

NIAGARA COUNTY BUILDERS ASSOCIATION NEWS

JUNE, 2011

PRESIDENT'S MESSAGE



Carl Capolupo
NCBA President

Summer is coming, and we will soon be taking our break from membership meetings to enjoy the weather with our golf outing and picnic.

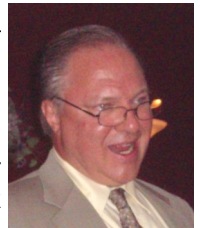
Our May meeting was held at Shawnee Country Club, and it looks like we found a great new spot. The prime rib dinner was terrific, and the room works out perfectly for our group.

Highlights of the meeting included:

- > The board approved an amendment to our bylaws to allow for a new category of membership. Affiliate members can join for \$40 per year. They must be from a company that already has a full membership. The membership will vote on the amendment at our June meeting.
- > Parade of Homes—Kristin reported that we have six to eight builders who are either in or very interested. See the article on page 3 for more info.
- > The board decided to scratch our fall raffle for this year, due to lack of response and the difficulty getting prizes donated.

> Our program for the evening was a revisit from Steve Ingraham of the Internal Revenue Service. See the article on page 2 for some of the tax tips that Steve Provided.

> Our summer picnic is scheduled for Wednesday, August 17, at Five Senses Park on Ward Road in Wheatfield. We have had our last two picnics there, and it's a good site. We can look forward to another day of great food and great fun. Stay tuned for more picnic info next month.



Steve Ingraham

The flyer for our golf outing is included with this newsletter. Get your foursome together and register as soon as possible to join us on Monday, July 11 at Willowbrook Golf Course in Lockport. See more information on the golf on page 3.

We are seeing a lot of enthusiasm for membership in the NCBA, and more members are getting involved with our activities. These are positive signs for our association. Thank you to all who hold elected positions, and those volunteers who come forward to work on the Parade of Homes, golf, picnic and other activities.

Carl

JOPLIN, MO. TORNADO—HBA CONNECTION

Elliot Eisenberg, NAHB economist, was scheduled to present his "value of new housing" talk in Joplin, MO the day after the devastating tornado hit. He wrote the following from his hotel room in Springfield, MO.

"Recently I was to give a talk about the economic impact of home building in Joplin, MO. However, a few hours before I landed a devastating tornado destroyed 2,000 buildings and heavily damaged one-third of the city including the hospital, high school and many neighborhoods. In all, over 120 persons were killed. After a harrowing flight from Chicago filled with turbulence, lightning and the darkest clouds this east coast economist has ever seen it was great to land. I was, however, so shaken from the flight and from what I saw I was unable to ar-

ticulate a cogent thought and putting one foot in front of the other was about all I could do.

Interestingly, this was my second recent frightening run-in with Mother Nature. About 10 weeks ago I was on the Oregon coast having given a talk at an HBA there. At 5:30 the next morning I was woken by the hotel manager and informed that there was a tsunami warning and that I might wish to evacuate; needless to say, I did. Luckily that warning was unnecessary. In Japan, however, it was a very different story.

To me the most poignant part of natural disasters is hearing survivors talk gallantly about rebuilding their destroyed homes and neighborhoods. No one cries

(cont'd on page 4)

NEXT MEETING

Wednesday, June 8

Restaurant

6020 Townline Rd., Sanborn

Board Meeting 5:30

Cash Bar 6:30

Dinner Meeting 7:00

**Call in your RSVP
to 693-5736**

by Wednesday May 4

Program:

**IRS Agent Steve Ingraham
with Small Bus. Tax tips**

GOOD NEWS ON STATE & NATIONAL UPDATES

NAHB:

On the national front, a new bill has been introduced in the House to address the problem of contractor financing for new home construction. H.R. 1755, the Home Construction Lending Regulatory Improvement Act was introduced on May 5th, addressing the lack of liquidity in the AD&C loan market, and allows banks to start lending again.

By directing federal banking regulators to issue new guidance addressing key regulatory areas, this legislation will free lending institutions from the overly restrictive regulations that have resulted in the current lending crisis.

We strongly support this legislation.

NYSBA:

S04554/A0347 Vested Rights Bill—Relates to vested rights of property owners relating to the development of their land. Senate and Assembly committees approved and passed this legislation on. NYSBA and NCBA strongly support this bill.

First Time Homebuyers Tax Exemption was passed in both Senate & Assembly, to be effective immediately. NYSBA and NCBA strongly supported.

S04226/A07654 Conditional Approval of Final Plat—Authorizes city and village planning boards to grant more than two extensions of conditional approvals. Bill introduced in both Senate and Assembly. NYSBA & NCBA strongly support.

IRS REP OFFERS SMALL BUSINESS TAX TIPS

At our May meeting Steve Ingraham from the IRS paid a return visit to update us with valuable tax information for small business.

Steve focused on the Small Business Jobs Act of 2010, which contains several provisions that are designed to encourage investment and provide access to capital for businesses.

There are several provisions that are already in effect, some that will take effect later, and some that are only

available for a very short window of time.

He stressed that it is vitally important that we pass this info along to our tax accountants so that you can take advantage of the bill's provisions.

Two sections he emphasized are Sec. 2021, which increased expensing limitations for 2010 & 2011; and Sec. 2022, which provides for additional first-year depreciation for 50% of the basis of certain qualified property.

There is a link on our website that will take you directly to the IRS's Small Business resources.



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Lawrence Quigliano	Treasurer	Paul Game	Director
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Cathy Strassburg	Executive Assistant		

PARADE OF HOMES

We are in the process of finalizing our line-up of builders for the show, and at the same time working on securing our sponsorships. At this point it looks like we may have more homes than last year.



Sponsorships provide the funds to help us promote the POH, and are a key component of putting on a successful show. Please help by giving us names of potential sponsors and encouraging your friends to sponsor.

There are a ton of details that need to be worked out to put on a show of this magnitude. We can always use more help. Call the office if you want to get involved with the Parade—it's our largest undertaking of the year.

GOLF OUTING MONDAY, JULY 11

Our 2011 Golf Outing will be at Willowbrook Golf Course on Monday, July 11, with a shotgun start at 12:30. Chairman Mark March promises great golf, great food, and lots of fun at this annual event. The price for golf and dinner has been reduced to \$115 per golfer, so come on out and join us for a terrific day.

Mark has added some new attractions,

including great prizes for a hole-in-one on any of the par 3s. The top prize is a NEW CAR!

Willowbrook is widely touted as a nice course that golfers of all levels can enjoy, and they have a great reputation for hosting tournaments.

Sign up today—the flyer is included with this newsletter.

SAVE THESE DATES

- Jun 1, 15 & 29—Parade of Homes Mtgs
11:00 am, NCBA Office
- June 8 Board & Membership Mtg
- July 11 Golf Outing—Willowbrook
- Aug. 17 Summer Picnic
5 Senses Park, Wheatfield
- Sept 17—Oct 2 PARADE OF HOMES



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It is imperative that we know our representatives in Albany, so we can keep them informed about the issues that affect our industry. Contact them as follows:

NYS Senator George Maziarz 2578 Niagara Falls Blvd, St 600 Wheatfield, NY 14304 Dist. Office 716-731-8740 Albany Office 518-455-2024 maziarz@senate.state.ny.us	Assemblyman John Ceretto 1700 Pine Ave. Niagara Falls, NY 14301 Dist. Office 716-282-6062 Albany Office 518-455-5284 cerettoj@assembly.state.ny.us	Assemblyman Jim Hayes 5555 Main Street Amherst, NY 14221 Dist. Office 716-634-1895 Albany Office 518-455-4618 hayesj@assembly.state.ny.us
NYS Senator Mark Grisanti Walter J. Mahoney Building 65 Court Street, Rm 213, Buffalo, NY Dist. Office: 716-854-8705 Albany Office: 518-455-3240 buffalo.grisanti@gmail.com	Assemblyman Sam Hoyt 125 Main St., Buffalo, NY 14203 Dist. Office 716-852-2795 Albany Office 518-455-4886 hoyts@assembly.state.ny.us	Assemblyman Stephen Hawley 121 N. Main St., Suite 100 Albion, NY 14411 Dist. Office 585-589-5780 Albany Office 518-455-5811 hawleys@assembly.state.ny.us
	Assemblyman Robin Schimminger 3514 Delaware Ave. Kenmore, NY 14217 Dist. Office 716-873-2540 Albany Office 518-455-4767 schimmingr@assembly.state.ny.us	


STAY IN CONTACT WITH OUR ELECTED OFFICIALS

MISSOURI TORNADO (CONT'D)

about a car, boat, iPhone or credenza that was destroyed; they are all easily replaced. Yet, people regularly weep when surveying the wreckage of their destroyed home. This is because homes are repositories of memory and because homes speak to the importance of place. And our place and our memories intimately revolve around our homes. Thus, the profound desire to rebuild even though moving away is so much easier.

Joplin has suffered immense physical and psychological damage. It is now our turn, the turn of the home builders, to help make these communities whole and give them back part of what was brutally taken from them. In my speeches as an economist I regularly point out the number of jobs created and the amount of tax revenue generated by home building. But, to be honest, that misses the bigger point. What rebuilding homes in Joplin and New Orleans and Memphis does is offer people and communities hope about the future, comfort that they are part of it, and validation of their lives.

Elliot's closing thoughts: "The next time I give a speech I will make these points. I will share this story and I will be more proud to be part of this great industry than I have ever been."

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