



The Toolbox

Volume 1, Issue 4 South Central Home Builders Association of Tennessee April 2011

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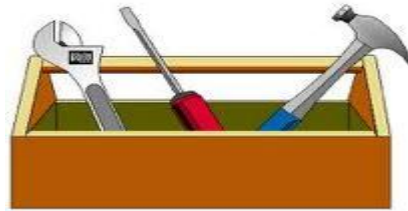
Reita Barrett

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Rose Mines

Past President

Steve Woodard



SCHBAT April Meeting

General Membership Meeting

Thursday April 14, 2011

Shannon's Buffet & Grill

Tullahoma, TN

6:00 p.m.

Speaker: Judd Matheny

Speaker Pro Tempore State House of Representative

47th District

BOARD OF DIRECTORS

Russ Barrett

Steve Woodard

Keith Bailey

Don Keele

Rose Mines

Burl Hines

Doug Fox

Lynne White

Charlie Smith

Larry Phillips

Calendar of Events

Apr 14	General Membership Meeting
Apr 15	Income Taxes Due
Apr 17	Palm Sunday
Apr 22	Good Friday
Apr 24	Easter
May 8	Mother's Day
May 30	Memorial Day

BOWLING TOURNAMENT

We had a great time at the bowling tournament held at the Tullahoma Bowling Lanes. Turns out, there were no expert bowlers, but we certainly had a great time! We are planning on making this a yearly event, so hope to see you next time!



1st Place: Lester, Greene & McCord



2nd Place: Barrett Construction & Renovation,



Last Place: Woodard Enterprises



Most Strikes (13) Rich Koprek of Lowe's

NEW MEMBERS

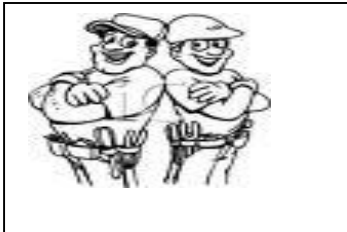
Mark Baker
Jeff Bowen
Lowe's of Tullahoma & Shelbyville

RENEWING MEMBERS

Alex Construction

THANKS TO OUR NEW AND RENEWING MEMBERS!

If you would like to become a member of SCHBAT
Call us at 931-728-2664



Jeff Bowen won our free member ad this month!



Integrity Is Our Foundation

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PROVISIONAL APPLICATION FOR MEMBERSHIP

We know times are tough in the construction industry, but SCHBAT would like to make it easier for you to become a member! We are now offering a provisional application for membership. You pay \$200 down and the remaining \$200 in 90 days. You will immediately start receiving our newsletter The Toolbox and email updates about meeting and upcoming events. Once final payment is made you are then eligible for the many benefits available to our members such as:

Worker's Comp Insurance Health Insurance

Rebates from leading suppliers Networking

2% Discount from Lowe's

Membership at the National, State & Local Level

For more info on benefits please visit:

www.southcentralhbat.org

THANK YOU TO ALL OF OUR ADVERTISERS!

WHAT'S HAPPENING ON THE HILL
Bills in the Legislature

SB1296-Johnson / HB0730 Casada – Building Jobs Act: Simply put, the Building Homes – Building Jobs Act is legislation that would provide a \$6,000.00 grant to approximately 1,667 home buyers of newly constructed previously unoccupied homes. It will create between 4,900 and 5,500 jobs putting \$243.5 million in wages and salaries for workers into the state's economic engine in Tennessee and provide for an estimated \$61.3 million in taxes and other sources of revenue for state and local governments.

SB1865 Overbey / HB1643 Dennis: The Public Improvement District (PID) Act is a method of financing public improvements in a defined geographical area by the property owners within that area without impacting taxes that are collected within the area. The public improvements to be made by the PID would be financed by issuing Revenue Bonds payable from an assessment on the property owners within the district. This legislation offers many benefits for Tennessee including: Creates a funding source where public improvements will pay for themselves without placing additional burdens on local governments. Economic development tool for cities, counties and developers that allows for new development and redevelopment within a defined region.

SB1158 Norris / HB0758 Todd – Addressing changes to Tennessee Residential Lending, Brokerage and Servicing Act which currently prohibits owner financing without being licensed as a mortgage loan broker. The proposed legislation removes the prohibition of a contractor providing owner financing. Provides that a seller of the individual's own property is not prohibited from making 5 or fewer loans in a 12 month period.

To learn more about these bills go to: www.capitol.tn.gov In search box type in bill number



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A NOTE FROM THE PRESIDENT

We are the South Central Home Builders Association of Tennessee, a non-profit organization. We are also a part of the Home Builders Association of Tennessee and the National Association of Home Builders. Our mission is to advocate housing affordability and availability through legislation, communication and education. Our identity is our members, the builders and associates, and we need each and every one of you to step up and participate. Whether your role is to recruit a new member, be on a committee or become a board member or officer, we need all of you. It is still true you only get out of something what you put into it. We just had a wonderful bowling tournament in Tullahoma and had lots of fun and raised a little money. Thanks to all who participated. Our bank account is in much better shape and thanks to all who helped. Please step up and get involved. You might meet a new business associate or make a new friend!

Russ Barrett



MATT'S LEGISLATIVE REPORT

Spring is here! Hope everyone is doing well and business is going strong. HBAT had its annual legislative conference from February 27th – March 1st. If you were unable to make it up, it was a great conference and very informative. Attending the meetings during the conference was very useful in understanding where HBAT stood concerning legislative concerns, finances, and the status of home building as a whole.

One of the main legislative concerns of HBAT is; HB 0730. This legislation gives a \$6,000 tax credit to a person who finances the purchase of a newly constructed, never-occupied residence in this state using a thirty-year fixed interest rate note and mortgage; and has an income that is equal to or less than \$75,000 for a single person or \$150,000 for a married couple. HBAT estimates that this legislation could cause a huge spike in sales because of the tax credit and provide about 5,000 new jobs. This could be very useful legislation knowing that last year only 25% of the building permits were pulled that were pulled in 2005-2006.

Another major concern of HBAT this year was to cut their budget. During these tough economic times everyone is cutting the waste, and I think HBAT should be commended for doing just that. HBAT Executive Officers have worked hard to make sure the association has a balanced budget to insure they can continue to support our local chapters and encourage home building across the state.

Another piece of legislation that is being proposed that I see being important to many of our members is HB 2030. This legislation allows five instead of three corporate officers who are engaged in the construction industry to apply for an exemption from the requirements that they be covered by workers' compensation insurance.

If anyone would like to look at current legislation that is being proposed you can visit: www.capitol.tn.gov, click on the "legislation" button and you can search for current legislation in several different ways. I will bring copies of the above HBAT and legislation material to the April meeting if anyone would like copies. See you then!

Matt Bailey

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Middle Tennessee Business Network

Tom Hambrock won our Member of the Month!



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3 IN ONE MEMBERSHIP