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A message from our CMBA Executive Director Wanda Schroeder



This year we have been working closely with our Central Minnesota School instructors and we held our first Bags for Tools bean bag event that brought in nearly \$6000 for our Tools for Schools Fund. Our educators have been working hard to help give insight to students on trade career opportunities. We look forward to continuing to strengthen our partnership, now more than ever, to continue to work together to help build the future workforce. If you'd like be connected with a local school and have interest in sharing your story with students please let us know and we can help get you connected.

Member to member discounts and benefits are a great way to promote your products and services and grow your business. If you have a discount, benefit, or exclusive offer and that you would like to promote to our membership please let us know and we'll help get the word out to members. By giving back and partnering with other Central Minnesota organizations we can keep our local community strong. Also, when choosing your next service provider, be sure to check out the CMBA membership directory on our website and do business with other CMBA members.

2021 has certainly been a fast and crazy year and we are excited to get back to live membership events and activities. As we get back to some of the CMBA roots of collaboration join one of our committee meetings on page 6 and register for an upcoming event on page 23. Government Affairs is a big portion of what we do for our building community and we work hard to stay updated on information that effects the building industry. If you'd like to join our Gov't Affairs committee meetings, let us know and we can get you added to the invitation list. We are here to help support you as we work with various local, state and national resources to be your voice.

Finally, we are thankful to our sponsors and members for their support and partnership and are excited to look ahead as we work to evolve the CMBA. We are always looking for great venues and educational opportunities for our membership and I welcome your thoughts and ideas on topics and venues you would find value in.

Have a save and healthy month ahead and we hope to see you soon!

Sincerely,

Wanda Schroeder



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Central Minnesota Builders Association

July 2021

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Contact Us

Give CMBA a call for more information regarding member services and a free list of member professionals.

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July 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat	
					1	2	3
 Happy 4th of July	5	6	7	8	9	10	
	OFFICE CLOSED			3:00 Tools for Schools Meeting			
11	12	13	14	15	16	17	
		7:00 Home and Lifestyle Show Meeting.	9:00 CMBA Board Meeting	 Picnic at the Rox	** Extended **	Fall 2021 Tour of Homes Deadline	
18	19	20	21	22	23	24	
	12:00 Remodelers Council Mtg.	9:00 Sporting Clay Shoot Mtg.	Golf Outing 				
25	26	27	28	29	30	31	
				11:00 Tour of Homes Committee Meeting			

[View CMBA Online Calendar Here](#) Calendar subject to change - watch online



Attention CMBA Members

We need your expertise and creativity! We are in the planning stages for the 2022 Home & Lifestyle Show, which will be at the St. Cloud River's Edge Convention Center on March 11 and 12. Join our committee on July 13th at 7:00 a.m. or email us your ideas or suggestions.

It takes a community to make the CMBA Home and Lifestyle Show a success.

Career Central, do you have job openings, CMBA will post job openings for 30 days on the CMBA website. Please complete one form for each job posting and email posting to nikki@cmbaonline.org

[Career Central Form](#)

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Appreciation

We would like to take this time to say "THANK YOU" to CMBA's 2021 Board of Directors. We appreciate the dedication, passion, and support in making the CMBA successful.



I have been thinking a lot recently about what really matters - the 80/20 rule, who is important, who makes us think they are important but really aren't. These thoughts make me land on the ever-fleeting feeling of gratitude. Our lives get so out of balance that we forget about gratitude. I am an avid podcast listener and I've listened to over 5,000 podcasts. On a show that I used to listen to, the host would end by saying, "if you walked out of bed today, and had a job to go to and a home to come back to and someone there who loves you, then the game is over, and you've won". He would follow it up by saying, "that's the truest thing I know". Sadly, the show has ended, but I still think back to those words. At our board meetings we kick off the meeting by stating our personal or business "best" since the last meeting. Inevitably, someone cannot think of anything and just says that they're just living life, and everything is good. How easily we forget that is plenty or more than enough. It can be hard to balance staying motivated for the next thing and remembering that we already have plenty. And to some, we have already won.

CMBA President - Nate Moeller, Paramount Construction



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Contact Information:
CMBA Government Affairs
Consultant,
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952-923-5265,
steve@cmbaonline.org

Minnesota Legislature and Governor Avoid Shutdown, Finally Reach Budget Deal

The Minnesota Legislature went well past its deadline of May 17th and needed a Special Session to finalize a new two-year state budget. Without a new budget by the end of June, Minnesota would have faced a nearly complete government shutdown on July 1st. In 2017, the Minnesota Supreme Court ruled the state could not spend money the Legislature had not formally appropriated, meaning this shutdown would have been nearly complete, unlike previous shutdowns where most state functions continued. As of this printing, the Legislature was still putting the finishing touches on the new two-year state budget. **Look for a complete break-down of how this Legislative Session impacted developers and builders** the week of July 5th online at www.cmbaonline.org under "Blog & Announcements".

CMBA and MN DoLI Discuss Materials Shortages, State Building Code Materials Requirements

With supply chain issues creating shortages and delays in everything from lumber to PVC, CMBA members raised concerns about how to meet State Building Code materials requirements when materials cannot be sourced. The CMBA Government Affairs Committee explored that issue June 22nd with Minnesota Department of Labor and Industry (DoLI) Assistant Director of the Codes and Licensing Division, Scott McKown, to better understand builders' options. McKown noted the State's Residential Building Code "is not a cook book" and that the code and administrative rules allow for flexibility in use of products and materials. He encouraged builders to check-out the International Code Council (ICC) Evaluation Services (ES) Reports (<https://icc-es.org/>) for indications of alternative building materials. CMBA will post the complete conversation with Scott KcKown online at www.cmbaonline.org under "Blog & Announcements".

CMBA Gets Fresh Insights Into Lumber Supply/Pricing Crisis and Solutions

With developers and builders facing the unprecedented double impacts of lumber supply shortages and more than 300% price increases, the CMBA Government Affairs Committee Meeting June 22nd discussed the issue in-depth with NAHB's Federal Legislative Director for Trade and Building Materials, Alex Strong. Strong noted the lumber supply and pricing crisis is "the perfect storm" stemming from a combination of North American production pull-backs based on economic projections, pandemic-related production cuts, U.S. tariffs on Canadian lumber, and incredibly high demand for lumber in residential construction and remodeling. Strong said "this is fundamentally a supply issue." He said solutions include easing U.S. tariffs on Canadian softwood lumber (roughly one-third of the lumber we use) and boosting U.S. lumber production. Strong said the industry is also pushing President Biden's administration for a "Lumber Supply Summit". CMBA will post the complete conversation with Alex Strong online at www.cmbaonline.org under "Blog & Announcements", and for more information visit www.NAHB.org/lumber.

CMBA Helps Block Onerous New State Lead RRP Mandates

The Minnesota Department of Health (MDH) has pulled-back proposed stringent new lead Renovation Repair and Painting (RRP) rules that would have required several costly new job-site specific mitigation measures for work on homes built earlier than 1978. CMBA, Housing First MN and the Minnesota Realtors Association sent a joint letter to MDH objecting to the proposed new rules, requesting documentation and greater stakeholder engagement. It is hoped the MDH postponement signals their willingness to moderate. In a reply e-mail message, MDH staff promised they will "have further stakeholder engagement this summer via Webex."

Stearns County Completes Set of Land Use and Zoning Ordinance Changes

Stearns County has completed a nearly year-long process of updating [Land Use and Zoning Ordinance 439](#), resulting from the county's Shape Stearns 2040 Comprehensive Plan Update. CMBA hosted presentations and facilitated member input. [Click here](#) for the most updated copy of the Ordinance. Cost for printed copies is \$15 if picked-up at Stearns County, or \$20 if requested via mail.

Ordinance amendments include:

- Shoreland and vegetative alterations
- Rural Tourism
- Solar Farms
- Accessory Dwelling Units
- Agricultural Employee Housing
- Mining
- Attached garage standards
- Accessory building area outside of shoreland
- Feedlots
- Recreational vehicles, temporary
- Manufactured Homes

CMBA Connects with Cities of Waite Park and Sauk Rapids on Comprehensive Plan Updates

Community development officials in Sauk Rapids and Waite Park recently indicated they want to work closely with CMBA and its members as they overhaul their Comprehensive Plans this summer. CMBA Government Affairs will keep in close contact with those communities and their planning processes. If you are interested in participating or would like more information, please contact CMBA Government Affairs Consultant, Steve Gottwalt, steve@cmbaonline.org, 952-923-5265.

CareerForce Statistics Show Lots of Job Vacancies in Central MN

Central Minnesota employers reported over [14,100 job vacancies in the fourth quarter of 2020](#), roughly the same amount as the record highs posted in 2018 and 2019. This flies in the face of the fact that we're still technically in a recession, which officially started in February 2020 and according to the [National Bureau of Economic Research](#) (NBER) has not ended yet. These historically high job vacancy counts are yet another bizarre outcome of the COVID-19 pandemic.

Building Permit Report

Jurisdiction	Jan-may 2016	Jan-May 2017	Jan-May 2018	Jan-May 2019	Jan -May 2020	Jan-May 2021	May-20	May-21
Cold Spring	6	9	11	4	4	3	0	0
Foley	3	2	4	0	1	0	1	0
St. Augusta	10	6	5	6	5	10	2	1
St. Cloud	27	44	32	37	31	28	9	7
St. Joseph	8	3	9	5	3	7	1	2
Sartell	25	27	21	15	12	40	5	25
Sauk Rapids	25	8	15	5	7	9	0	2
Waite Park	1	0	2	2	3	3	2	0
Rice	2	2	5	7	11	18	1	5
Rockville	8	3	0	1	3	6	0	2
Total	115	104	104	82	80	124	21	44

Building Permit History Report January - May

Residential real estate activity composed of single-family properties, townhomes and condominiums combined. Percent changes are calculated using rounded figures. Based on residential market activity in the cities of St. Cloud, St. Joseph, Sartell, Sauk Rapids and Waite Park.

Activity Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	5-2020	5-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
New Listings		204	225	+ 10.3%	888	894	+ 0.7%
Pending Sales		179	205	+ 14.5%	720	852	+ 18.3%
Closed Sales		162	193	+ 19.1%	590	689	+ 16.8%
Days on Market		41	20	- 51.2%	54	34	- 37.0%
Median Sales Price		\$214,000	\$230,000	+ 7.5%	\$199,999	\$225,000	+ 12.5%
Avg. Sales Price		\$217,729	\$259,726	+ 19.3%	\$208,239	\$243,504	+ 16.9%
Pct. of Orig. Price Received		98.5%	102.4%	+ 4.0%	97.0%	100.6%	+ 3.7%
Affordability Index		170	161	- 5.3%	182	164	- 9.9%
Homes for Sale		346	148	- 57.2%	--	--	--
Months Supply		2.3	0.9	- 60.9%	--	--	--

Register Today!

The CMBA is



Thursday, July 15th, 2021

Come Celebrate 50 years of the CMBA with Family, Colleagues, Food, Drinks AND Baseball!

Bring your family and network with CMBA members in the **Beaver Island Sports Deck.**

Game starts at 7:05pm - all you can eat ballpark buffet, unlimited soda, and bottled water up through the 7th inning.

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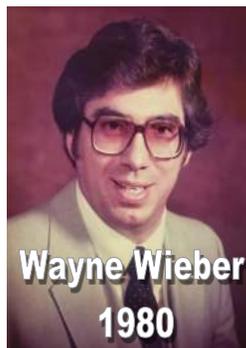
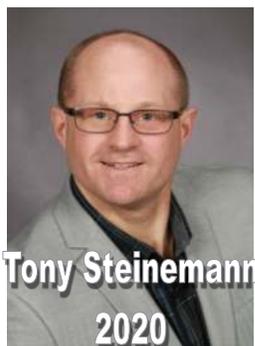
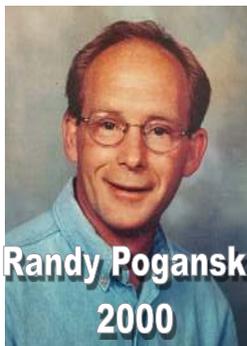
Founded in 1942, the National Association of Home Builders represents more than 140,000 members who help build the American Dream. NAHB is a trade association that helps promote policies that make housing a national priority. NAHB has been serving its members, the housing industry, and the public at large.

The Minnesota State Builders Association, now Builders Association of Minnesota (BAM) was approved by NAHB in May, 1974. The CMBA is one of four local associations who participated in the state association when it first became incorporated July 1, 1974. Today 13 local associations are part of BAM. Working together, our members advocate to improve building practices and housing policy for all Minnesotans.

Contest Winner

The winner of the CMBA Blanket was Dale Gruber!!!

Here are the answers to the contest from the last On The Level



Strength in Numbers

Milestones in Membership

Thank you to all who renewed their membership in April and May we are highlighting the Milestone years!

45 Years

Basement Water Controlled

30 Years

Central Minnesota Electric, Inc.

15 Years

Creative Custom Builders, LLC.

10 Years

Bedliners by Line-X

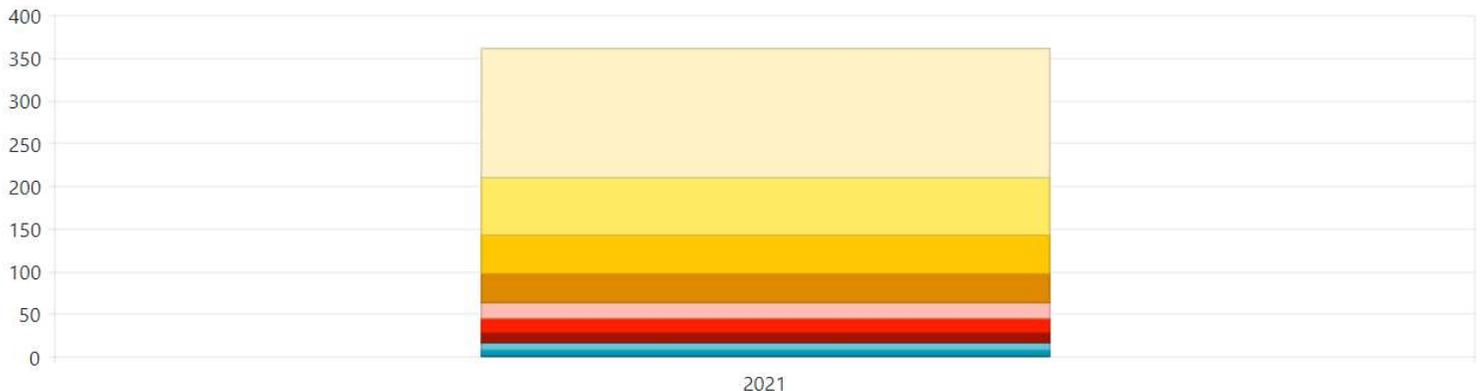
Ethen Cabinets and Construction, LLC.

5 Years

Hennen Floor Covering

Northland Crane Service, Inc.

Current Membership is 356 Members



- Associate 1-10 employees
- Builder-under \$1 million
- Associate 26 or more employees
- Associate 11-18 employees
- Associate 19-25 employees
- Builder-\$1-\$2.5 million
- Builder- over \$5 million
- Builder-\$2.5-\$5 million
- Affiliate Member Realtor
- Builder \$1-\$2.5 million *12 Monthly Recurring Payments
- Other

Think



First

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Slim Pickings, high prices for central Minnesota home buyers

St. Cloud area set a record in May for median sales price, days on the market

By **Jenny Berg** Star Tribune June 18, 2021 (Original Post)

ST. CLOUD – Prospective buyers looking to get a new house in May – historically one of the busier months for home sales – had only 148 homes to choose from in the St. Cloud metro. That's fewer than half the homes available in May 2020, according to data from the St. Cloud Area Association of Realtors. And in the St. Cloud area – which includes St. Cloud, Waite Park, St. Joseph, Sartell and Sauk Rapids – the average time a house spent on the market before being scooped up was just 20 days in May, down 51% from May 2020. It's also more than a week shorter than the state average of 29 days, which is down 37% from last May and is a historic low, according to Minnesota Realtors, a membership organization supporting all 22,000 Realtors in the state. The median price for homes statewide also increased to \$310,000 in May – an all-time high for sales price and high-water mark for the year-over-year percentage increase of nearly 16%. The central Minnesota counties of Stearns, Benton, Sherburne and Wright also set a record with \$300,000 as the median sales price in May.

"Homes are [selling for more](#) than what they're listed for because we're having so many multiple-offer situations," he said. "And that, of course, drives up the price in the central region. It's up 17.5% for the month of May. I don't think incomes were keeping up at 17.5% so it becomes a long-term problem for us." Across the state, the total month's supply of inventory remained historically low at 1.1, down nearly 58% from last year. In central Minnesota, there's only one month of inventory, down 63% from last year. "In order to satisfy the number of consumers that are purchasing, there is basically one month's worth of homes available for them to purchase, which means they have basically no selection whatsoever," Galler said. "It's sort of like toilet paper during the pandemic. All of a sudden, there just isn't any and you're having to hunt like crazy." A balanced market, Galler said, has between four and five months of available inventory. Galler attributes some of the St. Cloud-area's inventory shortage to lingering effects from the Great Recession. "The St. Cloud area got hit pretty hard because there were a lot of new construction developments going on in the area and that ended up having an impact longer term, in that developers had to use up that inventory. And they have used it up," he said. "But now there's risk potentially – developers are looking and going, I don't want to get burned again." There's no quick fix, as the permitting process and planning for new developments often takes more than a year, and building costs have skyrocketed in recent months. "Wood was up 287% and builders are having a difficult time pricing up properties when they're going to be built over a three- or four-month period and prices are going up at rates they've never seen or experienced," Galler said. Experts don't anticipate the problem going away anytime soon. "I haven't heard any surge of inventory coming, mostly because of the concerns related to finding a home," Galler said. "To put your house on the marketplace, you're going to have to be able to find a home and know where you're going to move – and that's been a problem."

Attention Developers

NW of Highway 15 & County Rd 120 Sartell, MN 56337

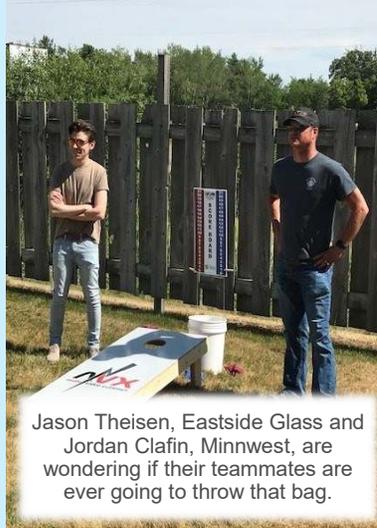
Land For Sale: 24 Acres | Sartell, MN

Land | Building Size: 24 ac | Land Area: 24 ac

BAGS FOR TOOLS



Tools for Schools Chair Rachel Gruber and Vice Chair Travis Lund showing off their boards. Rice Companies boards were made by Sauk Rapids HS students and Dale Gruber boards were made by Becker HS students.



Jason Theisen, Eastside Glass and Jordan Clafin, Minnwest, are wondering if their teammates are ever going to throw that bag.



Werschay HOMZ versus The Glass Holes, Werschay's team did advance to the winner's bracket.

The CMBA Tools for Schools Fundraiser Event Bags for Tools was held on June 24th at Molitor's Quarry Grill and Bar. Twenty-four teams completed for the title of champion, Tony's Lifetime Exteriors, Reed Breth and Ben Turbes took home first place! With a close second Jason White Construction, Jason White and Cory Portner. All the school boards were auctioned off and votes were placed for the most creative board which went to Sartell High School. The CMBA Tools for Schools committee is very grateful for all the participants, sponsors and donors. Time to start planning for the 2022 Bags for Tools!



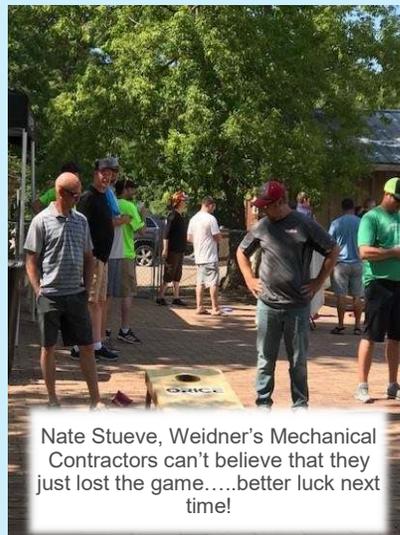
Just a few of the teachers who helped make this event possible, Jake Masters, Sauk Rapids HS, Joe Schulte, Sartell HS, Sara Laudenschach, North Junior High and Alan Walz, Melrose HS



Tools for Schools is very thankful to Rice Companies for being the event sponsor, Angie helped design the Bags for Tools logo!



The Dale Gruber Construction Crew may have not won a game but they supported the teams till the end.



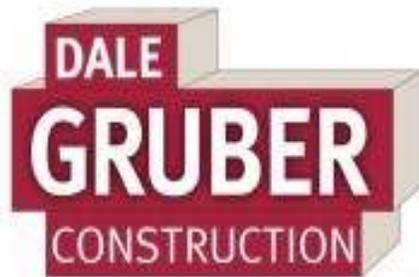
Nate Stueve, Weidner's Mechanical Contractors can't believe that they just lost the game.....better luck next time!



CMBA President Nate Moeller, Paramount Construction is not as excited as Jack Brandes, Lumber One Avon.

Thank you!

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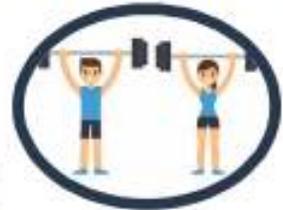
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1. Members in good standing with the Builders Association of Minnesota.
2. Member's business must have a specific SIC code in Group 15 or Group 17.
3. Member's business must be domiciled in Minnesota and have at least 2 full time employees but no more than 99 employees.

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Commercial Builders Council

BEER WITH BUILDERS

Lupulin Brewery

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Special thanks to BCI for their sponsorship of the CMBA's Commercial Builders Council "Beer with Builders" event at Lupulin Brewery on June 3rd in Big Lake. Thank you to everyone who was able to attend, a great time had by all, it's so nice getting everyone back together for the CMBA's first live event!



Rachel Gruber and Dale Gruber (Dale Gruber Construction)



Paul Knier (Paul A. Knier, Inc.) and Jeff Fuhrman (Tamarack Materials)



Tommy Traeger and Chase Larson (Bergan KDV) and Terry Haider (Clifton Larson Allen)



Dustin Vaverek (BCI) and Jeff Zierdt (Lupulin Brewery)



Grant Heglund (Dale Gruber Construction), Caitlyn Heglund (Haga Kommer), Nikki Juntunen (CMBA) and Joe Imholte (Dale Gruber Construction)



Tour Guide Jeff did a fabulous job informing the members of everything the happens at Lupulin Brewery

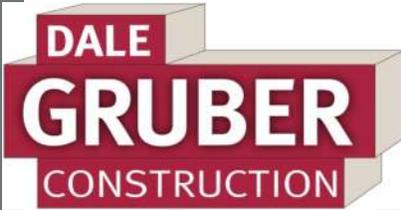


Nancy Bielke and Aaron Rindahl (Copeland Buhl) and Rachel Templin (Tri-County Abstract)



Bob Cremers (Builders Club), Greg Feda (Bayer Interior Woods), Kristin Gardas Lauren Thielen (Builders Club)

Did you know?



Ryan Cross with BCI wins big for Anna Marie's Alliance at Dancing With Our Stars 2021, they raised over 100k. [click to read.](#)

Name Change



Mark Bragelman, CEO and President of Liberty Bank Minnesota in St. Cloud, has played guitar for decades. [click to read.](#)





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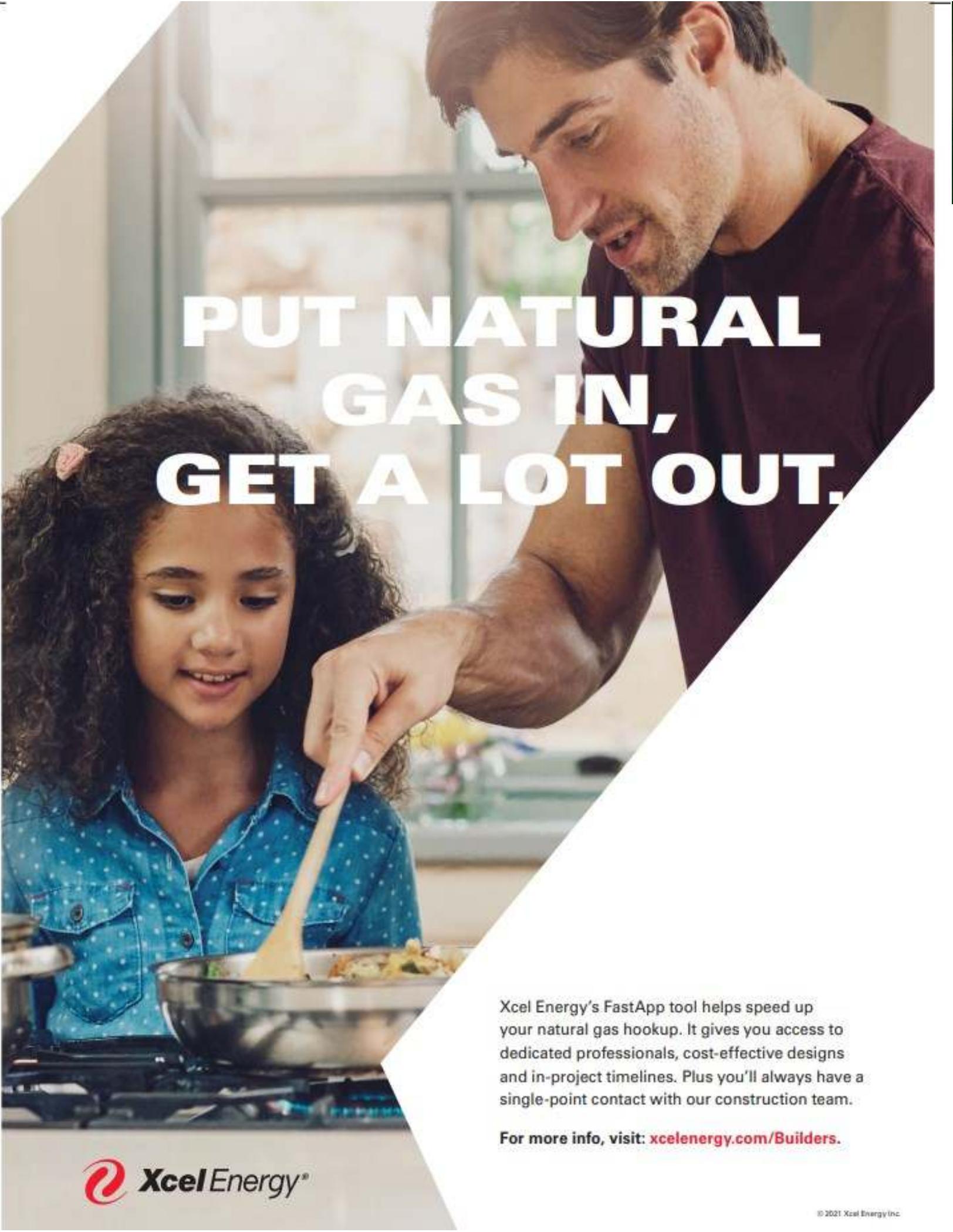
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1. Visit mynpp.com/central-minnesota-ba
2. Click "Start Saving"
3. Select "Company Savings" and enter your company information
4. Click "Submit" and start saving

A photograph of a man and a young girl in a kitchen. The man, wearing a maroon t-shirt, is leaning over a stainless steel pan on a gas stove, using a wooden spoon to stir the contents. The girl, with curly hair and wearing a blue polka-dot shirt, is looking down at the pan with a smile. The background shows a window with a view of trees. The text "PUT NATURAL GAS IN, GET A LOT OUT." is overlaid in large white letters across the center of the image.

PUT NATURAL GAS IN, GET A LOT OUT.

Xcel Energy's FastApp tool helps speed up your natural gas hookup. It gives you access to dedicated professionals, cost-effective designs and in-project timelines. Plus you'll always have a single-point contact with our construction team.

For more info, visit: xcelenergy.com/Builders.

Upcoming

mark your calendars

Golf Outing

Wednesday July 21, 2021

Wapicada Golf Club

4498 15th St NE

Sauk Rapids, MN

9am Registration

10am Shotgun Start

[PDF Registration](#) / [Online Registration](#)

Thank you to our Gold Tee Sponsor



Thank you to our Flag Sponsor

bergankDV

Sporting Clay Shoot

Thursday, August 19, 2021

Wild Marsh Sporting Clays

13481 County Road 3 SE

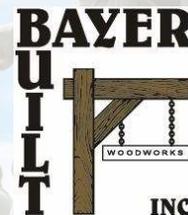
Clear Lake, MN

12 pm Registration

1 pm Shotgun Start

[PDF Registration](#) / [Online Registration](#)

Thank you to our
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Beer Sponsor



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SAVINGS



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