

HBA Fort Wayne

CONNECTIONS

HBA

Home Builders Association
of Fort Wayne

August 2025



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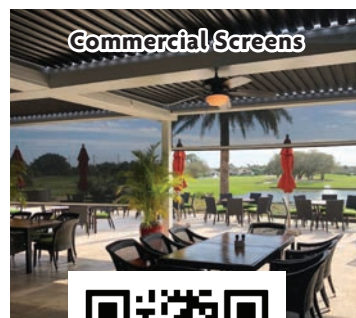
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To renew or learn more about the benefits of
sponsorship contact:

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(260) 420-2020

Inside this issue

Page

5 President's Pen - *Nate Delagrange*

6 HBA Events

7 House Notes

8 HBA Fall Golf

10 August Meet Me @ 3 - Cornhole Tournament

11 Workforce Development

12 Spike Club Update
2025 PAC Bourbon Fundraiser

13 October Meet Me @ 3

14 IBA Update

15 HBA July Board Meeting Minutes

16 PAC Sponsorships

18 Is Your Confidentiality Agreement Enforceable?

19 HBA FW Branded Merchandise for Summer

20-21 Membership Updates
• New Members
• Renewed Members

23 Workforce Development Champions

24-25 Q2 2025 Permit Summary

26 Remodeling Expo 2025

30 June Permit Summary

33 Lumber Report July 2025

On the cover

Join the 2025 PAC Bourbon Barrel Club
when you make a \$100 donation to our
Political Action Committee (PAC) fund.
This year's special blend was created by
Wilderness Trail Distillery in Danville,
Kentucky.

Details on page 12.

HBA

Home Builders Association of Fort Wayne, Inc.

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CONNECTIONS is published 12 times per year and distributed to all members in good standing. HBA membership is open to all builders and businesses that benefit from new residential construction in northeastern Indiana. Subscription to CONNECTIONS is included in annual membership dues. Advertising space is open to HBA members only, and is available throughout the year.



2025 HBA Executive Officers

President	Nate Delagrange	Colonial Homes
Vice-President	Nic Hoeffel	Windsor Homes
Treasurer	Glenn Claycomb	Rivers Edge Construction
Secretary	Logan Buescher	Bob Buescher Homes
Immediate Past President	Greg Gerbers	The DeHayes Group

BOARD MEMBERS

Barclay Allen, *Timberlin Homes*
John Belote, *Rabb Water Systems*
Tyler Cady, *MBN Properties*
Brad Giese, *D.R. Horton*
Al Hamed, *Hamed Homes*
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Luke Hoffman, *Granite Ridge Builders*

Mike Jenkins, *Home Lumber of New Haven*
Jhonelle Kees, *Zion Real Estate & Development Group*
Austin Lundquist, *Wayne Pipe & Supply*
Alex Miller, *Star Homes by Delagrange & Richhart*
Amy Schiltz, *Metropolitan Title*
Nick Toney, *Lake City Bank*

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2025 Board of Directors

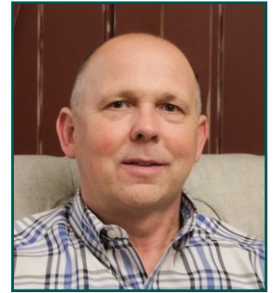
Standing: John Belote, Tyler Cady, Nick Toney, Mike Jenkins, Jhonelle Kees, Amy Schiltz, Austin Lundquist, Barclay Allen, Brad Giese, Al Hamed

Seated: Glenn Claycomb, Treasurer; Nic Hoeffel, Vice-President; Nate Delagrange, President; Greg Gerbers, Immediate Past President; Logan Buescher, Secretary

Not pictured: Harrison Heller, Luke Hoffman, Alex Miller

Hello All,

As we move into the back half of summer, I am honored to witness the quiet momentum that continues to build. While many people tend to slow down this time of year, our members are still showing up, staying connected, and investing in the future of our industry. It may not always be obvious, but this kind of consistency reflects real, behind-the-scenes progress. Thank you all for your dedication.



In mid-July, we held a Lunch and Learn focused on the upcoming Remodeling Expo. We had two new members join because of this event, so thank you to those who continue to invite members of our community! Events like this are important for strengthening our overall network. Momentum does not need to be loud; it just needs to keep moving.

We are looking forward to our next Meet Me at 3 on August 14th, hosted by Water Out. This one includes a cornhole tournament, so bring your competitive side – or at least your ability to cheer and socialize. These gatherings remain some of the best ways to strengthen professional relationships and relax with others with similar expertise.

Looking ahead even farther, we have our annual Golf Outing on September 9th at Cherry Hill Golf Course. Registration is still open! If you have been on the fence, consider this your official nudge. Whether you are a seasoned golfer or just in it for laughs, it will be a great day to connect with and support our local building community.

To those who care about our industry: your presence, involvement, and leadership matter. Every event and new member help us grow. Together, we are not just building homes. We are building each other up and passing on the skills and knowledge to keep this craft alive. Help us keep this momentum going.

Best Regards,

Nate Delagrange
2025 Board President

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The DeHayes Group's Greg Gerbers is a past President (2015) and current Treasurer (2018) of HBA of Fort Wayne and also serves as IBA: OSHA Chairman, AVP and State Director.

Contact Greg Gerbers, CIC at
260.969.1317 or greg@dehayes.com.

Let's have a frank conversation



THE
DEHAYES GROUP



Member Events

Meet Me @ 3
Hosted by WATER OUT

featuring the

HBA FW CORNHOLE TOURNAMENT

Thursday, August 14
at Water Out

2315 Southyard Court, Fort Wayne IN 46818

3-5pm, food & beverages provided

FREE for HBA Members

Team Registration is closed



REGISTER NOW
to attend this
FREE EVENT!

Event info on page 10

HBA FALL GOLF

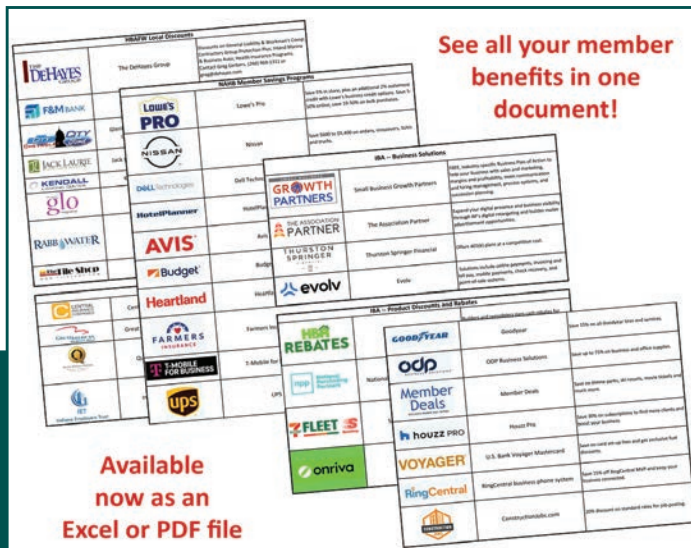
Tuesday, September 9
Cherry Hill Golf Club

6615 Wheelock Road
Fort Wayne IN 46835

8:30am check-in
9:00am Shotgun start



REGISTRATION IS OPEN NOW! See page 8 for Details



Available
now as an
Excel or PDF file

Available on the Resources tab in Infohub or
email services@hbafortwayne.com to receive a copy.



Home Builders Association of Fort Wayne, Inc.

Online registrations at

hbafortwayne.com/events or contact

elise@hbafortwayne.com to register

Meet Me @ 3

Hosted by

Stucky's Furniture & Appliance

Thursday, October 9

at Stucky's Furniture & Appliance

5601 Coldwater Road, Fort Wayne IN 46825

3-5pm, food & beverages provided

FREE for HBA Members

REGISTER
NOW!



& Silent Auction

Thursday, October 23, 2025
5:30 - 7:30 pm

hosted by **D.R. Horton**

8181 West Jefferson Boulevard, Fort Wayne

Chili - Cash Bar (Beers & Seltzers)

See all your HBA Fort Wayne,
Indiana Builders Association and
National Association of Home
Builders member benefits
in one document!

Hello, Members --

I hope everyone is doing well and still enjoying the (very HOT) summer! I'm going to step aside this month and hand over the space to Allen County Surveyor Mike Fruchey, with some updates from his office. Have a great month!

Rebecca

Greetings from the Allen County Surveyor's Office!

I have enjoyed speaking with HBA members about several issues including IDEM water quality requirements last year, and the Government Affairs committee recently concerning changes in floodplain administration and our new fee structure.

For those who don't know, the Surveyor's Office took over floodplain administration from the Department of Planning Services on June 1st, 2025 for unincorporated Allen County. Since then, Leo-Cedarville has chosen this option and the communities of Grabill, Hometown, Monroeville, and Woodburn are expected to join on September 1st, 2025.

The Surveyor's Office already performed the water quantity and water quality project reviews for all these communities, so taking on the floodplain review at the same time is a great example of improving government efficiency and timeliness to applicants. Our staff is excited about this new responsibility and the opportunity it presents to help our community. In addition, our fee structure established in 2008 has now been reviewed and updated. I wanted to provide a proposal that was reasonable and based on review of other Indiana counties and surveyor's offices. I also wanted to get feedback and offered to meet with the local development community. Many took advantage of this opportunity to meet, and the proposal was refined based on that feedback. I also discussed the topic and answered questions at the June 10th Commissioners Developers quarterly meeting.

On June 27th, the Commissioners approved our new fee structure which is now in effect. I am thankful for the opportunities to speak with the HBA about issues that are important to the members, and will always make myself available. If anyone has further questions, please reach out to me at mike.fruchey@co.allen.in.us.

Mike Fruchey, PE

Allen County Surveyor

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FALL GOLF OUTING

SEPTEMBER 9, 2025

Home Builders Association of Fort Wayne, Inc.

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All sponsorships over \$500 receive

- Pre- and post-event social media posts
 - Recognition during event program
 - Logo recognition in CONNECTIONS & weekly email update
- additional benefits listed below*

Event Sponsor (\$900)

- includes Team entry

Tee Off Sponsor (\$600 - 1 available)

- Hosting breakfast & first drink of the day with your logo printed on the cups!

19th Hole Sponsor (\$500 - 1 available)

- Opportunity to speak at end of day lunch & awards and provide giveaways

Cart Sponsor (\$500 - 1 available)

- Your logo displayed on the score card clip on every cart
- Opportunity to provide giveaways placed on every cart



Snack Cart Sponsor (\$500 - 1 available)

- Opportunity to meet & greet at as you drive the course in the snack cart with your logo on the front

Showcase Hole Sponsor (\$375)

- Staffed hole with your product/service on display
 - Hole sponsor provides winner prize
- Activities at your hole are optional, but encouraged*

Green Sponsor (\$200)

- Yard sign with company name/logo placed at tee box



To sign up for your sponsorship contact Elise
elise@hbaftfortwayne.com or register online at:
or hbaftfortwayne.com/events

Team Registration

\$ 700/foursome*

18 holes of golf & cart, Breakfast, Lunch,
3 Drink Tickets & Snacks, Driving Range

Registrations accepted on first-come basis
& two of the foursome must be HBA members.

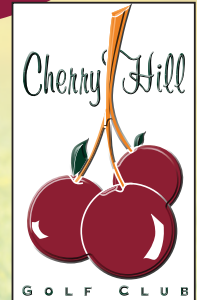
CHECK-IN - 8:15am

Breakfast & First Drink of the Day

TEE TIME-Shotgun Start - 9:00 am

LUNCH & AWARDS - following golf

*Thank you to our presenting sponsors:
The Chestnut Group
& Cherry Hill Golf Club*



6615 Wheelock Road
Fort Wayne, IN 46835

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GREEN SPONSORS

- First Federal Savings Bank
- 3 Rivers
- IMI

TEAMS

- 1-Rabb Water Systems
- 2-Wayne Pipe & Supply -1
- 3-Carter Lumber
- 4-Central Supply
- 5-ProFed Credit Union
- 6-Partners 1st Credit Union
- 7-Energy Diagnostics
- 8-Timberlin Homes
- 9-NIPSCO
- 10-Lake City Bank
- 11-Colonial Homes
- 12-Home Lumber
- 13-3 Rivers FCU-1
- 14-Stucky's Furniture & Appliance
- 15-Reese Wholesale-1
- 16-Rivers Edge Construction
- 17-United Dumpsters
- 18-Jack Laurie Group
- 19-Overhead Door
- 20-IMI
- 21-Momper Insulation
- 22-Kiracofe Homes
- 23-3 Rivers FCU - 2
- 24-Wayne Pipe & Supply - 2
- 25-Reese Wholesale-2
- 26-
- 27-
- 28-
- 29-
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- 31-
- 32-
- 33-
- 34-
- 35-
- 36-

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weather on event day



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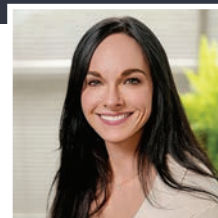
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HBA Fort Wayne

CORNHOLE TOURNAMENT



MEET ME @ 3

FREE EVENT for HBA Members

Spectators encouraged!
and attend for **FREE**,
but please register so we
know you are attending!



Home Builders Association of Fort Wayne, Inc.

Thursday, August 14

from 3-5 pm

hosted by Water Out
2315 Southyard Court
Fort Wayne IN 46818

PARTICIPATING TEAMS!

Fort Financial	Lynne Delagrang, Inc.	Meridian Title
Metropolitan Title	Mont Surfaces (2)	3Kings Flooring
Plumbers Plus	Ruoff Mortgage (2)	Matt Lancia Signature Homes
Korte Does It All	Tri-State Forest Products	Central Supply (2)
Home Lumber		

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Cornhole - Team Registration Closed!

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\$500 - BEVERAGE SPONSOR
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promotions and at the event.

1 remaining!

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Your logo on a cornhole lane!

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HBA and Boys & Girls Clubs of Fort Wayne to begin second year of educational partnership

We are excited to once again work with the Boys & Girls Clubs of Fort Wayne in the upcoming school year, through NAHB's partnership program. The program's goal is to introduce younger students to construction trades jobs and perhaps pique interest in a career in residential construction. HBA of Fort Wayne is one of 13 HBAs to receive a \$2,500 grant to implement another project for Boys & Girls Club students. In 2024, members volunteered to meet with a small group of students, once per week over three months' time, and guide them through the process of building benches. The Boys & Girls Club's construction lab is outfitted with a variety of power tools, which students used after being taught proper safety. In the end, the group produced four benches to use throughout their facility and for fundraising opportunities.

This year's project is cornhole sets, which may also be used in the Club's recreational areas.

If you would like more information on volunteering with this year's program, please contact Rebecca at the HBA office, rebecca@hbafortwayne.com or (260) 420-2020.



Above: Alex Miller (Star Homes) discusses tool and equipment safety with the students.

Right: Nic Hoeffel (Windsor Homes) and Glenn Claycomb (Rivers Edge Construction) work with students on the project.

Far right: Two students relax on their finished bench.



Spike Updates

DON'T LOSE YOUR SPIKE CREDITS!

Per NAHB, any recruiter with less than 25 spikes who does not recruit a new member or accumulate retention credits for a year will lose their spike points. Make sure your recruited members are renewing or that you are recruiting a new member into the association!



**HIGHLIGHTED NAMES
INCREASED POINTS
LAST MONTH!**

STATESMEN (500-999)	
660	Rob Wacker
602	Jeff Thomas
600	Herb Delagrange
SUPER SPIKES (250-499)	
446	Bob Buescher
282	Jamie Lancia
ROYAL SPIKES (150-249)	
243	Jay Shipley
241	Matt Momper
238	Roger Delagrange
235	Duane Kees
212	Charlie Giese
198	Jim Klotz
163	Barclay Allen
155	Kay Feichter
150	Greg Gerbers
RED SPIKES (100-149)	
145	Matt Lancia
139	Ric Zehr
112	Kevan Biggs
108	Jerry Korte
105	Rodney Robrock
GREEN SPIKES (50-99)	
96	Logan Buescher
83	Josh Barkley
81	Gregg Richhart
75	Jim Bauman
73	Lynn Delagrange
68	Luke Hoffman
58	Brad Cayot
53	Tyler Kees

LIFE SPIKE (25-49)	
48	Austin Lundquist
47	Bruce Jackson
44	Terry Stauffer
37	James Burkhardt
28	Jeff Bushey
27	Chad Delagrange
26	Brad Wallace
25	Chad Korte
BLUE SPIKES (6-24)	
22	Michael Coe
21	Brad Lombard
19	Nate Delagrange
18	Mark Heller
14	Adam Clemens
10	Michael Jenkins
9	Tyler Miller
9	Ryan Schiltz
7	Glenn Claycomb
6	John Miller
6	Tong Nokaya
6	Ryan Wannemacher
SPIKE CANDIDATES	
5	Bob Barney
5	Jhonelle Kees
5	Alex Miller
5	Brian Poor
3	Amy Schiltz
2	Bradley Davis
2	Stefan Hartman
2	Nic Hoeffel
2	Ronald Lee
2	Kamran Mirza
2	Kevin Walsh
1	Ralph Anderson
1	Emanuel Brandenberger
1	Jeff Heiniger
1	Denny Kees
1	Linda Maynhart
1	Troy Slattery
1	Michael Woodfill



**While
supplies
last!**

**2025 PAC
BOURBON
BARREL CLUB**
Our bourbon is here!



**Each donation of \$100
or more will receive a bottle
as a free gift to thank you
for your contribution.**

*Proceeds from this fundraiser benefit our local
and state Political Action Committees.
PAC funds support pro-business candidates
and other initiatives important to our
local building industry.*

**Donate \$350 or more
to receive 4 bottles!**

**make your donation today
contact**

rebecca@hbafortwayne.com



Meet Me @ 3

Hosted by
Stucky's Furniture & Appliance

Thursday, October 9
at Stucky's Furniture & Appliance
5601 Coldwater Road, Fort Wayne IN 46825
3-5pm, food & beverages provided

FREE for HBA Members

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IBA Update



IBA's 2026 legislative agenda -- send us your ideas

During IBA's Executive Committee meeting in July, several challenges facing the home building industry were discussed. Hoosiers continue to face a housing shortage, and some communities look to housing as a revenue stream through increased permit, inspection, impact, and other user fees while subjecting builders and developers to regulations and delays that add time and cost to projects. Other communities want to restrict or severely limit growth entirely.

The 2026 legislative session will begin in January, and IBA is looking for ideas for our legislative agenda. Please tell us how we can help you. Share ideas with IBA Governmental Affairs Director Carlie Hopper at Carlie@BuildIndiana.org or 317-917-1100 ext. 206.

9 AM - 12 PM September 18 French Lick Resort	\$149: 1st registrant IBA Member company \$99: Additional registrant same company \$269: Non-member
--	---

Learn how to protect your business! Register for the Construction Contracts and Law Seminar

This session will cover key legal topics, including contract types, warranty laws, employee and subcontractor agreements, mechanics' liens, and recent developments in Indiana law -- plus how to protect your business from copyright issues related to house plans.



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July Board Meeting Minutes

Board of Directors Meeting Minutes Tuesday, July 8, 2025

Present: N. Delagrange, G. Claycomb, L. Buescher, B. Allen, J. Belote, A. Hamed, H. Heller, M. Jenkins, J. Kees, A. Lundquist, A. Miller, N. Toney

Absent: N. Hoeffel, G. Gerbers, T. Cady, B. Giese, L. Hoffman, A. Schiltz

Call to Order: Called to order at 8a by President Nate Delagrange

Consent Agenda

- Secretary's Report
- Financial Report
- Committee Reports
- New Member Applications

Motion to approve Consent Agenda: Glenn Claycomb; Logan Buescher, second.
Approved with none opposed.

Rebecca presented information on complimentary Affiliate memberships for Board members who are not primary contact for member business. Without having Affiliate status, these Board members would not receive Spike points for recruiting new members. We would also present this Affiliate membership option for non-primaries of member businesses if they also want to earn Spike points and take advantage of NAHB Savings programs. Executive Board decided on \$75 Affiliate membership fee (\$15 to NAHB, \$60 staying local). Motion to approve (\$75) Affiliate membership option: Nate Delagrange; Glenn Claycomb, second. Approved with none opposed.

Al Hamed provided an update on CBUSA program. Due to low number of interested businesses and the preference to preserve working relationships among members, the group has decided to pass on the opportunity to participate in CBUSA program. Al to contact Ryan Lipchek with CBUSA and let him know of decision.

Rebecca provided the EO Report, beginning with recap of Summer Golf outing to benefit PAC with a net income of \$20,601.42 (+ \$7,339.42 increase over 2024). Boys & Girls Club has requested volunteers to assist with a ACJC camp at the end of July, using materials leftover from 2024 Build-a-Bench program. Project date would be Thursday, July 31, from 9:30a – 11:30a; any remaining work/painting could be done Friday, August 1 prior to the program graduation ceremony. Rebecca will check with Workforce Development Committee, and communicate the request to general membership. Rebecca working with NAHB on a personalized 3-in-1 Membership promo video, free of charge. Board Builder members were encouraged to enter projects in the 2025 IBA Hoosier Excellence Awards; registration open now through September 12. Awards ceremony at the November 10 IBA Leadership Conference in Indianapolis.

Adjourned: 8:46a

Respectfully submitted,
Logan Buescher, Secretary



Thank you, 2025 PAC Sponsors!

GOLD LEVEL



BRONZE LEVEL



The Indiana Builders Association is one of the most effective lobbying and political organizations in our state, focused entirely on housing issues. HBA Fort Wayne has a long history of supporting IBA's lobbying team of CEO Rick Wajda and Governmental Affairs Director Carlie Hopper. PAC donations received with dues payments continue to support our efforts. We also encourage members to consider renewing or donating as a PAC Sponsor, to support and elevate our PAC program at three levels:

GOLD - \$1,500
SILVER - \$1,000
BRONZE - \$500

At minimum, donors will be recognized in the monthly Connections magazine, Weekly Update email and on signage at HBA member events. Checks made payable to HBA Fort Wayne Build PAC may be mailed to 305 W. Main Street, Fort Wayne, IN 46802.

Q2 Claiming deadline is August 15!

HBA
REBATES



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Home Builders Association of Fort Wayne, Inc.

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- 2 Submit a Rebate Claim
- 3 Receive a Rebate Check

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info@HBArebates.com

866.849.8400
[@HBArebates](https://www.HBArebates.com)



Is Your Confidentiality Agreement Enforceable?



By: Caleb Perry
Barrett McNagny, Business & Commercial Litigation Team

As part of their job responsibilities, many employees have access to their employer's confidential and/or proprietary information. To protect this information, employers often require employees to enter into confidentiality agreements. While non-compete provisions and other similar restrictions are often heavily scrutinized by courts to determine their enforceability, simple confidentiality provisions are generally considered enforceable. Still, there are a few things to keep in mind to ensure that such confidentiality agreements or provisions are enforceable.

At a minimum, regardless of what state law applies, confidentiality agreements should include a whistleblower immunity notice as provided by the Defend Trade Secrets Act of 2016 (DTSA). The DTSA is a federal law that protects an employer or other owner's trade secrets. The DTSA requires that, in any confidentiality agreement, employers provide notice to employees regarding special situations in which the employee cannot be held liable for disclosing trade secrets, such as in whistleblower situations or in cases where the employee discloses the trade secrets under seal in an official legal proceeding.

In Indiana, there are not many other specific requirements for a confidentiality agreement. At a minimum, an employer should always ensure that its confidentiality agreement is reasonable. Generally, confidentiality agreements in Indiana are permitted to continue indefinitely but the agreement should make clear that the information covered by the agreement is only information that is, in fact, proprietary, non-public, and protected as confidential. If an agreement is so broad as to effectively prevent an employee from finding new employment, the agreement may be considered unenforceable or run afoul of restrictions on conventional non-compete agreements. In addition, if an agreement contains a confidentiality provision alongside an overbroad or unenforceable non-competition provision, there is a risk that a court may decline to enforce the entire agreement, thereby rendering the confidentiality provision unenforceable along with the non-competition agreement. In a comprehensive agreement, an employer should take care to include severability or other savings provisions to prevent such an outcome.

Though most states evaluate confidentiality agreements for their reasonableness, some states have common law or statutory requirements with which any confidentiality agreement must comply. Employers should be careful to craft their agreements so that they comply with any local requirements and would be valid in whatever jurisdiction(s) they might seek to enforce the agreement.

If an employer seeks to have an employee sign a new confidentiality agreement or sign a confidentiality agreement after the employee has already begun working for the employer, it may be necessary for the employer to provide some additional consideration or payment of some kind in return for the employee's execution of the agreement. Some states, such as Indiana, generally consider continued at-will employment to be sufficient consideration for a new confidentiality agreement, but some other states, such as Kentucky, do not generally consider continued employment to be sufficient consideration to support a new agreement or obligation.

If a court finds that a confidentiality agreement is not enforceable, an employer may still be able to protect against the misappropriation or disclosure of its trade secrets using state trade secret law or the federal DTSA. Still, such statutory protection is limited only to intellectual property that meets the strict definition of a trade secret.

It is therefore often more narrow than the protection afforded by a confidentiality agreement, which can protect confidential information that would not necessarily be considered a trade secret. It is important for an employer to review its confidentiality agreements regularly to ensure all employees with access to such information are covered and that the coverage is reasonable and complies with current applicable state law.

About the Author: Caleb Perry is a member of Barrett McNagny's business and commercial litigation team. He works with clients to handle contract dispute, products liability, premises liability and insurance defense matters. He can be reached at cwp@barrettllaw.com or 260-423-8882. 4912-0911-2145, v. 1



- A - Women's Recharge Jersey Polo, Anchor Grey Heather \$33.15 (2XL: \$36.15)
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- B - Women's Heavy Cotton V-Neck T, Sport Grey \$13.50 (2XL: \$15.50)
90/10 cotton/polyester
- C - Men's Recharge Jersey Polo, Anchor Grey Heather \$33.15 (2XL, 3XL: \$36.15)
50/50 recycled polyester/polyester drop needle jersey
- D - Men's DryBlend Poly Pocket T, Sport Grey \$21.30 (2XL: \$24.30; 3XL: \$22.55)
50/50 cotton/polyester, DryBlend moisture-wicking
- E - Sport-Tek Flexfit Cap, Maroon \$22.90
- F - Sport-Tek Stretch-Tek Mesh Back Cap, Iron Grey \$20.15
- G- Grommited Hemmed Towel, Black \$14.55



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NEW BUILDER MEMBERS

AKC Improvements

Britnee Gipple
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Ashley IN 46705
(260) 587-3232
info@akcimprovements.com
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At AKC Improvements, we specialize in construction and renovation services, guided by three core values: a passion for craftsmanship, a dedication to community, and a commitment to exceptional customer service. With over 18 years of experience, we bring a genuine love for the construction industry to every project. Our team takes pride in transforming homes while building lasting relationships, ensuring every job is completed to the highest standards of quality and care.

Baseline Builders

Marvin Schwartz
21642 Hurshtown Road
Grabill IN 46741
baselinebuilders2023@gmail.com
baselinebuildersfw.com



Located in Grabill, IN, Baseline Builders offers a full range of general contracting services for residential, agricultural, and commercial customers in Allen County and surrounding regions, including Adams, Wells, DeKalb, Huntington, Whitley, and Noble Counties in Indiana, as well as Van Wert, Defiance, and Paulding Counties in Ohio. With years of experience and a tireless commitment to doing quality work at competitive prices, Baseline Builders specializes in custom built homes, pole barns, home additions, remodeling, concrete projects, and more.

Beekley Construction

Brison Beekley
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Fort Wayne IN 46835
(260) 609-8087
bbeekley@bcibuild.org
BCIBUILD.org



Beekley Construction is a faith and family-based company in Fort Wayne, that offers a wide variety of services. From installing a door handset and other maintenance items, to designing and executing full remodels, room additions, and new builds. We dedicate our time to continued education and experience so that we can offer the best materials along with quality craftsmanship. With business policies based on honesty, we are sure to bring your dreams to life.

NEW ASSOCIATE MEMBERS

Boss Remodeling

Adam Hubbard
5434 Northcrest Drive
Fort Wayne IN 46825
(260) 705-2705
boss.rem360@gmail.com
boss-windows.com



Welcome to a Remodeling Experience That Puts You First! At Boss Remodeling, we're more than just contractors—we're a husband-and-wife team dedicated to transforming your home with integrity, quality, and personal care. As owners, Adam and Alicia Hubbard take pride in delivering a remodeling experience marked by professionalism, respect, and attention to detail. Specializing in exterior home improvements—such as windows, doors, siding, and gutters—we focus not only on beauty and security, but also on enhancing energy efficiency in every project. Boss Remodeling is a family-owned and operated business where every team member, from the owners to the installers, is committed to providing exceptional service and results. We're excited to be part of this community and look forward to building lasting relationships, one home at a time.

Modern Business Supply

Karen Holifield
1727 West Coliseum Boulevard
Fort Wayne IN 46818
(260) 482-8460
kholifield@modernbuilderssupply.com
modernbuilderssupply.com



Modern Builders Supply's Fort Wayne branch is a trusted local resource for high-quality building materials, offering everything from cabinetry and countertops to windows, doors, roofing, and siding. Proudly serving the Fort Wayne community, this branch combines the strength of a long-established company with the warmth of a hometown team. Customers are treated like family, with personable service, expert guidance, and a commitment to getting every detail right. Whether you're a contractor, designer, or homeowner tackling a project, the Fort Wayne team at MBS is here to support your vision with reliable products and genuine care.

Plumbers Plus

Matt Mikolay
17115 Hillson Lane
Huntertown IN 46748
(260) 282-7180
support@plumbersplusllc.com
plumbersplusllc.com



Plumbers Plus is a small, family-owned plumbing company founded by best friends Matt Mikolay and Michael Yereb. With 20 years of combined experience, they've built a business rooted in trust, quality, and strong values. As licensed and insured contractors, Matt and Michael specialize in residential plumbing, remodels, and light commercial work. Customer service is at the heart of everything they do and making sure every customer feels valued and taken care of. They are committed to ensure every project is completed with care and precision.

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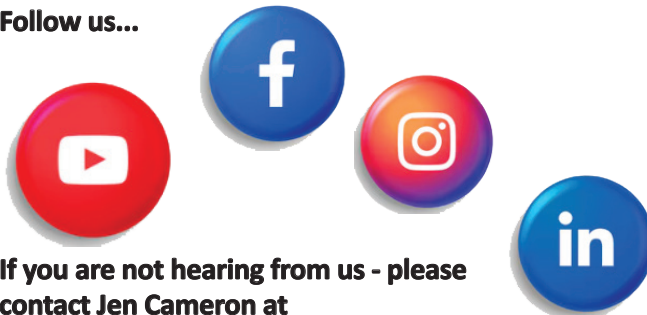
Weekly Update email sent via Mail Chimp

Email sent through our Growth Zone management system

Text-casting - We are getting ready to launch a new texting app. If you haven't been receiving information by texts and would like to be added contact Jen!

Reports and invoicing through our Infohub

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If you are not hearing from us - please contact Jen Cameron at Services@hbafortwayne.com and we will update your information!



Home Builders Association of Fort Wayne, Inc.

Workforce Development Champions 2025

Workforce Development Champions is a new HBA Fort Wayne initiative in conjunction with NAHB's established program. Beginning January 1 of each year, member businesses will track hours for workforce development activities and report to the HBA office.* Member participation will be tracked throughout the year; achievements/rewards will be announced in December at the Inaugural Gala.

Earn hours for the following activities:

- Visit or be a guest speaker at a local student chapter
- Serve on an educational advisory board
- Donate materials or equipment to a local student chapter
- Provide job-shadowing opportunities for students in a construction trades program; or host a student for National Job Shadowing Day on/around February 2
- Offer internships, pre-apprenticeships/apprenticeships
- Host construction trades instructor externships
- Participate in a Career Day event at an area middle school
- Volunteer to be a SkillsUSA competition judge
- Host a job fair for interns/paid employees
- Volunteer with construction-related programs at Boys & Girls Club of Fort Wayne or Junior Achievement JobSpark
- Sponsor a student chapter
- Serve on the HBA Workforce Development committee
- Host construction trades students at your business or job site



CHAMPION LEVELS

Platinum: 100 hours

Recognition in HBA publications, digital platforms and all Workforce Development-related events.

Gold: 50 hours

Recognition on digital platforms and signage at Workforce Development-related events.

Silver: 25 hours

Recognition on social media and at Workforce Development-related events.

Bronze: 15 hours

Recognition on HBA website and at Workforce Development-related events.

Community Partner: 10 hours

Recognition at Workforce Development-related events.

** Hours must be submitted quarterly to HBA office by March 24, June 23, September 2 and December 1; participant summary will appear in April/July/October issues of Connections.*

HBA Builder Activity - 2025 January through June

Builder	Units	Total	Avg Cost
AKC Improvements	2	\$ 280,000	\$ 140,000
Baseline Builders	1	\$ 550,000	\$ 550,000
Bob Buescher Homes	14	\$ 8,499,226	\$ 607,088
Canyon Creek Homes	1	\$ 550,000	\$ 550,000
Carriage Place Homes	7	\$ 2,177,000	\$ 311,000
Cornerstone Custom Homes	1	\$ 1,187,000	\$ 1,187,000
D.R. Horton	179	\$ 49,609,660	\$ 277,149
Delagrange Homes	1	\$ 355,342	\$ 355,342
Fox Homes	5	\$ 2,576,200	\$ 515,240
Fries-Parker Buildng And Develop	1	\$ 464,000	\$ 464,000
Granite Ridge Builders	50	\$ 24,772,694	\$ 495,454
Habitat for Humanity	6	\$ 840,000	\$ 140,000
Hamed Homes	2	\$ 7,222,500	\$ 3,611,250
Heller Homes	28	\$ 10,077,000	\$ 359,893
Hickory Creek	1	\$ 1,760,000	\$ 1,760,000
Ideal Builders	10	\$ 3,061,614	\$ 306,161
JF Design Build	1	\$ 325,000	\$ 325,000
JRN Homes	2	\$ 550,000	\$ 275,000
Kiracofe Homes	30	\$ 11,776,040	\$ 392,535
Lancia Homes	70	\$ 19,178,816	\$ 273,983
Legacy Homes by Delagrange	3	\$ 2,504,550	\$ 834,850
Lynn Delagrange	1	\$ 746,500	\$ 746,500
Maggos Builders	3	\$ 2,237,000	\$ 745,667
Majestic Homes	42	\$ 15,030,863	\$ 357,878
Marquis Builders	1	\$ 600,000	\$ 600,000
Matt Lancia Signature Homes	6	\$ 1,855,000	\$ 309,167
MBN Properties	15	\$ 11,543,000	\$ 769,533
MKS	1	\$ 5,764,080	\$ 5,764,080
Olive + Oak Custom Homes	3	\$ 2,575,000	\$ 858,333
Preston Allen Homes	4	\$ 3,365,000	\$ 841,250
Prime Homes	9	\$ 4,840,014	\$ 537,779
Property X	1	\$ 385,000	\$ 385,000
Quality Crafted Homes	4	\$ 2,823,555	\$ 705,889
Redfli Design Build	2	\$ 1,400,000	\$ 700,000
RW Robrock Design-Build	1	\$ 2,671,750	\$ 2,671,750
Secrist Marketing Group	1	\$ 985,065	\$ 985,065
Slattery Builders	1	\$ 851,238	\$ 851,238
Star Homes by Delagrange	6	\$ 3,383,911	\$ 563,985
Starks Signature Homes	1	\$ 435,000	\$ 435,000
Wannemacher Design Build	5	\$ 4,510,324	\$ 902,065
Wilson & McComb Homes	1	\$ 477,614	\$ 477,614
Windsor Homes	13	\$ 5,176,114	\$ 398,163
Woodmark Homes	1	\$ 489,000	\$ 489,000
TOTALS	533	\$ 219,142,670	\$ 411,149

2025 Q2 Summary



For questions on our permit
reports contact
services@hbafortwayne.com

by Number of Units

D.R. Horton	179
Lancia Homes	70
Granite Ridge Builders	50
Majestic Homes	42
Kiracofe Homes	30

by Dollar Volume

D.R. Horton	179	\$	49,609,660
Granite Ridge Builders	50	\$	24,772,694
Lancia Homes	70	\$	19,178,816
Majestic Homes	42	\$	15,030,863
Kiracofe Homes	30	\$	11,776,040

by Average Cost

MKS	1	\$	5,764,080
Hamed Homes	2	\$	3,611,250
RW Robrock Design-Build	1	\$	2,671,750
Hickory Creek	1	\$	1,760,000
Cornerstone Custom Homes	1	\$	1,187,000

PERMITS ISSUED IN ALLEN COUNTY BY PRICE RANGE

2025 Q2 Summary

Year	2022		2023		2024		2025 (Jan-Jun)	
Total # of Permits	1367		1414		1195		552	
Price Range	# Permits	Percent	# Permits	Percent	# Permits	Percent	# Permits	Percent
\$150,000 and under	78	6%	90	6%	63	6%	22	4%
\$150,001 - \$200,000	123	9%	223	16%	45	16%	31	6%
\$200,001 - \$300,000	422	31%	450	32%	224	32%	225	41%
\$300,001-\$400,000*	365	27%	386	27%	587	27%	145	26%
\$400,001-\$500,000	180	13%	112	8%	112	8%	38	7%
\$500,001-\$750,000							51	9%
Over \$750,001	199	15%	153	11%	164	11%	40	7%

REMODELING PERMIT ACTIVITY FOR ALLEN COUNTY

	2022		2023		2024		2025 (January-June)	
	#	\$	#	\$	#	\$	#	\$
Addition	829	32,582,444	818	29,439,766	916	\$35,271,940	432	\$23,440,451
Alteration	1273	18,851,760	1306	19,411,744	1167	\$19,331,638	676	\$12,199,281
Remodel	733	27,622,794	812	25,156,791	911	\$30,885,924	577	\$17,549,949
Repair	575	14,589,464	530	10,120,869	569	\$10,846,890	299	\$6,759,511
Reroof	1067	18,168,262	1079	15,929,783	1068	\$16,739,874	549	\$8,064,918
Siding	506	6,337,285	509	7,021,125	534	\$8,632,934	233	\$3,582,628
Tear Off	3758	51,166,633	3548	50,765,611	2791	\$39,948,170	1262	\$18,336,063
Total	8741	\$169,318,642	8602	\$157,845,689	7956	\$161,657,370	4028	\$89,932,801

ALLEN COUNTY	552	\$	220,455,349	\$	399,376
Aboite	91	\$	45,122,608	\$	495,853
Adams	52	\$	15,222,678	\$	292,744
Cedar Creek	28	\$	19,484,962	\$	695,892
Eel River	95	\$	30,024,323	\$	316,046
Jefferson	1	\$	190,000	\$	190,000
Lafayette	7	\$	3,683,663	\$	526,238
Lake	3	\$	1,514,000	\$	504,667
Madison	4	\$	1,740,621	\$	435,155
Marion	1	\$	1,400,000	\$	1,400,000
Maumee	8	\$	2,523,261	\$	315,408
Milan	29	\$	9,490,939	\$	327,274
Monroe	1	\$	100,000	\$	100,000
Perry	108	\$	52,348,047	\$	484,704
Scipio	1	\$	481,470	\$	481,470
Springfield	5	\$	1,705,000	\$	341,000
St. Joseph	45	\$	17,310,853	\$	384,686
Washington	56	\$	15,560,062	\$	277,858
Wayne	17	\$	2,552,862	\$	150,168
ADAMS COUNTY	25		\$7,691,387	\$	307,655
DEKALB COUNTY	42		\$17,027,150	\$	405,408
HUNTINGTON COUNTY	31		\$11,580,551	\$	373,566
WELLS COUNTY*	36		\$5,590,660	\$	155,296
WHITLEY COUNTY	35		\$14,596,000	\$	417,029
	721	\$	276,941,097	\$	740,484

2025 Q2 Summary by Jurisdiction

*\$ not provided on all permits,
average is on permits
with \$ reported

*\$ not provided on 16 of 36 permits

Remodeling Expo



Saturday, November 8
Sunday, November 9



Members - do you sell products and services directly to consumers?
The Remodeling Expo could be the perfect way to grow your business!

We return to the Memorial Coliseum for the 2025 Expo. This event will be marketed to people looking to make home improvements ranging from small projects to complete interior and exterior renovations.

REGISTRATION OPEN NOW

HBA Members

Exhibit Space - \$750 for a 10 x 10 foot space

additional adjacent spaces available for \$500 each

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Partners 1st Federal Credit Union
Stucky's Furniture & Appliance
Screenmobile
The DeHayes Group
LJ. Stone
Boss Remodeling
Everdry Waterproofing
Gotcha Covered of Fort Wayne

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contact
Rebecca Cameron
rebecca@hbafortwayne.com



Home Builders Association
of Fort Wayne

Insights from 2024 participants

"With this last year being the first year, we weren't exactly sure what to expect. What we ultimately saw was a good mix of high-quality leads for remodeling projects and new home construction. We are looking forward to being part of the growth of the event this year, and for many to come!"

-Windsor Homes

"Stucky's Furniture & Appliance had a very positive experience at the 2024 Remodeling Expo. The event was organized and the HBA staff easy to work with. We also made a very valuable business to business connection. Stucky's looks forward to watching the event grow and being a part of it in 2025!" - Stucky's Furniture & Appliance

"Participating in the 2024 HBA Remodeling Expo was a great success for Rivers Edge Construction. It gave us the opportunity to connect with our community, share our passion for high-quality remodels, and answer questions from homeowners looking to update their spaces. We truly enjoyed the conversations and engagement throughout the event, and we're already looking forward to participating again this year." - Glenn Claycomb
Rivers Edge Construction & Remodeling



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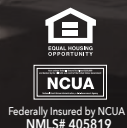
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We are excited to invite you to submit your outstanding projects for consideration in the prestigious IBA Hoosier Excellence Awards. This is your opportunity to showcase your exceptional work and gain recognition within the building industry.

Project submissions are open through September 12 for IBA members to enter their best projects for consideration. Entry is free!

The winners of the IBA Hoosier Excellence Awards will be chosen by an independent panel of building industry professionals and consultants.

Winners will be honored at a grand ceremony on November 10, 2025, which will take place in conjunction with the highly anticipated IBA Leadership Conference.

For more details and to enter, visit www.ibaaward.com

Allen County Permit Activity Summary

Type	2023	2024												2025					
	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Single Family	54	60	134	109	119	138	97	99	136	88	128	125	64	79	77	107	172	94	83
Duplex	0	0	0	10	0	2	3	18	3	14	4	6	2	2	6	4	4	4	6
Res Add 'n in \$1000	2103	1086	2205	2015	3366	4210	3913	2214	5047	4098	2446	1533	3190	4341	1151	4215	3234	5325	5106
Res Repair in \$1000	6013	8538	9077	9959	12770	13211	12992	9934	11171	11036	11074	9926	7798	9013	6629	13604	11996	12725	12829
Garages	9	1	6	12	10	10	15	7	15	15	13	13	12	4	5	10	12	12	8
Total Dwellings	54	60	134	119	119	140	100	117	139	102	132	131	66	81	83	111	176	98	89

Permit History can be found on our website. You can access it through the infohub, go to the Resources tab on the left menu.

If you are looking for specific historical data not available there, please contact services@hbafortwayne.com

Remodeling Permit Totals for Allen County

Type	June 2025		June 2024		2025 Year To Date		2024 Year To Date	
	# Permits	\$	# Permits	\$	# Permits	\$	# Permits	\$
Addition	94	\$5,105,505	81	\$3,913,264	432	\$23,440,451	421	\$16,685,916
Alteration	106	\$1,758,398	119	\$2,139,014	676	\$12,199,281	595	\$10,300,057
Remodel	94	\$2,794,269	79	\$3,487,449	577	\$17,549,949	489	\$16,568,583
Repair	59	\$892,204	44	\$1,230,873	299	\$6,759,511	266	\$5,639,952
Reroof	110	\$1,751,115	81	\$1,252,564	549	\$8,064,918	492	\$8,026,755
Tear Off	336	\$4,715,424	284	\$4,245,364	1262	\$18,336,063	1443	\$20,811,637
Siding	55	\$917,729	42	\$637,132	233	\$3,582,628	258	\$4,266,365
TOTAL	854	\$17,934,644	730	\$16,905,660	4028	\$89,932,801	3964	\$82,299,265



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Chris Alexander
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calexander@meridiantitle.com

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In August, Rebecca will attend the NAHB Association Management Conference (AMC) - the premier professional development conference for HBA Executive Officers (EOs)/CEOs and staff. At AMC, EOs and HBA staff gather to learn, create a community of HBA peers to consult with and share ideas and walk away with actionable steps to create a stronger and more profitable association.

Due to this meeting and staff vacations office hours that week will be:

Monday, August 18	10am-1pm
Tuesday, August 19	10am-1pm
Wednesday, August 30	10am-1pm
Thursday, August 31	10am-1pm
Friday, September 1	10am-1pm

Please call Elise at (260) 438-4132 if you need to arrange for the office to be open at a different time that week.

Redeem Your BPA in 3 easy steps!

100% of the cost for your BPA is covered by your Association Membership

BPA stands for Business Diagnostic & Plan of Actions and is an exclusive and private business planning tool from Small Business Growth Partners, developed through focusing on the issues of builders, remodelers, HBA Associate members and how to solve them.

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03

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*The deliverable is an extremely accurate and personalized 30+ page, step-by-step and time-based 12-month plan for you and your business.



SMALL BUSINESS

TM

GROWTH PARTNERS



1. Basic Ranch on Slab

1,414 sq. ft. of living area, 656 sq. ft. garage

Price Summary	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Jul-24	Jul-23
Framing	\$ 16,793	\$ 16,777	\$ 17,037	\$ 17,005	\$ 10,375	\$ 10,375	\$ 17,434	\$ 17,440	\$ 17,426	\$ 17,371	\$ 17,592	\$ 18,584
Roof	\$ 4,644	\$ 4,644	\$ 4,704	\$ 4,704	\$ 4,709	\$ 4,709	\$ 4,709	\$ 4,709	\$ 4,709	\$ 4,709	\$ 4,644	\$ 4,644
Exterior Doors	\$ 679	\$ 679	\$ 679	\$ 684	\$ 684	\$ 684	\$ 684	\$ 684	\$ 709	\$ 709	\$ 679	\$ 679
Garage Doors	\$ 743	\$ 743	\$ 743	\$ 743	\$ 743	\$ 743	\$ 723	\$ 723	\$ 723	\$ 723	\$ 743	\$ 743
Drywall	\$ 3,071	\$ 3,071	\$ 3,071	\$ 3,071	\$ 3,071	\$ 3,071	\$ 3,071	\$ 3,071	\$ 3,071	\$ 3,071	\$ 3,071	\$ 2,976
Interior Doors	\$ 3,365	\$ 3,365	\$ 3,365	\$ 3,370	\$ 3,370	\$ 3,370	\$ 3,370	\$ 3,370	\$ 3,387	\$ 3,387	\$ 3,365	\$ 3,365
Interior Trim	\$ 2,908	\$ 2,908	\$ 2,908	\$ 2,908	\$ 2,905	\$ 2,905	\$ 2,909	\$ 2,914	\$ 2,914	\$ 2,914	\$ 2,908	\$ 2,912
Final Material	\$ 598	\$ 598	\$ 598	\$ 598	\$ 598	\$ 598	\$ 598	\$ 598	\$ 598	\$ 598	\$ 598	\$ 598
Garage Door Oper.	\$ 322	\$ 322	\$ 322	\$ 332	\$ 332	\$ 332	\$ 332	\$ 332	\$ 332	\$ 332	\$ 322	\$ 322
Total	\$ 33,122	\$ 33,106	\$ 33,426	\$ 33,416	\$ 26,787	\$ 26,787	\$ 33,830	\$ 33,841	\$ 33,870	\$ 33,814	\$ 33,921	\$ 34,823

2. Basic 2-Story on Slab

2,080 sq. ft. of living area, 500 sq. ft. garage

Price Summary	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Jul-24	Jul-23
Framing	\$ 23,624	\$ 23,685	\$ 23,975	\$ 23,910	\$ 23,894	\$ 24,168	\$ 24,397	\$ 24,499	\$ 24,619	\$ 24,458	\$ 26,040	\$ 34,196
Roof	\$ 4,096	\$ 4,096	\$ 4,257	\$ 4,257	\$ 4,262	\$ 4,262	\$ 4,262	\$ 4,262	\$ 4,262	\$ 4,262	\$ 4,096	\$ 4,096
Drywall	\$ 4,318	\$ 4,318	\$ 4,318	\$ 4,318	\$ 4,318	\$ 4,318	\$ 4,318	\$ 4,318	\$ 4,318	\$ 4,318	\$ 4,192	\$ 4,192
Exterior Doors	\$ 1,653	\$ 1,653	\$ 1,653	\$ 1,674	\$ 1,674	\$ 1,674	\$ 1,674	\$ 1,674	\$ 1,746	\$ 1,746	\$ 1,653	\$ 1,653
Exterior Trim	\$ 3,020	\$ 3,020	\$ 3,020	\$ 3,020	\$ 3,020	\$ 3,020	\$ 3,034	\$ 3,034	\$ 3,034	\$ 3,034	\$ 3,020	\$ 2,932
Garage Doors	\$ 743	\$ 743	\$ 743	\$ 743	\$ 743	\$ 743	\$ 723	\$ 723	\$ 723	\$ 723	\$ 743	\$ 746
Final Material	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749	\$ 783	\$ 783	\$ 749	\$ 693
Interior Doors	\$ 1,701	\$ 1,733	\$ 1,733	\$ 1,737	\$ 1,737	\$ 1,737	\$ 1,737	\$ 1,783	\$ 1,783	\$ 1,783	\$ 1,701	\$ 1,701
Interior Trim	\$ 9,833	\$ 9,906	\$ 9,906	\$ 9,906	\$ 6,443	\$ 6,440	\$ 6,440	\$ 6,447	\$ 6,447	\$ 6,447	\$ 5,148	\$ 5,055
Garage Door Oper.	\$ 322	\$ 322	\$ 322	\$ 332	\$ 332	\$ 332	\$ 332	\$ 332	\$ 332	\$ 332	\$ 322	\$ 322
Fireplace	\$ 1,733	\$ 1,737	\$ 1,737	\$ 1,733	\$ 1,733	\$ 1,872	\$ 1,874	\$ 1,874	\$ 1,874	\$ 1,874	\$ 1,619	\$ 1,607
Total	\$ 51,792	\$ 51,962	\$ 52,413	\$ 52,379	\$ 48,905	\$ 49,316	\$ 49,541	\$ 49,695	\$ 49,920	\$ 49,759	\$ 49,283	\$ 57,192

3. Custom Ranch with Walkout Basement & Screened Porch

3,034 sq. ft. living area with finished basement, 598 sq. ft. garage

Price Summary	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Jul-24	Jul-23
Framing	\$ 39,277	\$ 39,393	\$ 39,506	\$ 39,502	\$ 39,540	\$ 39,864	\$ 40,169	\$ 40,233	\$ 41,024	\$ 40,939	\$ 40,226	\$ 44,633
Roof	\$ 4,361	\$ 4,361	\$ 4,451	\$ 4,451	\$ 4,460	\$ 4,460	\$ 4,460	\$ 4,460	\$ 4,460	\$ 4,460	\$ 4,361	\$ 4,361
Exterior Doors	\$ 2,854	\$ 2,854	\$ 2,854	\$ 2,876	\$ 2,876	\$ 2,876	\$ 2,876	\$ 2,876	\$ 2,992	\$ 2,992	\$ 2,854	\$ 2,854
Garage Doors	\$ 931	\$ 931	\$ 931	\$ 931	\$ 931	\$ 931	\$ 910	\$ 910	\$ 910	\$ 910	\$ 931	\$ 931
Fireplace	\$ 4,007	\$ 4,007	\$ 4,007	\$ 4,007	\$ 4,007	\$ 4,007	\$ 4,007	\$ 4,007	\$ 4,007	\$ 4,007	\$ 4,001	\$ 3,637
Deck	\$ 9,328	\$ 7,877	\$ 7,877	\$ 7,877	\$ 7,877	\$ 7,877	\$ 7,857	\$ 8,669	\$ 8,673	\$ 7,455	\$ 10,591	\$ 10,421
Drywall	\$ 5,921	\$ 5,921	\$ 5,921	\$ 5,921	\$ 5,921	\$ 5,921	\$ 5,921	\$ 5,921	\$ 5,921	\$ 5,921	\$ 5,921	\$ 5,740
Exterior Trim	\$ 1,363	\$ 1,363	\$ 1,363	\$ 1,363	\$ 1,363	\$ 1,363	\$ 1,430	\$ 1,430	\$ 1,430	\$ 1,430	\$ 1,363	\$ 1,363
Interior Trim	\$ 10,745	\$ 10,745	\$ 10,745	\$ 10,752	\$ 10,752	\$ 10,749	\$ 10,749	\$ 10,777	\$ 10,777	\$ 10,777	\$ 10,745	\$ 10,705
Interior Doors	\$ 5,937	\$ 5,937	\$ 6,933	\$ 6,938	\$ 6,938	\$ 6,938	\$ 6,938	\$ 6,938	\$ 6,968	\$ 6,968	\$ 5,893	\$ 5,903
Final Material	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911
Garage Door Oper.	\$ 322	\$ 322	\$ 322	\$ 332	\$ 332	\$ 332	\$ 332	\$ 332	\$ 332	\$ 332	\$ 322	\$ 322
Total	\$ 85,955	\$ 84,620	\$ 85,819	\$ 85,861	\$ 85,907	\$ 86,229	\$ 86,560	\$ 87,462	\$ 88,405	\$ 87,102	\$ 88,120	\$ 91,781

4. Custom 2-Story with Walkout Basement & Screened Porch

4,081 sq. ft. living area with finished basement, 562 sq. ft. garage

Price Summary	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Jul-24	Jul-23
Framing	\$ 43,123	\$ 43,695	\$ 43,847	\$ 43,690	\$ 43,717	\$ 43,717	\$ 44,292	\$ 44,465	\$ 44,872	\$ 44,710	\$ 43,868	\$ 49,663
Roof	\$ 5,660	\$ 5,660	\$ 5,856	\$ 5,856	\$ 5,865	\$ 5,865	\$ 5,865	\$ 5,865	\$ 5,865	\$ 5,865	\$ 5,660	\$ 5,660
Exterior Doors	\$ 1,743	\$ 1,743	\$ 1,743	\$ 1,757	\$ 1,757	\$ 1,757	\$ 1,757	\$ 1,757	\$ 1,827	\$ 1,827	\$ 1,743	\$ 1,743
Garage Doors	\$ 1,015	\$ 1,015	\$ 1,015	\$ 1,015	\$ 1,015	\$ 1,015	\$ 997	\$ 997	\$ 997	\$ 997	\$ 1,015	\$ 1,015
Drywall	\$ 6,847	\$ 6,847	\$ 6,847	\$ 6,847	\$ 6,847	\$ 6,847	\$ 6,847	\$ 6,847	\$ 6,847	\$ 6,847	\$ 6,847	\$ 6,641
Exterior Trim	\$ 4,390	\$ 4,390	\$ 4,390	\$ 4,390	\$ 4,390	\$ 4,390	\$ 4,515	\$ 4,515	\$ 4,515	\$ 4,515	\$ 4,390	\$ 4,390
Deck	\$ 6,192	\$ 5,986	\$ 5,986	\$ 5,986	\$ 5,986	\$ 5,986	\$ 5,871	\$ 6,270	\$ 6,280	\$ 5,832	\$ 6,770	\$ 6,835
Interior Doors	\$ 11,381	\$ 11,381	\$ 12,633	\$ 12,638	\$ 12,638	\$ 12,638	\$ 12,638	\$ 12,638	\$ 12,698	\$ 12,698	\$ 11,033	\$ 10,910
Interior Trim	\$ 12,473	\$ 12,473	\$ 12,508	\$ 12,509	\$ 8,468	\$ 8,468	\$ 8,466	\$ 8,490	\$ 8,483	\$ 8,475	\$ 12,536	\$ 8,604
Final Material	\$ 522	\$ 522	\$ 522	\$ 522	\$ 522	\$ 522	\$ 522	\$ 522	\$ 545	\$ 545	\$ 522	\$ 522
Garage Door Oper.	\$ 322	\$ 322	\$ 322	\$ 332	\$ 332	\$ 332	\$ 332	\$ 332	\$ 332	\$ 332	\$ 322	\$ 322
Fireplace	\$ 5,779	\$ 5,779	\$ 5,779	\$ 5,779	\$ 5,779	\$ 6,197	\$ 6,205	\$ 6,205	\$ 6,205	\$ 6,205	\$ 5,779	\$ 5,559
Total	\$ 99,446	\$ 99,813	\$ 101,449	\$ 101,322	\$ 97,316	\$ 97,734	\$ 98,306	\$ 98,902	\$ 99,464	\$ 98,845	\$ 100,485	\$ 101,863

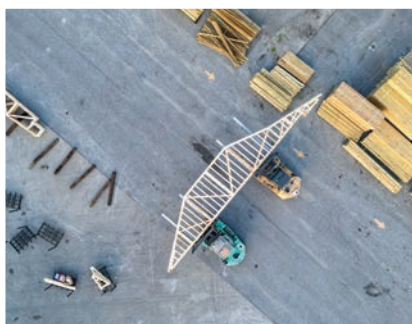


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