



2021 Sporting Clay Champions AVX Audio Video Extremes



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This year we celebrate



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A message from our CMBA Executive Director Wanda Schroeder



September marks my 1 year anniversary with the Central Minnesota Builders Association and I'm happy to report that I'm sincerely enjoying this new chapter. I don't think a week has gone by that someone hasn't stopped me to ask how the new job is going and I have honestly replied that I'm loving it so far. You may ask if it's been easy.. 'absolutely not'; if it would be easy it wouldn't allow me to learn and grow. You may also ask if everyone I've worked with accepts new ideas with open arms and excitement for change... which I would again answer 'absolutely not'; but anytime something is challenged or questioned it helps reassure that we are taking time to look at all sides of a situation to make the best decision for our association and you, our members.

Besides expanding my knowledge on Accounting/QuickBooks, Budgeting, Wild Apricot (our client database), Website administration, office information technology, social media marketing, data evaluations/metrics and event planning, I've learned terms and techniques of Golf and Clay Shooting that have made my sons proud. I'm sure the Golf and Sporting Clay Shoot committees were skeptical with the original lack of knowledge on these two activities through some crazy questions, but hopefully they can now rest assured that both Nikki and I have these down now.

Going back to my reference to 'change' in the first paragraph, we continue to work through the planning stages for events for 2022 and creating a structure to accommodate our membership based upon feedback we've heard from you. We will be providing more details as they are finalized, so watch your emails as we work to create some consistency and provide opportunities for sponsors and partners to promote their products and services. If you are interested in sponsoring a 2022 membership meeting please let me know and I will get your organization on our list.

Wanda Schroeder

You wonder how we know each other...

SURROUND YOURSELF WITH
PEOPLE WHO PUSH YOU
WHO CHALLENGE YOU
WHO MAKE YOU LAUGH
WHO MAKE YOU BETTER
WHO MAKE YOU HAPPY.

As you can see we knew each other from the gym! We lifted together, we complained together, and we accomplished personal goals under the same roof. We are both grateful to continue to be "surrounded" by so many wonderful CMBA members...
Happy One Year Anniversary Wanda!



ON THE LEVEL



Central Minnesota Builders Association

August 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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September

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			11:00 Membership Committee Mtg 12:00 Spike Mtg.	1 7:30 Remodeler's Council Breakfast with Builders	2	3 4
5	 HAPPY LABOR DAY	6 7:00 Home and Lifestyle Show Meeting.	7 9:00 CMBA Board Meeting	8 3:00 Tools for Schools Mtg.	9	10 11
12	13	14	15	16 2:00 Tools for Schools Mtg.	 17	 18
 19	20 12:00 Remodelers Council Mtg.	21 8:00 Government Affairs Mtg.	22	23	 24	 25
 26	27	28	29	30		

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



Lumber One Avon

Thursday, September 2nd

Where: Lumber One Avon

101 2nd Street NW

Avon, MN 56310

Time: 7:30 a.m. – 9:00 a.m.

Breakfast will include juice, coffee, and donuts/rolls

Topic: Material trends over the past year and the impact on construction.

[Link](#) to Register

CMBAonline.org

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

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**CMBA President
Nate Moeller,
Paramount Construction**

With Summer coming to an end, many builders and partners were getting ready for the Fall Tour of Homes. Just like in the spring I was asked to write a little note for consumers, so here you have it:

As you flip through these pages of homes and come across this little note, I do wonder what you're hoping to find. In a perfect world, you would have just filled up with gas, grabbed this magazine, read this part, and became inspired to go to every home on the tour. However, we're reminded far too often that this world isn't perfect. So, what is the best-case scenario here? There's no doubt I could write something entertaining, but relevant to the tour? At some point someone decided that a carpenter should write something worth reading. Without a doubt, this has been a struggle for me. Do you know what else is a struggle? Building a home! I'm amazed we even have a Tour of Homes. With the uncertainty of building materials, it is amazing these homes were completed. We're looking at lead times on windows that went from 2 weeks to 12, also longer waits on appliances, overhead doors, flooring, as well as some products that we just cannot get at all. I hope you all do not miss this opportunity to see the homes, meet the builders, hire the builders, and have a brand-new home of your own.

Thank You for making this Tour of Homes happen in a Year of Unknowns.

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The U.S. Senate recently passed a resolution designating September as National Workforce Development Month, highlighting the importance of equipping Americans with the education and training necessary to advance their careers and rebuild our economy. Read Full Article, [Click](#)

Supreme Court Strikes Down CDC Eviction Moratorium



The U.S. Supreme Court ruled on Aug. 26 that it was unlawful for the CDC to unilaterally extend its eviction moratorium through Oct. 3, 2021. Even before the ruling, nearly all NAHB members were exempt from the CDC eviction moratorium because of a successful NAHB lawsuit filed on behalf of its members.

Read full Article, [Click](#)

The median size of new single-family homes grew to 2,297 sq. ft. in Q2 2021, while the average size increased to 2,540 sq. ft. The average size of new homes is now 5.5% higher than Great Recession lows, with the trend growing since COVID. Read Full Article: <http://ow.ly/IDQk50FXb2K>

Size of New Single-Family Homes



For the Latest News check out <https://www.nahb.org/>



Steve Gottwalt, CMBA
Government Affairs Consultant



CMBA identifies little change in planned local development/building related fees for 2022.

CMBA has just completed its annual survey of area communities’ plans for development/building related fees in 2022. None of the area communities surveyed plan major fee increases, and most indicated no increases in permitting, SAC/WAC and related fees. Sartell said it plans some minor permit fee increases to cover increased costs, and St. Cloud is entering the fourth year of a five-year set of SAC/WAC increases. Local cities do not approve final budgets and fees until later this year, but city development directors all expressed high levels of confidence the status quo would prevail. In general, cities indicated a desire to avoid increases because they want to see more development. Look for complete fee survey results at <http://www.CMBAonline.org>.

CMBA and GSDC renewing efforts to lift work site age restrictions.

CMBA has long championed state legislation allowing 16-17 year olds to work on construction job sites in a safe manner, to help get them excited about and connected to careers in the building trades. However, legislation has not moved primarily due to partisan and union opposition. CMBA is partnering with the Greater St. Cloud Development Corporation (GSDC), local legislators and others to find a way forward, with a strategy meeting set for September 21. “The shortage of labor in the building trades is a growing crisis,” said CMBA Government Affairs Consultant, Steve Gottwalt. “We need policy makers and stakeholders to step-up and support common sense legislation allowing more young people to experience working in the trades.”



CMBA participating in local workforce housing discussions.

As local employers look for workers and local communities seek more housing and redevelopment, CMBA is at the table making sure the perspectives and expertise of area developers and builders remain prominent. CentraCare, for example, is short more than 1,000 workers, and is wants to help figure out how to provide more places for those workers to live. “It’s not just non-profit organizations pushing for low-income housing,” said CMBA Government Affairs Consultant, Steve Gottwalt. “Employers are seeing the need for more workforce housing as critical to economic success, and you can’t do it without developers and builders.” On August 12th, CMBA joined others at the Greater St. Cloud Development Corporation (GSDC) meeting with representatives from the Minnesota Multi-Housing Association (MHA) about local housing needs and policies. CMBA, GSDC, CentraCare, local communities’ development staff and others are coming together to discuss best solutions. For more information and to get involved, contact Steve Gottwalt.

CMBA stays engaged on proposed new Minnesota lead paint rules.

The Minnesota Department of Health (MDH) has yet to release an updated draft of its proposed new lead Renovation, Repair and Painting (RRP) rules. The initial draft RRP rules, released in May, would impose costly new paperwork, training and on-site mitigation mandates for contractors remodeling or renovating homes built before 1978. CMBA submitted a letter back in June outlining concerns based on the initial draft rules. MDH promised to meet directly with stakeholders, and to release an updated draft of the RRP rules in July or August, but there has been no new information. [Click here](#) to see the May 2021 draft of MDH’s proposed new lead RRP rules.



City of Sauk Rapids wants CMBA members' input for Comprehensive Plan update.

The City of Sauk Rapids kicked-off its Comprehensive Plan update process in August, and is asking for CMBA members' input about what should be included. City of Sauk Rapids Community Development Director, Todd Schultz, said consultants are gathering data and input for next steps in the Comprehensive Plan update. Among Sauk Rapids' priorities is spurring more single-family home development. CMBA members wanting to offer input can contact Schultz directly at tschultz@ci.sauk-rapids.mn.us, 320-258-5315, or contact Steve Gottwalt steve@cmbaonline.org.

Federal Reserve to release Construction Sector Activity survey results Fri., Sept. 10.

The Federal Reserve Bank of Minneapolis will release the results of its recent Construction Sector survey during a webinar Friday, September 10, 9:00-9:30 a.m. The Federal Reserve has partnered with CMBA, BAM and other construction-related organizations getting members to complete the quarterly survey which gives a solid snap-shot of how the construction sector is doing in the Federal Reserve's 9th District (upper Midwest). Federal Reserve Regional Outreach Director, Ron Wirtz, thanked CMBA members for participating in the survey and encouraged members to register for the September 10 webinar at: <https://www.minneapolisfed.org/events/2021/regional-economic-conditions-construction-sector-activity-september>

CMBA Government Affairs Committee. On August 17th, the Committee reviewed BAM's summary of legislative activities during the 2021 regular session and Special Session #1. CMBA was particularly active in helping defeat new prospective street impact fees that could have added \$8,000-10,000 to the cost of each new home. The Committee also reviewed a new legislative proposal we expect will be introduced during an anticipated Special Session #2 in September. Among several measures, the bill proposes limiting communities' use of flexible zoning to block legitimate development. It also brings-back the notion of new prospective street impact fees, which CMBA continues to oppose. NAHB gave us an update of continuing efforts to

help moderate materials shortages and cost increases. Lumber prices have come down significantly from their record highs, but remain well above the five-year average. Supply chain issues continue impacting availability and cost of many other building materials.

Next CMBA Government Affairs Committee Meeting: Tuesday, September 21st, 8:00-9:00 a.m.



Our special guest will be City of Foley Administrator, Sarah Brunn, discussing Foley's wastewater treatment expansion and housing growth plans. We will also analyze the results of the Minnesota Legislature's Special Session #2, and provide an update on federal activity. **To get involved**, contact Steve Gottwalt, steve@cmbaonline.org, 952-923-5265.

Watch for CMBA's monthly "Cities and Counties Update"

providing a digest of development and building-related activity among our local units of government, and links to pertinent documents. The Update is provided via email and at <http://CMBAonline.org>. For more information, contact Steve Gottwalt.

DEED Local Look – Regional Employment Information, Central Minnesota:

During the first quarter of 2021, the 13-county Central Minnesota region of Minnesota had 18,962 establishments supplying an average of 259,172 covered jobs. Total quarterly payroll was just under \$3.13 billion, with the average annual wage across all industries equal to \$48,204. Over-the-year, between the first quarters of 2020 and 2021, total employment in Central Minnesota dropped by 13,284 jobs. [Monthly Blog](#) - [Video Update](#)

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



CMBA
**TOOLS FOR
 SCHOOLS**
 FUND

**Committee Chair,
 Rachel Gruber**



On behalf of the Tools for Schools committee, I want to thank everyone who participated in the 1st Annual Bags for Tools tournament earlier this summer and the recent Clay Shoot. Both events were a great success and helped raised money for the Tools for Schools program. For those who aren't familiar, the CMBA Tools for Schools provides grants to local schools to support their industrial tech departments.

This year, the Central MN area schools submitted over \$24,000 in grant requests. Many of the schools' needs are replacing old, broken tools that are unsafe to use. To date we've raised nearly \$11,000 of our \$25,000 goal.

I joined the CMBA Tools for Schools committee because I'm passionate about exposing youth to carpentry and the trades. We have experienced firsthand a shortage of skilled workforce. Who else in the construction industry can relate?!?! As a general contractor, I feel it is important to do my part and contribute to the efforts that promote careers in construction. By volunteering on the TFS committee and donating to the TFS fund, we're trying to help provide the necessary tools and materials, so the industrial tech instructors can do their job -- teach kids the trades, spark that interest and educate students about careers in construction.

YOU CAN HELP TOO! A donation to the CMBA Tools for Schools Fund of ANY amount (\$5, \$50, \$500...) goes a long way and is greatly appreciated.

As an industry and community, let's pull our resources together, so we can show these students, instructors & schools that we care, that supporting the education & training of the trades is a worthy investment and that we are interested in employing these students in the future.

To donate to the CMBA Tools for Schools Fund use the QR code. Please share this with your colleagues, friends, family...you don't have to be in construction to donate. If you work in an office building, live in a house/apartment...you have a connection to the building industry and we could use your help. I sincerely THANK YOU in advance for your donation!

Scan QR Code to DONATE to
 Tools For Schools Fund



Building Permit Report

Jurisdiction	Jan-Jul 2016	Jan-Jul 2017	Jan-Jul 2018	Jan-Jul 2019	Jan-Jul 2020	Jan-Jul 2021	Jul-20	Jul-21
Cold Spring	7	11	20	8	10	4	2	0
Foley	4	6	4	6	2	0	1	0
St. Augusta	14	10	8	5	9	13	0	0
St. Cloud	49	71	51	45	68	58	15	13
St. Joseph	11	7	14	8	4	7	0	0
Sartell	39	35	39	33	20	71	5	13
Sauk Rapids	32	15	20	12	9	11	1	2
Waite Park	3	1	3	2	3	4	0	1
Rice	2	3	8	11	17	21	2	2
Rockville	10	3	5	2	3	6	0	0
Total	171	162	172	132	145	195	26	31

Building Permit History Report January - July

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	7-2020	7-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
New Listings		207	242	+ 16.9%	1,315	1,421	+ 8.1%
Pending Sales		232	219	- 5.6%	1,152	1,282	+ 11.3%
Closed Sales		203	211	+ 3.9%	986	1,101	+ 11.7%
Days on Market		41	16	- 61.0%	49	28	- 42.9%
Median Sales Price		\$205,000	\$237,000	+ 15.6%	\$200,000	\$230,000	+ 15.0%
Avg. Sales Price		\$224,542	\$248,948	+ 10.9%	\$214,235	\$247,355	+ 15.5%
Pct. of Orig. Price Received		98.0%	103.6%	+ 5.7%	97.4%	101.5%	+ 4.2%
Affordability Index		183	156	- 14.8%	187	161	- 13.9%
Homes for Sale		294	209	- 28.9%	--	--	--
Months Supply		2.0	1.2	- 40.0%	--	--	--

Strength in Numbers

Milestones in Membership

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

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25 Years



20 Years

Agent Paul Hanson



15 Years



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- 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

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CONTACT US

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E: chad.kunkel@kunkel-inc.com

W: www.kunkel-inc.com

Kunkel&Associates

Sporting Clay Shoot



On August 19th, the CMBA held the 12th Annual Sporting Clay Shoot, which helped raise funds for the Tools for Schools Fund. Nearly 120 shooters took part in event, it really turned out to be a great day! Thank you to everyone who made the event successful, shooters, committee members, sponsors and door prize donors.

Congratulations



Top Team
AVX - Audio Video Extremes
Score - 344



Top Male
Joe Optiz
Score - 92



Top Female
Elizabeth Nystrom
Score - 69



Mid Clay
Retrogreen Energy
Score - 262

WINNER

Gun Raffle Winners
Jeffrey Kolb
Bruce Bonebright
Nick Stangler

A close-up of a hand holding a blue marker, positioned as if about to write on a surface.

Special Thank You





Thank you Custom Catering for the amazing food!



Joe Shulte, Sartell High School Instructor, talked at dinner about the importance of the Tools For Schools Fund and the appreciation for the grants that are distributed to the local schools.

Did you know?



Westwood Professional Services

Congratulations John Blenker! John joins 25 other Westwood employees as an associate of the firm. For John, becoming an associate means being a leader who supports company culture and growth. Learn more about what John is motivated by and the success he has had in building strong client relationships. [Click](#) to Read Full Article.

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**FALL 2021 TOUR
DATES**

**September
17-19 & 24-26**

<u>Builder</u>	<u>Tour 2021</u>	<u>Development</u>	<u>House Address</u>	<u>City</u>
MN-Built	1		6308 45th Ave S.E.	St. Cloud
Bulow MN Inc	2	Fairways	5312 Tee to Green Street	St. Cloud
Berscheid Builders, LLC	3		1275 Osauka Road NE	Sauk Rapids
Wollak Construction, Inc.	4	Eagle Ridge Estates 3	3051 12th Avenue North	Sartell
Werschay Homes, Inc.	5	The Gates at Blackberry Ri	2710 Lehman Court	Sartell
Werschay Homes, Inc.	6	The Gates at Blackberry Ri	2741 Lehman Court	Sartell
Noble Custom Homes	7	Providence 2	1808 11th Street North	Sartell
Woodland Homes Inc.	8	Arbor Trails 3rd Addition	2011 Sandstone Loop North	Sartell
DG Homes & Remodeling, Inc.	9	Sauk River Estates	614 Pebble Creek Drive	St. Cloud
Berscheid Builders, LLC	10	Sommersby Plat 2	3706 21st Ave South	St. Cloud
Lumber One, Avon, Inc.	11	Stone Gate	3090 Nottingham Road South	St. Cloud
Lumber One, Avon, Inc.	12	Stirling Waters	4197 30th Street South	St. Cloud
Schnettler Custom Builders LLC	13	Quarry Woods	2413 34th Street South	St. Cloud
Schnettler Custom Builders LLC	14	Deer Creek Crossing	2137 Tamarack Drive	St. Cloud
J. Dale Builders Inc.	15		23582 26th Ave	St. Augusta
Werschay Homes, Inc.	17	Eagles Landing	1874 215th Street	St. Augusta
Smart'n Construction LLC	18	Rich River Estates	716 4th Street NW	Richmond
Klein Builders	19	Avon Estates	204 Casa Avenue	Avon

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Fall 2021 Tour Of Home Builders



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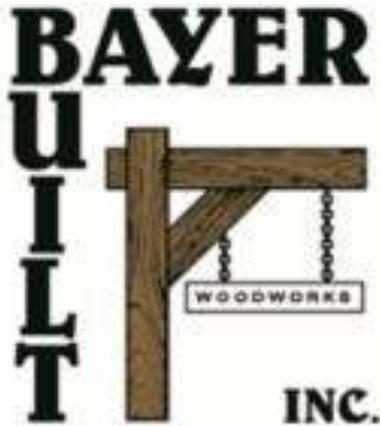
<http://cmbaonline.org/member-directory/>

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SAVINGS



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