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On The Level - December 2007

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Christmas Open House & Grand Opening



Come join the TABA family as we toast the Holiday Season and officially open our new building facilities. We have combined our annual Christmas celebrations with a Ribbon Cutting and dedication for the new building.

The event is scheduled for **Thursday, December 6th from 11am till 2pm** and is a 'come and go' event. The ribbon cutting ceremony will take place at noon. The Red Carpet Ambassadors from the Temple Chamber of Commerce will be on hand to facilitate our ribbon cutting and we will have a few words from President Mike Pilkington and a some surprises on hand so you won't want to miss it!

Heavy hors' d'oeuvres, Christmas goodies and beverages will be served. Food provided by Las Casas.

Please join us!



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President's Message

Mike Pilkington

It is hard to believe that this is my last TABA newsletter. It seems like just a few weeks ago that I was asked if I would consider being your president. I remember being hesitant because I felt it was a large responsibility that I did not know if I was ready for.

I can honestly say that it would have been a huge chore had it not been for the excellent staff, board members, committees, sponsors and membership that we have. Everyone has made this a very enjoyable role for me. I believe that I have grown more from this experience both personally and professionally than from any community role I have ever taken on. As I said at the awards banquet, many of you have come to be like family to me.

I feel very good about handing the reigns of President over to Derrick Hunt, knowing that he will benefit from the help of the same people who've helped me and that he will bring in other good people to provide additional support. These folks will enable him to take our organization to an even higher level. Derrick will also come to know, as I have, the "respect by association" that has been developed through the hard work of numerous leaders from our founders forward.

Suffice it to say that this past year was a total group effort of too many to name here. That being said, I would like to say a huge "thank you" to everyone who I've looked to for guidance, example, and inspiration. I'm grateful to all who've worked so hard to make my year as president a great success!

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Troy Glasson
Executive Officer

This time last year I predicted that 2007 was going to be a very busy year—I was right. Actually, more so than I thought.

The Government Affairs Committee (see photo below) and TABA Home-PAC have been working on a variety of projects and making a number of considerations to make sure that the interests of the home building industry are protected locally and statewide.

On the government affairs side, the projects that we've been tracking and participating in this year have included the Temple Comprehensive Plan, multiple issues that are identified as Strategic Investment Zone initiatives (basically City of Temple beautification strategies), the creation of a Municipal Storm Water Program, a Building Code Update, and a very successful effort to impact a permit fee hike in Salado.

On the Home-PAC side, we've had an outstanding year. Dating back to a tremendous February Rally Day event in Austin where 22 of our leaders teamed to lobby our legislative officials about building related legislation and helped promote a successful effort to bring a 4 year medical school to Temple.

The realization of this medical school took a well coordinated effort between many local leaders including businessmen, elected officials, and city leaders.

The culmination of this effort produced millions of dollars in state funding that will provide for the medical school and have a tremendous local economic impact for the foreseeable future.

TABA and Home-PAC have also been busy touting the benefits of our organization and our industry. This was most highlighted at our Elected Officials Dinner where Tri-Supply and Jeldwen provided a forum for us to shout the economic benefits of the housing industry to more than 300 folks.

You can expect more of the same next year as GAC will continue reviewing a variety of local initiatives. For example, the Temple Comprehensive Plan in and of itself is so significant that you can bet it will be a genesis of what is considered for Temple development policy over the next 20 years.

Home-PAC will also have its work cut out as 2008 is a Presidential election year and there are a number of races we are already discussing. It is imperative that we retain or add elected officials that will hear us out when we have issues we want to discuss about laws that they are considering.

We are never more than a residential fire sprinkler requirement or an increase to our permit fees away from pricing people out of the home ownership market. Our members need to be knowledgeable of this fact.

The bottom line is that in Bell County for every \$1,000 increase to the median priced home; more than 250 families are prevented from affording that home. The trickle down effect prevents about 600 families from being able to afford an \$85,000 entry level home.

THANK YOU GAC & Home PAC!

With the above in mind we all have some people to thank for going above and beyond in doing their part to keep our area among the most affordable markets in which to own a home in the nation.

Under the leadership of Pat Patterson, the GAC (see below) has worked their tails off this year to make sure that no new law or regulation was imposed on the building community without full review.

Please join me in thanking Pat and his committee for all that they have done to support your industry. Pat has been chairman of the GAC for the past couple of years. He is about to turn the gavel over to Mike Pilkington so that he can give more time to his family, business and other endeavors he'd like to pursue. Fortunately, Pat will remain a member of the GAC so we won't be losing his services altogether.

I personally would like to thank Pat for being my mentor over the past two years and for taking the time to make sure that TABA remains an effective advocate for the our builders and associate members. Not only do I thank Pat, but I thank his wife Ellen, and son/business partner David for taking up the slack while Pat was away providing support to his industry.

I'd also like to recognize Chairman Jason Carothers and the Home-PAC trustees for looking out for our industry on the political front. These folks have spent hours making sure we put our support behind pro-growth leaders and positive quality of life measures that will benefit the housing industry for years to come.

In fact, City Council, County Commissioner and the race for [House District 55](#) are already being discussed in great detail at our office at 12 North 5th. If you are a Home-PAC member, please contact [our trustees](#) to let them know your opinions about these or any other races we'll be considering in 2008.

Additionally, when you are driving around town and see folks using the new Temple parks facilities or upgrades to local schools and grounds, remember that your organization was involved in promoting these community improvements.

My whole hearted thank you is offered to all of our TABA leaders. Cheryl and I look forward to working under the leadership of [Derrick Hunt of Drews Hunt Builders](#) in 2008. Derrick is partners with TABA past – president Gerald Drews. Gerald has been the leader of this organization 3 different times. I've no doubt he'll be a valued resource to Derrick in the coming year.

Derrick has said many times that he has some big shoes to fill this year. Mike Pilkington has done an excellent job as TABA President and I very much look forward to working with Mike as he takes the reigns on TABA GAC in the coming year.

Have a Merry Christmas TABA members! Your association staff look forward to serving you in 2008.



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Benefits of TABA Membership

In the October Board of Directors Meeting, there was much discussion on planning for 2008. President elect Derrick Hunt has made Membership and Education among his top priorities.

That said, Derrick wants to bring to light the more tangible benefits of being a TABA member. "The intangible benefits are immense but nobody notices those... Everyone wants to know what they get for being a member," said Derrick at the 2007 Annual Awards Banquet.

Indeed, there are numerous 'benefits,' many of which are listed in an [accompanying article](#). The newest and most obvious benefit is going to be the fantastic meeting facility that has just been completed.

Meeting space in Temple is sparce and really nice meeting space is even harder to come by. For this reason, we have decided to make our new conference room available for rental by members and non-members.

The member benefit would be a deeply discounted rental rate. We now have an excellent facility that is big enough to hold 50 person meeting.

Practical uses could include educational seminars, board meetings or even company partys. This facility has it all. Audio visual equipment, restrooms, a full service catering kitchen and plenty of space and furniture!

The facility will only be available for rent Monday thru Friday from 8am until 5pm. A deposit and some fees will be required with room rental. A rate schedule is being developed and will be posted by the beginning of the year.

If you are a member of an organization that seeks meeting space, please let them know that TABA is open for business. Anyone may call the office for more information at 254-773-0445.

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FREE Money For TABA Members:



The National Association of Home Builders makes 'free money' available to our members in the form of great savings on every day items and services that many businesses use.

The [Member Advantage Program](#) is designed specifically for Association members and only TABA/NAHB members can take advantage of program offerings. Special incentive programs have been aranged through agreements with companies such as GM, Dell and UPS.

For instance, UPS, the world's largest package company, has partnered with NAHB to offer our members

discounts of up to 30 percent on shipping. This benefit includes domestic air and ground, and international export and import. Visit www.savewithups.com/nahb for more information.

Additionally, GM has worked with NAHB to provide an exclusive offer to our members. TABA members can get **\$500 off their best price** on most GM passenger cars, light-duty trucks, vans and SUV's. Nameplates include Chevrolet, Pontiac, Buick, Cadillac, GMC, Saturn, Saab and HUMMER. Certain exclusions apply, check with dealer for details. For complete details about this offer visit www.gmfleet.com/nahb.

These are just a few examples of what NAHB/TABA membership benefits are available to our members. Please let us know if you'd like more information on these fantastic benefits.

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2007 Lobbying Tax Deduction

In 1993, the U.S. Congress enacted the Omnibus Budget Reconciliation Act that contained provisions affecting trade associations. The Act provided that taxpayers will no longer be able to deduct from their federal income taxes any portion of the association dues attributable to that association's "lobbying activities" as an ordinary and necessary cost of doing business.

For 2007, NAHB estimates that the non-deductible portion of national dues applicable to lobbying is 12%. Thus, per member this amount is \$18.00 and is not eligible for deduction as a business expense.

For 2007, the Texas Association of Builders estimates that the non-deductible portion of state dues is 52% or \$42.38. This means that if you are an associate member and pay \$345, only \$284.62 of your dues is eligible for a business expense deduction. If you are a builder member and pay \$375, only \$314.62 is eligible.

Please feel free to contact the TABA office if you have further questions.

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Annual TABA Awards Banquet - A Night To Remember



The Awards Banquet provide our members with an elegant evening in celebration of the many TABA leaders who've worked so hard to make 2007 a successful year. Good wine, good food and of course great fellowship made for a wonderful event.

All members in attendance were provided presentations reviewing the year and looking ahead at 2008. The 2007 Board of Directors were thanked for their time and service and the 2008 Board of Directors were elected and installed. Most importantly, several members were recognized for their extraordinary service and accomplishments over the past year. Award Recipients are as follows:

Sponsor of the Year Award :

Tri-Supply – Gold Award
 Central National Bank– Silver Award

Real Estate Agent of the Year Award :

Gold Award – Paula Golden, Covington Real Estate
 Silver Award – Tiffani Fox, Covington Real Estate and Rodney Dunn, Rodney Dunn Co.

Real Estate Agency of the Year Award :

Gold Award – Covington Real Estate
 Silver Award – Re/Max Temple-Belton

Builder of the Year Award was awarded to *Pat Patterson* of Patco Construction

Associate of the Year Award was awarded to *Jared Bryan*, local realtor

President’s Award of Excellence was awarded to *John Kiella* of Kiella Homebuilders.

All of these award recipients are well deserving and TABA congratulates them all!



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NEW HOME STARTS

	November '07	November '06	'07 YTD	'06 YTD
Temple	11	19	433	500
Belton	5	8	101	157
Morgan's Point	2	1	22	48
Totals	18	28	556	705

ALL HOME CLOSINGS

November '07	185	'07 YTD	2,237
November '06	188	'06 YTD	2,193

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EO's Comments

Cheryl Hunka
Executive Officer

Well it's been a great year! We achieved many great accomplishments this year and we have many, many members to thank. Our building is complete and ready to be used to its fullest potential. We organized a successful Reverse Raffle this year that will be on the calendar for several years to come and we welcomed many new members into the fold here at TABA. Yes, it's been a great year!

Troy and I are very proud of this organization and its members. We are proud to work here and to represent the mission of promoting and enhancing home ownership. Christmas time always brings those warm fuzzy feelings, but I know reality will hit hard in January when the Home & Garden Show really begins nipping at our heels. For now I'm going to concentrate on the warm fuzzies.

We truly appreciate everyone's help this year. We would not exist if it weren't for our members support and dedication. We wish everyone the happiest of Holidays. If your holiday plans take you out of the area, have a safe trip. If your holiday plans are to stay at home with family and friends enjoy that quality time together.

We hope to see all of our members at our Christmas Open House on December 6th. Stop by to tour your new facility!

Merry Christmas Everyone and a Happy and Prosperous New Year!!!

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TABA Home-PAC Member:

The TABA Home-PAC trustees have contacted all candidates who have announced for Texas House District 55—State Representative Dianne Delisi's vacated seat. A request was made for their participation in a candidate interview/forum that TABA Home-PAC trustees will hold in mid-December. Each candidate was invited regardless of their party affiliation.

Our trustees chose a mid-December date knowing that candidate filings begin in early December and end in early January. Due to the significance of this race, Home-PAC would like to make a determination about the candidate we will support at the earliest

opportunity and hope that all serious candidates will have filed prior to mid-December. It is our goal to provide a maximum level of support to the candidate that most closely identifies with our industry's ideals on pro-growth and housing affordability. For this race, we believe the sooner we get involved, the better.

Should you know of anyone who is considering candidacy and will not file in early December, please ask them to get in touch us to make us aware that additional folks are considering a run. Should you have any thoughts about the House District race that you'd like to make known to our trustees, please let us know these as well. For a list of trustees, please access:

<http://www.tahb.org/homepac>

Thank you members! Your trustees take very seriously the responsibility that you have entrusted to them.

Home-PAC Endorsement:



Marty Janczak to run for Temple City Council District 3.

A special election is on the horizon to fill Temple Mayor Pro-Tem Martha Tyroch's vacated seat. Home-PAC has voted to support Marty Janczak in his bid for the seat. Marty is a local businessman, a fiscal conservative, and has served our country as a two-star admiral in the U.S. Navy. He has served on a number of city boards and is a tremendous asset to our community.

Marty and his wife, Jan have lived in Temple Council District 3 since 1989.

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TABA recently had a discussion with outgoing Temple Mayor Pro Tem to reflect on her past endeavors and accomplishments. The following is part 1 of 2 of the conversation.

Q: Martha, you have recently vacated your position as Temple Mayor Pro-Tem and have announced your candidacy for Texas House District 55. What prompted you to accept this new challenge and responsibility?

A: I've always been committed to giving back to my community. My parents encouraged me at a young age to get involved in my community. I married into a Bell County family that also had a tradition of community service, and Jerry and I raised our children to do the same.

My commitment to public service was "kick started" when I participated in Leadership Temple. During that year, I learned a lot about the ongoing projects in Temple and Bell County through our local governments, school districts, social agencies and private companies. I saw first hand the needs of our community. Next, I had an opportunity to be appointed to the Planning & Zoning Commission. I met many people through serving on Planning & Zoning, including those in the development community and on the city staff. I experienced firsthand many accomplishments when people worked together.

My Planning & Zoning background gave me the experience needed to serve on the Temple City Council where I've been fortunate to serve the citizens of Temple for three terms. Those experiences taught me about the fundamentals of local government and how some communities are more successful than others.

I am very proud of where the City is at this point in time. During my tenure on the City Council, we filled a number of key positions on the staff and strengthened our Planning and Public Works Department. For the first time in many years, we're fully staffed in the Engineer Division of the Public Works Department. We've also made great strides in the public safety

sector. I worked hard to make sure that we offer competitive salaries for all of our employees, particularly in our police and fire departments. Our new police station is state of the art, and we're in the beginning stages of designing and building a new central fire station.

I'm pleased with what we've been able to accomplish from an economic development standpoint. Through our incentive programs and the quality of life in Bell County, we've attracted a number of new retail companies and restaurants. Gulf States Toyota, the most recent addition to the City of Temple, will create up to 500 new jobs and over \$50 million in new investment.

In the past couple of years, I've had a chance to work with State officials in a number of areas, particularly transportation and workforce. I know I can help lead the discussion and find solutions in areas like education, transportation, health care and economic development.

Because of my experience at the local level in the areas of health care, economic development, education, and transportation, I'm adequately prepared to work on these same issues at the State level. I welcome the challenge of working in Austin to benefit all residents of Bell County. I want Bell County to continue being competitive in economic development, public education and quality of life issues.

Q: Martha, you noted your background prior to being elected to serve as Temple Council person involved service on the Planning and Zoning Commission. How did this prepare you for your Council service and how do you believe these experiences can help you in pursuit of the District 55 race for State Representative?

A: I quickly learned that preparation is the key to success. I learned to do my homework. I've learned to evaluate an issue from various perspectives, in order to thoroughly understand an issue, and also how to become a consensus builder. I fully understand the importance of listening, both to other leaders and my constituents. I've benefited greatly from the relationships I've developed and nurtured over the years, and I know my relationships and friendships with leaders in the communities will continue. I'll apply the lessons I've learned through various experiences, which include working with other leaders on issues like economic development, education (the Bioscience District), and supporting the military (BRAC and AUSA).

Q: Martha, the Development Standards Advisory Board is a unique tool that the City of Temple has provided to assure workable and meaningful development standards. What was your roll in creating this board and what are your thoughts on how the City and the development community can continue to work together to make it an even more effective tool for our community?

A: While I was still serving on the Planning & Zoning Commission, I recognized the need for clearly articulated construction standards and to get more people with a technical background to serve on advisory boards. At that time, the current set of construction standards for roads, curbs, sidewalks, drainage inlets, etc. was inadequate.

As a councilmember, I then had a chance to act on that belief and pushed for the establishment of a clear set of construction details and standards that would be published by the City, and yet could be readily amended to reflect changes in building materials and construction standards over a period of time.

I served on the City Council in 2001 when we adopted the resolution that created the Development Standards Advisory Board (DSAB). I was a strong advocate for passage of the resolution creating the DSAB through the Director of Public Works office.

We also created a system of amending those details and resolving disputes about new standards and materials, which continues to work well. We established criteria for appointment to the DSAB that ensured that we would have qualified people with specific technical, financial and professional background serving the community in developing some pretty technical standards.

Q: You have a reputation for supporting workforce and seniors housing programs, and encouraging in-fill development. What programs have you supported to encourage affordable housing?

A: I believe the issues of workforce development, economic development and affordable or workforce housing are closely intertwined. We've spent a lot of our energy and resources trying to attract new businesses and industry to our City, but we've worked equally hard to make sure that we didn't lose some of the great businesses that we have. I'm especially proud that some of the most significant economic incentives and development agreements over the past ten years have consistently been with local business that are part of national companies, who chose to remain in Temple and Bell

County.

We must have a trained and qualified workforce in order to attract new companies and expanding businesses. In addition to serving three terms on the Temple City Council, I've also been an active member of the Workforce Development Board. I've worked diligently to make sure that we're training our local workforce to meet the needs of business and industry, and that we have adequately prepared the future workforce. I've also supported the efforts of Temple College through leases and grants, and more recently through the City's support of the Bioscience Institute. For example, the federal and state governments awarded grants to "Jobs for Military Families," which has given members of our community the chance to obtain skills needed in the workforce.

In addition to a strong workforce, we must also have adequate housing at an affordable price. As a city councilmember, I supported both the City's own programs to build new workforce housing or to provide funding for the rehabilitation of existing owner-occupied homes. I've also been a supporter of the efforts of the Temple Housing Authority to build affordable housing. I've supported programs like the City's cost sharing program for the extension of water and sewer lines that have opened up new areas of the City to housing, at a lower cost to the consumer. The City's cost sharing program was also intended to promote infill of some of our undeveloped areas that currently lack adequate water or sewer lines. I was a proponent of the City continuing to participate in the HOME program using CDBG funds to support affordable housing initiatives.

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