

# INDIANA BUILDER NEWS

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## Issue Highlights



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## Indiana General Assembly's investment in housing continues

Indiana's housing shortage is a statewide issue affecting both urban and rural communities, making it difficult for businesses to attract and retain employees. To address the need for additional housing inventory, and in response to recommendations from the state's Housing Task Force, the Indiana General Assembly established the Residential Housing Infrastructure Assistance Program (RIF) in 2023.

RIF provides low interest loans to Indiana communities to finance infrastructure projects that support residential housing development. As the loans are repaid, the money again becomes available for future financing so that the fund revolves. Priority is given to loan applicants with housing-friendly zoning, and 70% of the funding is reserved for those with a population of less than 50,000.

The state's initial investment of \$75M over the biennium (2024-2025) in RIF supported the addition of more than 3,300\* homes in Indiana, and nearly 60% of those were single-family. In addition to providing homes for Hoosier families, home building in Indiana has a significant positive economic impact - contributing to job creation, income for residents, and tax revenue for state and local governments. Specifically, building 1,000 single-family homes generates \$56.5 million in income, 828 jobs, and \$18.1 million in tax revenue annually.

*Continued on page 2.*



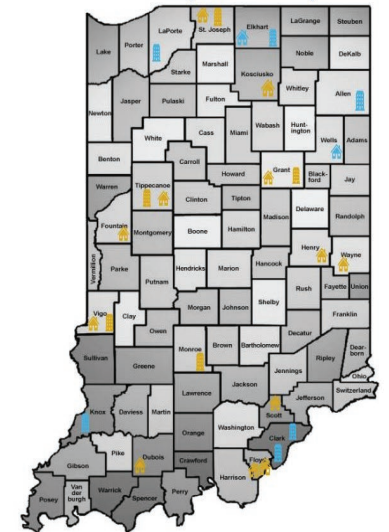
Round One



Round Two



### RIF Projects Map



## President's Message: IBA delegation heads to D.C. to urge action on housing affordability



**Ryan Baker**  
President.  
Indiana Builders Association

In June, I joined more than 1,000 builders, remodelers, and associate members from across the country in Washington, D.C. for NAHB's Legislative Conference. We came together to meet with lawmakers on Capitol Hill and advocate for policies that will help increase the supply of quality, affordable housing.

Over the course of more than 250 meetings with representatives and senators, NAHB members focused on three key issues that could make an immediate difference in addressing the nation's housing affordability crisis: energy codes, workforce development, and tax policy.

### Energy Codes

As energy costs continue to rise, homeowners need the freedom to choose the most cost-effective energy solutions. According to the U.S. Department of Energy (DOE), natural gas is the lowest-cost energy source for households, with electricity costing 3.5 times more than natural gas. These savings are essential for homeowners seeking to lower their energy bills. That's why we urged Congress to pass the Energy Choice Act to preserve energy choice for homeowners across the country, ensuring they can continue to access the most affordable energy options.

*Continued on page 2.*



IBA's delegation gathers for a photo outside of the U.S. Capitol building.

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Please direct all advertising inquiries to Mollie Flook at 317-917-1100 ext. 205 or email [mollie@buildindiana.org](mailto:mollie@buildindiana.org).

**President's Message: IBA leadership urges lawmakers to act on housing affordability cont.**

**Workforce Development**

One of the biggest challenges our industry faces is finding skilled labor. In any given month, there are more than 200,000 open jobs in construction. This deficit illustrates a much deeper problem affecting home builders - a lack of skilled tradespeople and insufficiently resourced training providers. We urged Congress to invest in workforce development by supporting the CONSTRUCTS Act, which expands opportunities for residential construction training programs at community colleges, technical education schools, and other training programs.

**Tax Policy**

Rising material costs are another major factor driving up the price of homes. There are several factors driving this trend, notably inflationary pressures and global factors, including trade uncertainty. Proposed tariffs on building materials, appliances, and products will disrupt supply chains, strain local economies, and raise housing costs for all U.S. households.

One of the highlights of this trip was that nearly all of Indiana's federal delegation took time to meet with us directly, something many states didn't have access to. Some delegations were only able to meet with staff, but Indiana's lawmakers showed up. That kind of access matters when you're advocating for the future of our industry.

As a member of your local home builders association, you're also a part of the Indiana Builders Association and the National Association of Home Builders. Your membership helps make sure our industry's voice is heard in Washington, D.C. •

*Additional photos from NAHB Legislative Conference are on pages 16-17.*

**Indiana General Assembly's investment cont.**

The need for housing and the positive economic impact it provides were likely major factors in the Indiana General Assembly's continued investment in housing during the 2025 legislative session, despite receiving a grim budget forecast a few weeks earlier. State lawmakers included \$50M in the biennial budget for fiscal years 2026-2027 for RIF to incentivize cities/counties to adopt pro-housing land-use policies and zoning reforms that expand housing supply.

The Indiana Builders Association appreciates this much-needed support for housing and encourages builders and developers to contact their local elected officials about applying for RIF to help their communities grow.

The RIF application opens August 4 and closes on October 6, 2025. A second application period will be offered in 2026. Learn more about RIF including guidelines and repayment terms at <https://www.in.gov/ifa/residential-housing-infrastructure-assistance-program/>.

\*Estimates provided by the Indiana Finance Authority and are subject to loans closing



Local leaders gather at a groundbreaking in Vincennes to kick off a RIF-funded \$35 million housing project from Simplified Developments.

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# Outstanding building and remodeling projects to be recognized at IBA Hoosier Excellence Awards

IBA is excited to announce the return of the Hoosier Excellence Awards for its third year. Through September 12, builder and remodeler members can submit their projects to 19 categories.

**Submission Process:** Projects may be submitted through September 12, 2025, at [ibaaward.com](http://ibaaward.com). To be eligible for entry, projects must have been completed between September 15, 2024, and September 12, 2025. Entry is free and limited to IBA members.



**Judging Process:** Winners will be selected by an independent judging panel of building industry professionals and consultants. These experts will carefully evaluate each submission based on various criteria, including innovation, craftsmanship, design, and overall excellence.

**Awards Ceremony:** Winners will be honored at a grand ceremony on November 10, 2025, which will take place in conjunction with the highly anticipated IBA Annual Leadership Conference. This event will provide an excellent opportunity for networking and celebrating your achievements among industry peers.

Which of your projects will you submit for an opportunity to be showcased as an outstanding builder or remodeler in the state? Enter today at [www.ibaaward.com](http://www.ibaaward.com).

## Categories

### Kitchen

- Best new kitchen, home under \$600,000
- Best new kitchen, home over \$600,000
- Best kitchen remodel under \$75,000
- Best kitchen remodel over \$75,000

### Bath

- Best new bathroom, home under \$600,000
- Best new bathroom, home over \$600,000
- Best bathroom remodel, under \$60,000
- Best bathroom remodel, over \$60,000

### Outdoor Living

- Best outdoor living, under \$100,000
- Best outdoor living, over \$100,000

### Curb Appeal

- Best curb appeal, home under \$600,000
- Best curb appeal, home over \$600,000

### Additions

- Best room addition (including seasonal rooms)

### Open

- Best problem solved
- Best affordable home

### Overall Home

- Best home, under \$400,000
- Best home, \$400 - \$700,000
- Best home, \$700,000- \$1 million
- Best home, over \$1 million

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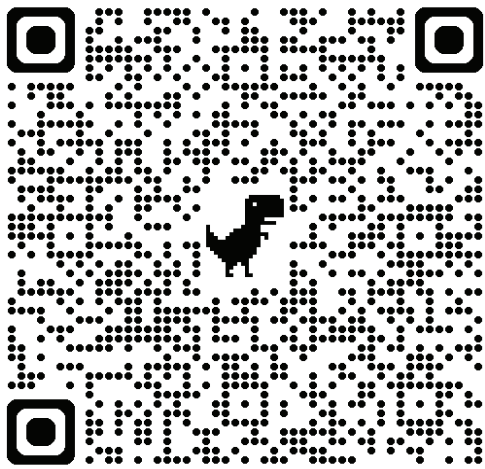
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[www.erosionconstructionsolutions.com](http://www.erosionconstructionsolutions.com)

# BYF Construction Clubs are back

Ready to bring the world of construction straight to your school? BYF Construction Clubs are returning this fall, and we're gearing up to build the next generation of skilled professionals from the ground up.

Whether you're a student, educator, or advocate, now's the time to get involved. Clubs provide hands-on activities, career exploration, and real industry connections, all in a fun, engaging setting.

Want to see a club at your school? Fill out our quick interest form by scanning the QR code below or by visiting <https://loom.ly/TK8lxz4>.



A promotional graphic for Construction Clubs. It features a dark blue background with the text "CONSTRUCTION CLUBS" in large white letters at the top. Below the text is a collage of three photos: a student in an orange shirt working at a desk, two students in orange shirts standing outdoors, and a group of students in orange shirts sitting at a table. At the bottom, it says "THEY'RE BACK!" and "BUILD YOUR FUTURE" with a small outline of Indiana. The website "indianaconstructionfoundation.com" is also visible.

# IBA scholarship & grant applications now open

The IBA Educational Scholarship Foundation and the Indiana Builders Charitable Foundation applications are now open for the 2025 award cycle. In 2024, both foundations awarded \$8,500 to deserving students and programs.

The IBA Educational Scholarship Foundation awards scholarships to individuals desiring to continue their education to enhance their career in the building industry, whether it be a structured degree, certification, designation apprenticeship, or an approved continuing education class. Applicants must be a legal resident of Indiana.

The Indiana Builders Charitable Foundation provides grants to programs and institutions that provide education that enhances the knowledge and understanding of the housing industry and career opportunities within the housing industry. Applications for both the scholarships and grants can be downloaded online at [www.buildindiana.org/about](http://www.buildindiana.org/about) and must be submitted by December 31, 2025 to [Mollie@BuildIndiana.org](mailto:Mollie@BuildIndiana.org).

A large blue graphic with white text and a QR code. The text reads "INDIANA BUILDERS ASSOCIATION SCHOLARSHIP APPLICATIONS NOW OPEN! Apply by December 31". Below this, it says "Scan the QR code to download the applications" with an arrow pointing to a QR code. On the right side, there is the IBA logo, which includes a graduation cap and the text "INDIANA BUILDERS ASSOCIATION IIBA Partners in Housing Since 1952".



# CONSTRUCTION CONTRACTS AND LAW SEMINAR

9 AM - 12 PM  
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Partner  
Frost Brown Todd LLC



**TYLER LEMEN**  
Attorney At Law  
Frost Brown Todd LLC



**RICK WAJDA**  
CEO  
Indiana Builders Association

## What you'll learn

- Construction contract basics: learn which type of contract is best for your business, including recent legislative actions covering time & material contracts
- Warranty laws and court decisions for new and existing homes
- Employee/Subcontractor agreements
- Mechanics' Lien issues
- New Developments in Indiana Law
- Copyright infringement of house plans



**Register Here**

### Fee:

- \$149: 1st registrant IBA Member company
- \$99: Additional registrant same company
- \$249: Non-member

### Questions?

Contact [jenna@buildindiana.org](mailto:jenna@buildindiana.org) or  
317-917-1100 ext 207



# Local HBAs introduce students to careers in the trades

This spring, several local home builders associations across Indiana have taken innovative steps to introduce young people to opportunities in the skilled trades.

At Pendleton Heights Middle School, students got a hands-on introduction to construction during Build Your Future Trades Day, hosted by the Madison County Builders Association. Under the guidance of local industry professionals, students participated in hands-on activities such as assembling tables and pouring concrete.



Pendleton Heights Middle School Students learn how to set concrete, build picnic tables, assemble lamps, and complete other projects related to the trades.

The Builders Association of Elkhart County (BAEC) participated in Elkhart County Career Quest, a large-scale, interactive event aimed at introducing 7th graders to different career sectors. BAEC member volunteers led students in constructing two playhouses, which were raffled off during the association's Parade of Homes.



7th graders build playhouses at Elkhart County Career Quest, under the expertise of BA of Elkhart County members.

The Home Builders Association of St. Joseph Valley launched a new summer initiative in partnership with the Boys & Girls Club: Trades Day Thursdays. Running weekly throughout a four-week period this summer, this program is designed to expose incoming high schoolers to a range of construction concepts, skills, and trade-related activities.



A student builds a birdhouse during Trades Day Thursday.

Through programs like these, local home builders associations are providing students with valuable experiences that could shape their futures and address workforce shortages across the construction industry. •

# Two Indiana local HBAs win in NAHB Membership Drive

NAHB recently hosted its 2025 Spring Membership Drive. A total of 280 HBAs participated in the drive, which took place April 1 through June 30. Their sights were set on achieving a 4% or greater member net growth for their association.

As a result, 6,711 new Builder and Associate members joined NAHB during this three-month span.

Two of Indiana's local home builders associations were recognized for achieving 7% or higher Builder and Associate Member Net Growth: the Madison County Builders Association and the Western IN Builders Association.



Both associations will receive two complimentary IBS registrations, two \$750 travel stipends to assist with travel expenses, \$150 award for the HBA Executive Officer, and 3x bonus Spike credits. •



# NAHB BUILD-PAC Golf Outing

Join us for a round of golf to support NAHB BUILD-PAC in French Lick, IN at the Donald Ross Golf Course.

Tee Times Ranging From  
12:50 PM - 3:00 PM  
\$300/Person  
\$1,200/Foursome

17th  
Sept, 2025



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Questions? Contact  
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## May single-family building permits up 23% from May 2024; Up 5% for first five months of 2025

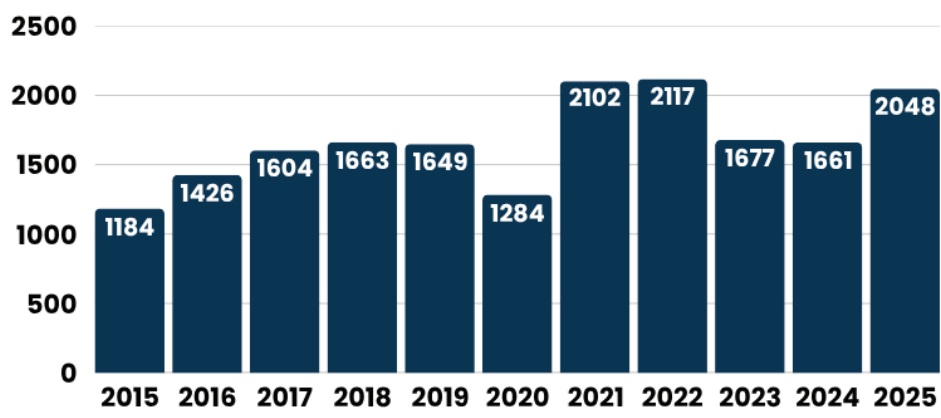
Indiana single-family building permits rose in May, according to the U.S. Census Bureau's latest data. 2,048 single-family permits were issued in May, a 23% increase from the 1,661 permits pulled in May 2024.

May's total is up 2% compared to April 2025 (2,019 permits). The year-to-date total also increased, with 8,508 single-family permits, up 5% from the 8,117 permits issued over the same period in 2024.

Indiana continues to lead the Midwest in new single-family housing growth, again outpacing neighboring states Ohio (1,671), Michigan (1,594), Illinois (976), and Kentucky (776).

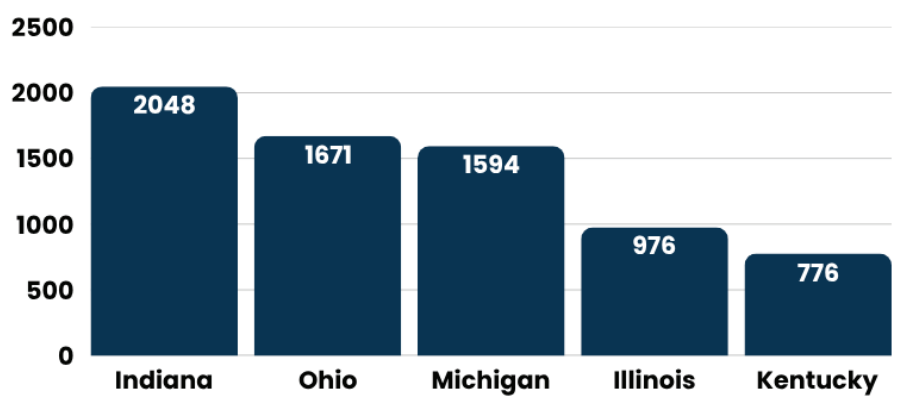
"Indiana's single-family starts have risen steadily despite uncertain market conditions and elevated interest rates," said Ryan Baker, IBA President. "This growth signals the continued demand for new housing in the state."

**Indiana May Single-Family Permits (2015- 2025)**



Created by the Indiana Builders Association | @IBAHome | www.BuildIndiana.org  
Data provided by the U.S. Census Bureau

**May 2025 Single-Family Permits by State**



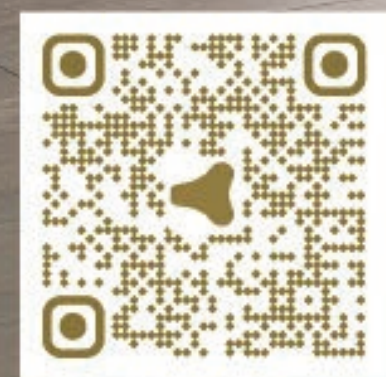
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Data provided by the U.S. Census Bureau





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# IBA welcomes 115 new members in first quarter of 2025

For the months of April, May, and June 2025, Indiana local home builders associations welcomed 115 new members to the federation.

## Madison County BA

Tyler Hancock, Best Way Disposal  
Kelly Leddy, 3Rivers Federal Credit Union  
Chad Lukens, 20 TWENTY Design Build  
Jason Neal, D26 Career Center  
Mike Westfall, Reese Central Wholesale

## BA of South Central IN

Michael Sudol, Trillium Woods LLC

## Dubois County BA

Brady Albright, Jasper Lumber Construction  
Jason Fithian, Lamar Arch  
Lanny Robline, Ruxer Ford

## BA of Elkhart County

Claude Doucette, Wizard Floor Covering LLC  
Gustavo Figveroa, Big O Home Improvement  
Michel Gilliland, Hometown Gutters LLC  
Jordan Haarer, Dogwood Hills Tree Farm  
Jacob Jenkins, Exterior Arts LLC  
Troy Mann, Garage Force  
Steve Miller, Proline Roofing Inc  
Alfred Samadder, Lowe's Home Improvement Warehouse  
Myron Schwartz, Artisan Builders Group LLC  
Mark Soloman, Aprilaire

## Southwestern IN BA

Matt Bates, Restoration 1 of Evansville  
Ryan Beck, VanBeck Stockers Landscaping and Lawn Care  
Andy Byers, Tri-State Fence Co  
Victor Doty, Doty's Home Building Inc  
Nathaniel Elliott, Paradise Construction and Development  
Daniel Hamby, Nexus Homes  
Gary Jeffers, Gary's Plumbing Service INC  
David Jones, All Custom Construction LLC  
Craig Kaiser, Kasier Painting  
Shad Macke, Titan Electric and Construction  
Kody Moore, Carpets Unlimited  
Wayne Opel, K & W Premier Heating and Air INC  
Todd Roberts, ICAST  
John Robertson, Lang Brothers  
Corey Rothschild, Evansville Garage Doors Inc  
Chad Rupp, Heritage Petroleum LLC  
Ryan Schaefer, Schaefer Farms and Excavating  
Kevin Shekell, J.E. Shekell  
Chad Thompson, MelKay  
Spencer Wagner, Capital Electric

## HBA of Fort Wayne

Bradley Davis, Davis Homes  
Chris Frane, Hoosier Plumbing LLC  
Taylor Klepper, Klepper Building Company  
Deborah Proebstle, Fort Financial  
Matthew Schenkel, Shawnee Construction & Eng  
Chris Schwartz, Schwartz's Custom Woodworking LLC  
Brandon Shane, Gotcha Covered of Fort Wayne

Jason Shepperd, Raynor Door Authority  
David Spooner, TriState Forest Products Inc.  
Jonny Trammel, Summit City Services  
Jen Walters, Hull Lift Truck

## HBA of Howard County

Marissa Pierdos, Arbor Homes  
Kate Rice, Keller Williams Red Door Group

## BA of LaPorte County

George Hylek, B & H Technical Services Inc.

## HBA of Southeastern IN

Craig Doll, Dolls Spray Foam & Insulation  
Dennis Siebert, Gotcha Covered  
Mike Zins, Carter Lumber

## BA of Greater Indianapolis

Heather Angel-Hughes, Perfect Start Property Solutions Inc.  
John Carter, Timeless Tiny Homes  
Ron Dixon, Ron L. Dixon Natural Resource Consulting  
David Hall, Showcase Marketing Associates Inc.  
Lawrence Hemphill, Hippo Demo LLC  
Mike Holman, Schlage Lock Company  
Joe Hutcherson, Hutcherson Homes LLC  
Tiffan Jenkins, Aventus Builders  
Will Kirchmer, Broan-NuTone LLC  
Rob Klein, Conceptual Kitchens  
Ronald Lundgreen, Gillmans Home Center  
Sharon Luster, Luster  
Jeff McComb, First Merchants Bank  
William Million, Will Power Excavation  
Jessica Morrison, Jessica Morrison Fine Art & Design  
Ryan Okimoto, Brilliant Smart Home  
Zachary Osborn, KO Home Renovations  
Josh Perkins, Plant Studio Landscape Inc.  
Michael Pitman, SimTec Golf  
Stephen Schlegel, Spectrum Business  
Ashley Schreiber, Up Closets of Indianapolis  
Robert Shaffer, Protech Garage Doors Screens & Shutters  
Mitsu Sumiya, Budget Blinds of Central Indianapolis  
Billy Turner, CGI Plumbing LLC

## BA of Greater Lafayette

Bryce Carlton, Odin Electric LLC  
Marty Coppock, Rock n Dirt Excavating LLC  
Jon Thompson, Servpro of Lafayette  
Mike Vanaman, Aqua Systems

## Muncie HBA

Derek Wilson, Middletown Property Group

## HBA of Northwest IN

Stephen Bardoczi, McColly Real Estate / Team Veness  
Andrew Briggs, Briggs Agency Inc.  
Tom Crowel, Crowel Agency Inc  
Tracy Flood, Walk Your Plans  
Ivan Hernandez, Ivan's Roofing Company  
Sylvia Magallanez, Centier Bank  
Rick Mossell, Heartland Builders of NWI Inc.  
Michael Tezak, Realty Executives Premier

## BDA of Southern IN

Jerry Elkin, Dearing Floor Center  
Brandon Smith, Veteran Contracting Services LLC

## HBA of St. Joseph Valley

Emily Birchfield, Energy Diagnostics Inc.  
James Byars, Fireside Homes Inc  
Paige Corbalis, Brick Built Real Estate  
Bo Leatherman, Schrock Homes Inc  
Mandy Leazenby, TRA Certification  
Don Ritschard, Ritschard Bros.

## Western IN BA

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Kyle Dobbs, KAD Contracting  
Joe Ford, The Trash Man  
Charlie Karr, C K & Son Electric  
Jeremy Maffioli, Maffiolis Decks & Docks LLC.  
Chris Marlow, Marlow Brothers Land Clearing Inc  
Justin Merriman, Merriman Electric  
Adam Meyer, ALBH Homes  
Jay Miller, Miller Flooring Systems  
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Scot Rubeck, Allied Insurance Agency  
Nick Sarris, Sarris Construction  
Chrysta Shellenberger, DC Superior Services LLC  
Matt Sillery, Sillery Construction LLC  
Randy Wyrick, Wyrick Masonry Inc•

## 2025 MEMBERSHIP STANDINGS

AS OF JUNE 30



### TOP RECRUITING LOCALS BY PERCENTAGE GAIN

1. Muncie HBA: 125%
2. BA of South Central IN: 47.4%
3. Southeastern IN BA: 37.5%
3. Madison County BA: 23.8%
5. Southwestern IN BA: 9.3%

### TOP RETAINING LOCALS

1. BA of Dubois County: 92.6%
2. Southwestern IN BA: 90.7%
3. Vincennes Area BA: 88.9%
4. Southeastern IN BA: 88.2%
5. BA of Greater Indianapolis: 87.8%

### TOP 3 NEW MEMBER RECRUITERS

- Logan Dallas, JWK Management Group, Evansville, 8  
Nate Delagrang, Colonial Homes, Fort Wayne, 7  
Mary Ellis, Lafayette, 7  
Hank Kidwell, RJ Builders, Terre Haute, 5  
Zach Hagan, Hagan Construction LLC, Brazil, 5



National Association of Home Builders

## Top 10 Reasons to Do Business with an Active Associate Member

1. They support NAHB at the local, state and national levels.
2. They volunteer time, talent and treasure to help the association accomplish its goals.
3. They recruit their colleagues and business contacts to become members.
4. They serve on committees and councils gaining valuable networking opportunity while helping to advance the association's mission.
5. By doing so, you increase the value proposition for all membership in your HBA.
6. They are strong supporters of local and state PACs and BUILD-PAC.
7. They are a major source of non-dues revenue through sponsorships, advertising, etc.
8. As industry partners, they are a valuable resource for business and management tips.
9. They are heavily invested in your business success: You win, they win!
10. Why wouldn't you do business with a member?



## Partner Spotlight: Ruoff Mortgage

Founded in 1984, Ruoff Mortgage is proud to be an Indiana based company offering residents across the Midwest dependable mortgage solutions. With a 98.4% customer satisfaction rating, elevated technology to enhance the borrower experience and an average 15 day clear-to-close, it's no surprise that Ruoff remains a trusted partner for builders and real estate agents alike.



With the help of our experienced and dedicated New Construction team, borrowers can finance their dream home from start to finish with confidence. Ruoff is proud to offer a Float Down-No Fee option to ensure that interest rate fluctuation during the build process doesn't impact financing. With a One-Time Close Construction loan, the borrower's construction financing and permanent financing are combined, utilizing a one-time closing process prior to the beginning of construction.

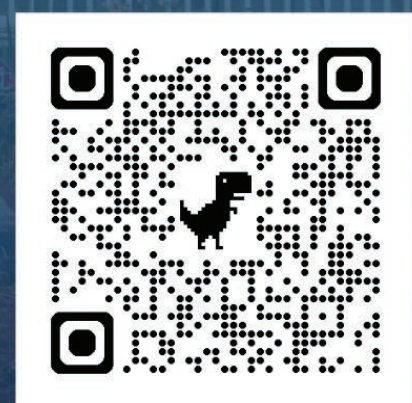
Ruoff's involvement within the state of Indiana goes far beyond mortgages. The company has invested millions of dollars in the communities they serve and infrastructure initiatives that positively impact Hoosiers year after year. They have been highlighted on Inc. 5000's list of Fastest Growing Companies for 10 consecutive years, have been named a Top 50 Mortgage Lender by Mortgage Executive Magazine and a Top Lender by The Scotsman Guide. •

# Build with CONFIDENCE

The Quality Assurance Builder Standards provide new home buyers and remodeling homeowners a way to measure the quality of the project against an industry approved set of standards.



For purchase exclusively by IBA members  
[business.buildindiana.org/store/qabs](https://business.buildindiana.org/store/qabs)





# Construction Loan Pros

**For our builder partners Ruoff offers forward commitments to secure low interest rates and marketing partnerships to help you reach more customers.**

**For our mutual customers Ruoff offers special incentives to lower closing costs, one-time close construction loans and free rate float-down options.**

Our dedicated In-house New Construction team works closely with area builders to ensure a smooth process for everyone involved.



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MORE



This is not an offer for extension of credit or a commitment to lend. All loans must satisfy company underwriting guidelines. Information and interest rate are subject to change at any time and without notice. Equal Housing Lender. NMLB#141586. Ruoff Mortgage Company, Inc., d/b/a Ruoff Mortgage, is an Indiana corporation. For complete licensing information visit: [http://www.nmlsconsumeraccess.org/EntityDetails.aspx?COMPANY141586\\_07252025](http://www.nmlsconsumeraccess.org/EntityDetails.aspx?COMPANY141586_07252025)



**April 1 (Fool's Day)** - My banker was very friendly. Said he wished I would get a builder because I didn't know what I was doing. Best rate I could get was four points above prime because I was too marginal with no experience. Also said I'd get the money in stages after I showed proof of payment to subs. What nerve! I didn't realize there would be this much paperwork. Missed three hours of work. He gave me a calendar though.

**April 26** - Took 25 days to finally agree on house plans. Never dreamed there were so many details. Discovered that my wife is a very nasty person. Think I'm getting a nervous condition.

**May 4** - Finally swung the deal on the lot. The developer said "Take it or leave it!" Said the builders buy several lots at a time and that's why they get discounts and that I didn't qualify. I know I paid too much, but I'll easily save enough to offset it later. He didn't show me much respect.

**May 6** - Somebody's going to pay for this on election day. You need a Ph.D. just to fill out all the forms for permits and licenses and go to all the various government offices. There was less red tape when I joined the Navy. Somebody will pay. Missed five hours of work.

**May 7** - Staked out my lot as best I could. I didn't have one of those tapes, so I just stepped it off. Wonder how builders square the house on the lot? I guess it's no big deal.

**May 8** - Met excavator early in the a.m. He said only a fool would build a basement on that lot. Too low! I let him know in no uncertain terms that it was my money and to dig. He was grinning when I left for work.



**May 10** - The excavation was filled with water. I told him to fill the damn thing back up and I chalked my loss up to "experience". I'm a nervous wreck.

## Diary of a Mad Home Builder

### "The Perils of Do-It-Yourself Home Building"

*Editor's Note: In 1973, Bill Carson authored and copyrighted a best-selling pamphlet entitled, "Diary of a Mad Home Builder." It became a hit with orders for the pamphlet pouring in from throughout the United States and as far away as the Philippine Islands. Builders use it as a pass out in model homes, suppliers pass it out to their customers, and local associations distribute it at their annual Parade of Homes and Home Shows. To order the Diary, please email [info@buildindiana.org](mailto:info@buildindiana.org). Copyright prohibits the reproduction of the Diary in any manner without permission.*

**May 11** - The foundation guys told me it would be at least three weeks before they could get to my job. They had to take care of their builders first. I hate delays.

**May 12** - The lumber man said that I could qualify for discounts as soon as I bought at least \$250,000 worth of materials. I told him that was discrimination. He agreed. He also would not guarantee any prices because lumber prices were fluctuating almost daily. Told him I wouldn't stand for that kind of treatment and would shop around. Missed two days of work getting bids. Returned to original lumber man and signed up.

**May 15** - When the framing carpenter told me his price, I told him to go to hell. Told him there were doctors making his kind of money and that there were plenty of others where he came from. Said he dropped out of medical school to become a carpenter.

**May 24** - Hired original framer.



**July 2** - Foundation man finally showed four weeks late. Foreman called me an idiot. Said that no blocks on the site, no work. I thought they brought their own blocks. I told him if he set foot off my property it would be his last step. He beat me half to death. Missed two days of work due to stitches and bruises. Had to reschedule everything. Those subs are mean.

**July 11** - Lumber finally came. Called framing carpenter and he said he had to frame a house for one of his builders first. It would be about three weeks. I kicked my dog for the first time.

**July 12** - Most of the lumber was stolen. Insurance company was very cooperative. Lumber man said it would take about four weeks to replace items. Decided not to tell the carpenter for fear he would take another job. I'm sick.

**August 13** - Lumber delivered. Called carpenter and he said the timing was not so good. He would start in four days. An extra delay because his daughter was getting married.

**August 14** - Made a list of everybody who has lied to me. Got writer cramps.

**August 18** - Carpenter finally showed. I almost went berserk when he pointed out that I needed a sawbox from the power company or he couldn't run his power equipment. He said I'd have to pay him for as long as it took to get one or he'd have to go to another project. I mumbled, yes, I'd pay. How was I supposed to know about sawboxes? Missed more work. Decided it's not fun to build a house.

**October 3** - Structure looks beautiful. At least it will be closed up for the oncoming winter. Neighbor told me the house looked off-center on the lot. I told him to mind his own business and get off my property. I accused him of stealing some of my lumber.

**October 6** - Roofer fell off the house today and was injured. More delays. My wife just keeps nagging. Told her to leave me alone and that I never loved her anyway.

**October 12** - Moved family to a motel. New owners just moved into our house. Thought it would be long done before now. I have wasted a lot of money.

**October 14** - Noticed red tag on my house. The Building Commissioner explained that the framer had not built according to the Code and some small details would have to be corrected. I told him that I was "big" in the party and I wouldn't stand for this and neither would my friends in high places. He urged me to continue my political involvement and to make the corrections or no more construction.

**October 14** - Had some terse words for the carpenter, but didn't know what to tell him to correct. Told him to work it out with the inspector. Felt like a fool.

**October 23** - Scheduled plumbing, cabinets, wiring, fireplace man, and heat man - all of them at the same time. I just didn't care anymore.



**November 16** - They all showed up on the same day and it was total chaos. I didn't care! Missed work again.

**November 17** - O.S.H.A. inspector closed down project. Cited 21 safety hazards. Told him someone was going to pay "big" for this because I've got strong political connections. My doctor told me I have high blood pressure.



**November 22** - All safety requirements met. Work is in progress and all going well. Scheduled drywall company. I'm drinking too much now. I know it. Missed three more days of work.

**December 4** - Drywall men asked me why I didn't insulate the house. To save face, I told him he showed up on the wrong date. He was very disgusted. The insulation company said it would be at least four weeks due to backlog of orders. I threatened him with physical harm and then I relented and begged.

**December 5** - Received certified letter that foundation man was suing me and received two irate calls from subs I hadn't had time to pay. Told the boss to "get off my case" that same day.

**December 6** - Discovered that the vandals had broken all the windows in the house. The insurance people said the policy did not cover broken glass. I went berserk.

**December 9** - Started going to an analyst. He advised me that I needed to be better organized. Told him the only way his fee schedule could be any higher is for him to become a carpenter.

**December 10** - Painter splashed paint all over the woodwork and carpet. I smiled at him and told him that I'd see to it that he'd never get another job. I keep a flask in my glove compartment now to ward off the cold chills of winter.

**December 25** - Told the family the reason there was no gift exchange this year was because I had a sizeable overrun on the house. I promised next year would be better. My wife mumbled something about ignoring her advice in getting a builder in the first place. I retorted that if she was so smart why did she even stay married to me?

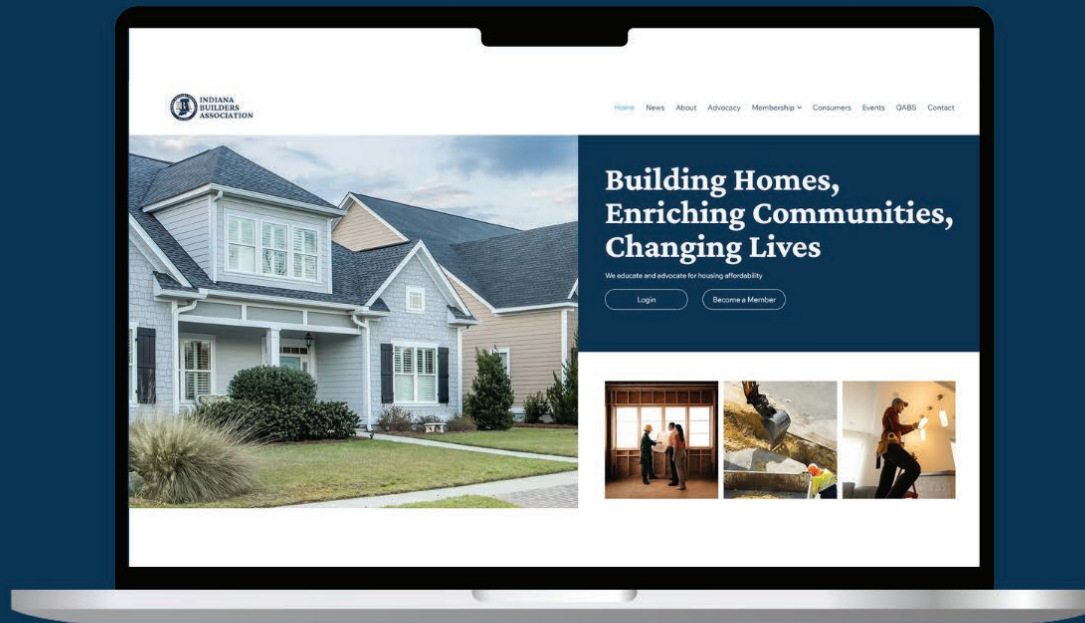
**December 26** - My wife sued me for divorce today. Said she couldn't live any longer with a man of my temperament and drinking habits. Said she was going to sue for the "house" and that she wanted it furnished. I headed for the glove compartment.

**December 28** - Showed up at work with an awful headache. Boss told me that I should begin the new year by utilizing my talents elsewhere. Said he'd give me a good recommendation as a builder. Smart aleck.

**- AND THEY TOLD ME I COULDN'T BUILD MY OWN HOUSE!**

# Our new website is live!

Explore member benefits, upcoming events, advocacy resources – all in one place.



[www.buildindiana.org](http://www.buildindiana.org)



## Who We Are

Recreation inSites has been in business since October 2012 providing KOMPAN Playground and Outdoor Fitness as well as Cedar Forest Products design solutions for the Indiana, Kentucky and Cincinnati territories. Recreation inSites is owned and operated by a women’s-based enterprise (WBE) for the state of Indiana and the city of Indianapolis. As a company, Recreation inSites can provide turnkey solutions for any playground budget, taking a project from concept design to providing services up to and through the construction phase. We are committed to providing innovative solutions that will help create a better tomorrow for everyone.

**Melissa Guffey**  
**317-201-7056**

[melissag@recreationinsites.com](mailto:melissag@recreationinsites.com)



# NAHB Legislative Conference



U.S. Senator Todd Young (standing 4th from right) meets with IBA's delegation at the NAHB Legislative Conference.

Standing L-R: Kenny Reinbrecht, Hank Kidwell, John Linn, Matt Lancia, Chris Price, Greg Furnish, IBA Treasurer Andrew Brindley, Ric Zehr, Sen. Young, Jennifer Kidwell, Lindsay McKinney, Isaiah Baker.  
Seated L-R: IBA President Ryan Baker, Beth Carey, IBA Vice President Marcy DeShong, Stacy Baker.



Rep. Yakym talks housing with IBA leaders.



IBA's delegation tours the Capitol building.



Sen. Banks reviews NAHB's Blueprint to Address the Housing Affordability Crisis during his meeting with IBA's group.

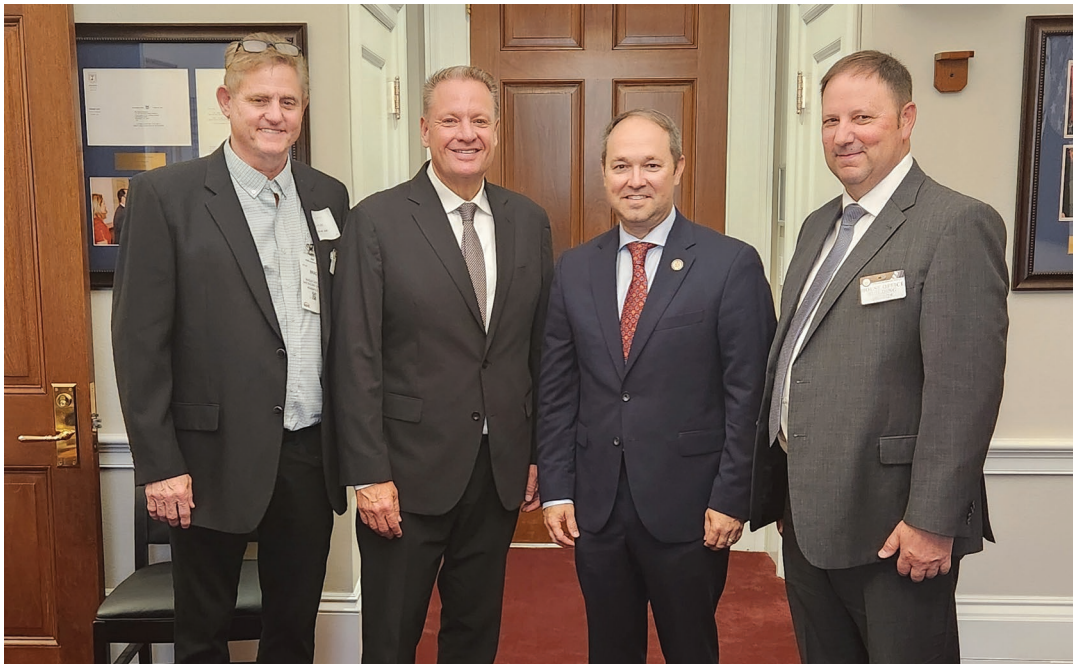


U.S. Rep. Jim Baird (seated center) meets with IBA's delegation during the association's visit to Capitol Hill. Pictured from left: Brad Davis, Chris Price, IBA Treasurer Andrew Brindley, Jennifer Kidwell, Hank Kidwell, Isaiah Baker, Lindsay McKinney, State Rep. Heath VanNatter, Felicia VanNatter, Congressman Baird, IBA President Ryan Baker, Stacy Baker, IBA Vice President Marcy DeShong, Beth Carey, Greg Furnish, Matt Lancia, John Linn, IBA Governmental Affairs Director Carlie Hopper, and Kenny Reinbrecht.



Rep. Houchin discusses housing issues with IBA leadership.





Rep. Stutzman meets with IBA's delegation. Pictured from left: Brad Davis, Ric Zehr, Rep. Stutzman, and Matt Lancia.



Rep. VanNatter (left), Matt Lancia, Rep. Pryor (center), and IBA CEO Rick Wajda (right) snap a photo in the Capitol.



Rep. Messmer talks housing with the IBA group. Pictured from left: Stacy Baker, IBA President Ryan Baker, Rep. Messmer, Hank Kidwell, Jennifer Kidwell, and Kenny Reinbrecht.



Sen. Banks and the IBA delegation talk housing.



Rep. Shreves meets with the IBA delegation. Pictured from left: Brad Davis, Chris Price, Beth Carey, IBA Treasurer Andrew Brindley, Rep. Shreves, IBA Vice President Marcy DeShong, and Kenny Reinbrecht.

Scan the QR code below to view the full event gallery and download photos.

 A large QR code is centered on a dark blue background. The text above it reads "Scan the QR code below to view the full event gallery and download photos."



Jared Grable (left), Hank Kidwell (middle), and IBA President Ryan Baker gather for a photo at a Western IN Builders Association meeting.



Pictured from left: Rep. Slager, Rep. Olthoff, Todd Olthof, and IBA CEO Rick Wajda.



The family of the late Rick Jenkins, IBA President in 1984, received a proclamation honoring Rick's life from the Vigo County Commissioners at a recent Western Indiana Builders Association meeting. Pictured from left to right: Shelly Jenkins; Dayle Jenkins; Stacy Baker; and Ryan Baker.



Students from Ball State's NAHB Student Chapter give a presentation to IBA's Executive Committee.



IBA President Ryan Baker provides remarks at Western IN Builders Association's Parade Banquet.



Western IN Builders Association's Parade builders are recognized at the Parade Banquet.



Pictured from left: Rep. Smaltz, Jamie Lancia, Rep. Carbaugh, and Ric Zehr.



Jeff Thomas (left), Speaker Huston (middle) and AJ Thomas gather for a photo at a fundraising event in Fort Wayne.



Legislators and IBA members at a recent golf outing. Pictured from left: Rep. Lucas, Rep. O'Brien, Hank Kidwell, Logan Waldrup, Rep. DeVon



Senator Rogers (right) and Rep. VanNatter (center) welcome NAHB VP of State & Local Government Affairs, Karl Eckhart, to Indiana for a recent legislative conference.



IBA members catch up at a recent fundraiser in Ft. Wayne. Pictured from left to right: Kumar Menon; Jeff Thomas; and Ric Zehr.



Members network at the HBA of Howard County's New Member Event.



IBA's Area Caucus leadership gathers for a photo. Pictured from left: John Linn, Kenny Reinbrecht, Greg Furnish, and Ric Zehr.



Rep. Abbott (left), Jamie Lancia (center), and AJ Thomas gather for a photo.



Hank Kidwell provides remarks at Western IN Builders Association's Parade Banquet.



# SAVE THE DATE

## Indiana Builders Association Leadership Conference & Hoosier Excellence Awards Ceremony



NOVEMBER 10-11,  
2025



The Indiana Builders Association will be hosting the Annual Leadership Conference on November 10-11 at the Sheraton Indianapolis Hotel at Keystone Crossing. The Hoosier Excellence Awards ceremony will take place in the evening on November 10. Keep an eye out for more information on registration and special room rates.

[buildindiana.org/events](https://buildindiana.org/events)