

especially Roger Lang and his Building Youth into Builders Committee, Royalty Custom Homes, Larry Meyer Construction, Trim Crafters Custom Homes, BayTherm, Hallmark Building Supplies, Modern Builders & Suppliers, Carpet City Flooring Center, Elite Plumbing, REI Engineering, In The Lite, NTC YA Program, Elite Custom Cabinetry, Kolbe Windows & Doors, Zone Garage of Wisconsin, and Ray Krall Construction! We know how important recruiting the future work force for our industry is to all our members and we are thrilled to be able to host such a great event to help with that effort.

Next month we will have our Parade of Homes and the WABA Golf Outing. The Parade of Homes will be featuring 13 homes this year built by 9 of our builder members. Not only do these homes showcase their work but also a lot of work by our associate members. As our biggest event of the year, we hope you can participate in one way or another even if it is just promoting the event in the community.

With Gratitude,

Cara Spatz

Association Manager

WELCOME!

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MONTHLY MEETING - MAY 16TH



Get Ready Members For Our Wonderful May Dinner Meeting! Mark your calendar for Thursday, the 16th of May @ "The Elk's"...located @ 414 Scott Street Wausau. Cocktail hour starts off @ 6 PM and I will have "Complimentary Beer" setup, from our local brewery for your pleasure, along with "Complimentary Soda." Then we will all sit down @ 7 PM to start a "VERY TASTY" plated sit-down salad, dinner, along with dessert..."Just for You!!" Here's what "The Elk's" is preparing for us!! Stuffed Pork Chops & Baked Chicken, Mashed Potatoes & Gravy, Scandinavian Blend Veggies, Tossed Salad w / French & Ranch Dressing, Rolls w / Butter, Coffee, Milk, Ice Water, and Dessert "Ice Cream w / Chocolate Sauce!" Yummy!! It's been a year since we've been there, and The Elk's just love having us!! So watch for your email invite & get your reservation in...you don't want to miss this one!! Spring is finally here so let's have a packed house!

Mrs. Gloria Fenhaus
Director & Chairman of Events

WABA's Annual Parade of Trades - May 8th

Wausau Area Builders Association to host second annual Parade of Trades day on May 8, 2019. Roger Lang and the Building Youth into Builder Committee have been working hard to make improvements to their already successful event.



This year the event will be contained to one neighborhood, Royal View Estates in Rib Mountain with the help of Royalty Custom Homes, Larry Meyer Construction and Trim Crafters. Area high schools have been invited and the committee anticipates over 100 students to attend the day. The students will be shown homes in the neighborhood in varying stages of the building process and will be exposed to over seven different professions within our industry. There will be a representative from the various professions that will speak to the students and offer them a chance to get hands-on.

During the day the YA (Youth Apprenticeship) Program will be promoted as an option for these students to get working in fields they may be interested in before graduating from High School. The YA Program is beneficial to both the student and the employee as the student has fewer restrictions than a typical individual under 18 would.

This is one way that WABA is trying to expose our area youth to the amazing opportunities that a career in our industry could hold for them. Do you want to help? The Building Youth into Builders Committee is seeking sponsors for this year's event. Please contact Roger Lang - 715-573-4400 / langswell@aol.com or Cara Spatz - 715-842-9510 / cara@wausauareabuilders.com for more information.

**Thank you to our members who have already committed to a sponsorship for this event:
Kolbe Windows & Doors, Zone Garage of Wisconsin and Ray Krall Construction!**

WBA Foundation Raffle



Do you want your chance to win \$10,000 to spend at Furniture & ApplianceMart while supporting the WBA Foundation? Purchase a \$100 raffle ticket (only 250 to be sold) for your chance to win June 27th. Contact Cara for a ticket or more information.

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MAY CALENDAR

- 1 _ By Laws Committee Meeting 4pm
- 7 _ Parade of Homes Committee Meeting, noon
- 8 _ 2nd Annual Parade of Trades
- 14 _ Finance Committee, 3pm
- 14 _ Board of Directors Meeting, 4pm
- 16 _ Membership Meeting, 6pm @ Wausau Elk's Lodge
- 21 _ Parade of Homes Sign Prep, 4pm
- 22 _ Building Youth into Builders Committee Meeting, 4:30pm

April Highlights

April 18th _ Silent Auction / Membership Dinner Meeting @ Dale's Weston Lanes

Thank you to everyone who came out to our annual silent and live auction event on April 18th. We were able to surpass our goal once again this year because of all of you that purchased and donated items! All funds are directed to the Builders Direct Fund Conduit or the Building a Better Wisconsin PAC.

A huge shout out to Jamie Wilde, Eric Golla, Cara Spatz, and Carolyn Wilde for all your help with planning and executing the event. Another thank you to Gloria Fenhaus for coordinating all the yummy food and beverages. Lastly, thank you to Larry Meyer for being the extraordinary auctioneer that he is!

If you have any recommendations on what you would like to see next year for this event, please feel free to reach out to me and let me know. We are always open to new ideas.

Amber Gober

Silent Auction Chairman



WABA was represented at the Wausau Chamber of Commerce Business Expo on April 24th. Thank you to Kyle Van Order and the Woodstock Flooring and Design Center team for helping with the WABA booth!



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2019 WBA Recruitment Contest

Don't forget that WBA is offering a trip to Chicago for the top builder recruiters in 2019!

TRIP INCLUDES:

- *ALL-INCLUSIVE ARCHITECTURAL TOUR OF CHICAGO
- *2-night hotel stay (hotel TBD), mileage, and the following:
 - *Tour of Reid Murdoch Building
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 - *Architecture Tour of Chicago
 - *And more!

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Bill to Streamline Building Permit Process Introduced

Recently, Assembly Bill 117 (AB 117) was formally introduced by lead authors Representatives John Jagler (R-Watertown) and Amanda Stuck (D-Appleton). AB 117 has 22 total coauthors: 15 republicans and seven democrats.

You may remember that one of the most direct asks that WBA members made while attending Advocacy Day 2019 was for members of the state's assembly and senate to sign on as a coauthor to this legislation. The bipartisan list of 22 coauthors is an impressive number and we are very thankful to those that made the ask to cosponsor this bill during your legislative meetings on Advocacy Day.

A public hearing on the assembly version of the bill will be held on Tuesday, April 23. We are waiting on the senate companion bill (Senate Bill 153) to have a public hearing before the Senate Committee on Utilities and Housing.

Finally, thank you to those that took to time to complete our recent survey. We have compiled a list of 37 municipalities who have required members to submit both paper and online forms for the same building permit, the main inefficiency this bill is trying to change. If you have not responded to earlier inquires on this question, please feel free to email Brad with the names and types of municipality (city/village/town) that have required you to submit both versions of the form for the same new building permit.

Supreme Court Ruling Sides with WBA in Use Value Case

Recently, the Wisconsin Supreme Court ruled in favor of a land use value case that WBA participated in via an amicus brief that was funded using BLAR Fund dollars.

The Builders Legal Action and Research Fund (BLAR Fund) is one of the great success stories of the WBA. This fund, which was established by the WBA Board of Directors in 1993, is an important tool for advancing policies that benefit housing in Wisconsin. The fund is financed every year by all WBA members. It is segregated from other association programs and is administered by the WBA Executive Committee.

The case in question presented the court with the opportunity to clarify whether a property owner must demonstrate that the agricultural use of the land generates income or has a business purpose in order to qualify for a use value property tax assessment under the use value law.

WBA joined forces with the Wisconsin Realtors Association (WRA) and NAIOP-Wisconsin on an amicus brief on the case to argue that state statutes do not require the landowner to sell or make a profit on the crops that are grown on the property.

In the decision authored by Justice Shirley Abrahamson, it stated "We agree with the court of appeals that a business purpose is not required in order for land to be classified as 'agricultural land' for property tax purposes". [Click here to read the entire Supreme Court decision on this case.](#)

continued on the next page

Legislative Fiscal Bureau Taxes Increase \$1 Billion in Evers' State Budget

After the introduction of the state budget every two years, the Legislative Fiscal Bureau does an in-depth analysis of the document and releases additional research and facts when completed. One of the first documents released on Governor Evers' 2019-2021 state budget is a report titled State Tax and Fee Modifications Included in the Governor's 2019-2021 Budget Recommendations.

In summary, the report shows that taxes increase by \$1 billion, fees increase by \$86 million, and the enhanced collection of current taxes would generate an additional \$137 million.

If passed by the legislature with no changes, that would result in an increase in taxes and fees of \$1.223 billion. If you would like to see a complete summary of the state budget (coming in at 495 pages), [click here](#).

Workforce Shortage Bills

Legislation to address the lack of skilled workers continues to be a focus point of bills introduced so far this legislative session. This has been a topic of broad and current interest for the Wisconsin Builders Foundation and the advocacy efforts of WBA as well.

Some of the bills introduced so far this session to address this important topic include:

- Assembly Bill 23, career and technical education incentive grants
- Assembly Bill 36, grants to technical college students for apprenticeship expenses
- Assembly Bill 45, creating an individual and corporate income and franchise tax deduction for tuition paid for apprenticeship programs
- Assembly Bill 57, grants for Youth Apprenticeship program

The bills listed above are the types that are more likely to pass this legislative session because of their bipartisan support and the diverse organizations currently advocating for their passage.

NAHB Opposes House and Senate Bills to Eliminate Carried Interest

Sen. Tammy Baldwin (D-Wis.) and Rep. Bill Pascrell (D-N.J.) last week introduced the Carried Interest Fairness Act of 2019, which would impose a major tax increase on real estate by generally requiring carried interest to be classified as ordinary income rather than a capital gain.

A carried (or promoted) interest is a profits interest in a business deal that is larger as a share of the total return than the share of the initial equity investment. Under present law, if the income paid out as the carry is a capital gain, then the carry is taxed at capital gains tax rates (in general, up to 23.8%).

NAHB opposes changes to the taxation of carried interest because it would have a significant negative impact on the multifamily housing industry and on the bottom lines of companies that participate in real estate investment partnerships.

continued on the next page

Despite the focus on the financial sector, the use of carried interest is actually quite common in real estate. A builder/developer will typically gain a carried interest in partnership with outside limited partners, who will invest a significant share of the initial equity for a project. The builder also provides some equity, but additionally acts as the entrepreneur and takes more of the economic risk. The return to the carry reflects this risk premium, and thus allows shifting the risk away from the limited partners and attracting capital to the deal.

For multifamily projects, the income due to a carry typically arises as profit from the sale of an apartment building, which is a depreciable, capital asset. As such, this profit originates as a capital gain. The proposal to tax carried interest would redefine such income as non-capital income and tax it at a higher rate.

The effect of such a change would be to place downward pressure on the prices of apartment buildings and other commercial real estate, which would reduce local property tax revenue and could result in the elimination of tens of thousands of jobs in multifamily construction and development.

This bill would require partnerships to classify all partnership income as ordinary income and specifically includes real estate held for rental or investment. Some partnerships may be excluded from this legislation if 75% or more of the capital of the partnership is attributable to qualified capital interests. Qualified capital interests generally include the fair market value of any money or other property contributed to the partnership.

View the legislation

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WABA Golf Scramble

Friday, June 21, 2019

10:00 Lunch/Registration

11:00 Shotgun Start



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Beer Hole - \$200 (includes ¼ barrel-) _____

Beverage Cart Sponsor- \$75 (2-available) _____

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Putting game- \$100 (and \$100 valued prize) _____

Total Enclosed \$ _____

Send registration and payment to: **Wausau Area Builders** to above address **before June 14, 2019** to secure your spot. To ensure a sign for your sponsorship please have in **by June 1st**.

Philip J Pesanka-Committee Chairman ***** 715-298-4186 ***** ppesanka@abbybank.com

Committee Chairman

Proceeds benefit WABA Scholarships

We Welcome Raffle Prize Donations **OR** Goody Bag Items!!