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Lancaster Builder

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Building Industry Association
BUILDING FUTURES
Construction Career Day
October 8, 2026

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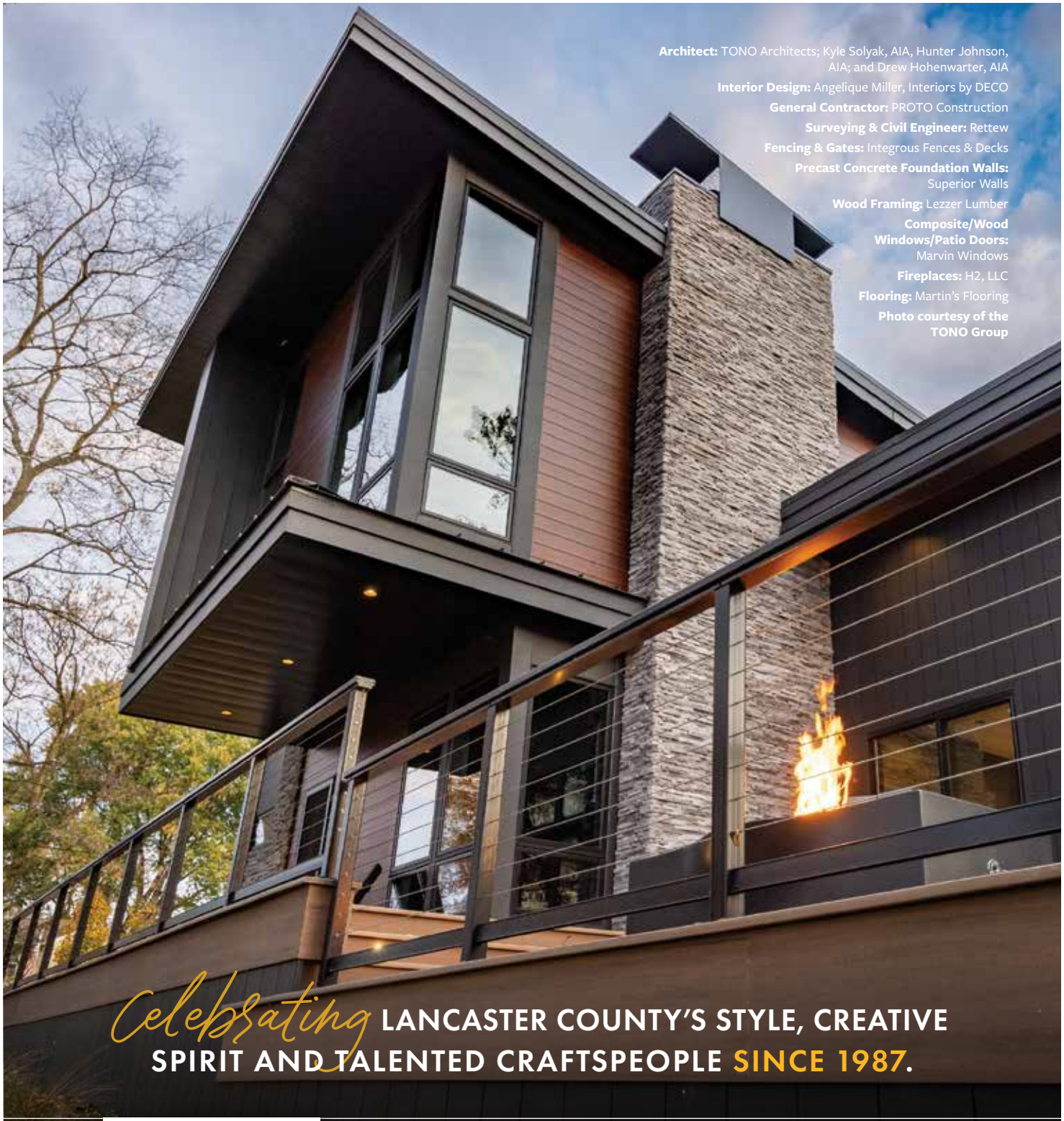

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BIA Members are always welcome to discuss their projects with our editor, Suzanne Long, by calling 717-492-2585 or emailing sue@lancastercountymag.com.

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We are Achieving Meaningful Results

by Mike Hockenberry, EGStoltzfus Homes LLC

At the beginning of this year, the BIA adopted a new strategic plan to guide our work through 2030. It gave us a clear direction centered on four priorities:

- *strengthening the organization,*
- *increasing member value and engagement,*
- *investing in the future workforce, and*
- *expanding our voice on issues affecting the building industry.*

I am pleased to share that we are already making meaningful progress.

Much of that work has taken place behind the scenes. We have completed the transition to our new Executive Officer, updated staff roles, and welcomed our new Programs & Communications Specialist. Staff is implementing our new membership management software, Glue Up, while updating our financial processes and improving the systems that support membership, events, and communications. These are important steps toward a stronger, more sustainable association.

We are creating more ways for members to connect and become involved through targeted communications, focused recruitment, and new partnership and event opportunities. The first joint NextGen and Building Empowerment event is one example of how we can bring members together across different areas of the BIA.

Building a strong workforce for the future remains a key focus for the BIA. This year's Building Futures: Construction Career Day is ahead of last year's booth-registration pace and is expected to welcome more than 500 students. By adding manufacturing and involving more trade professionals, students will better understand the career and education opportunities available in the building industry.

Our Government Affairs Committee continues to strengthen the BIA's advocacy efforts by monitoring state and local issues, keeping members informed, and creating opportunities to engage directly with elected officials. Events such as Breakfast with the Commissioners allow members to discuss housing needs, economic development, land-use planning, and Lancaster County's future growth with local leaders.

Plenty of work remains, and a strategic plan is only valuable if we keep using it. The progress so far reflects the commitment of our staff, Board, committees, volunteers, and members. Thank you to everyone who has shared an idea, attended a meeting, supported an event, or helped move one of these priorities forward. Your involvement is what turns the plan into results.

I look forward to sharing more updates as this work continues and to seeing the positive impact it will have on our members, our industry, and the communities we serve.

Fall Calendar of Events

For more information on these BIA events, see page 18.

Events

Sept	**30**	Foundations of Success @ EG Stoltzfus Homes, 4:30-6:30pm
Oct	**1**	Breakfast with the Commissioners @ The Inn at Leola Village, 7:30-9:30pm
	8	BIA Building Futures: Construction Career Day @ Windham Lancaster Convention Center, 10:00am-3:00pm
	12	PBA Regional Meeting @ Lebanon CTC, 3:00pm
	21	BIA Happy Hour @ Homestead Custom Cabinetry, 4:30-6:30pm
	29	BIA Clay Classic @ Central Penn Sporting Clays, 12:00-5:00pm
Nov	**3**	BIA The Whole Picture @ BIA Office, 8:00-9:00am
	4-5	PBA Fall Board Meeting @ Harrisburg
	5	BIA NextGen Meet-up @ Decades, 4:30 – 6:30pm
	12	General Membership Meeting @ The Inn at Leola Village, 11:30am-1:30pm
	18	BIA Happy Hour @ Swartz Kitchen & Bath, 4:30-6:30pm
Dec	**9**	Holiday Social & Silent Auction @ Penn Medicine Park, Silverball Room, 4:30-6:30pm

Image by wal_172619 from Pixabay

Lancaster Builder is published quarterly by the Building Industry Association of Lancaster County to provide information about the building industry and news of the BIA and its members.

CONTRIBUTIONS
Member articles are welcome and can be directed to the editor in writing. Opinions expressed by authors and advertisements do not necessarily reflect the policies of the BIA. The BIA reserves the right to edit all submitted materials and to determine the suitability of any ad.

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Associate Vice President: Joel Young

Immediate Past President: Claudia Shank

Members are welcome to attend BIA Board of Directors meetings, held the third Wednesday of every month at 3:00 pm at the BIA Offices.

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Melanie Schreck

Programs & Communications Specialist:
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Cover Sponsor: BUILDING FUTURES: Construction Career Day

Building Futures: Connecting Students with Careers



On Thursday, October 8, the BIA will welcome more than 500 students to the Wyndham Lancaster Convention Center for **Building Futures: Construction Career Day**. (See page 9.)

The event gives students from high school through college an opportunity to explore careers available after graduation and connect directly with local companies, training programs, and industry professionals. More than 55 exhibitors will represent construction, skilled trades, manufacturing, design, education, and other related fields.

Students will also participate in hands-on activities, including tool and heavy equipment demonstrations, a nail-driving contest, the Mystery Material Bag Challenge, and community service projects. They can speak with members of BIA NextGen and Building Empowerment: Women of the BIA to learn about the many different career paths available within our industry.

Building Futures directly supports the BIA's strategic plan and our commitment to investing in tomorrow's workforce. By connecting students with real careers, education, and employers, we help build awareness of opportunities in our industry and address the workforce challenges facing our members.

Thank you to the BIA members and community partners who make this event possible through their sponsorships, exhibits, donations, and volunteer support. Together, we are helping students discover their futures while strengthening the future of our industry.

For more information, please contact:
Pauline Wilton at **pauline@lancasterbuilders.org**
or call **717-569-2674**.



Who's in the News:

Swartz Kitchens & Baths Reimagines the Showroom Experience in Lancaster

90-year Pennsylvania family business unveils newly remodeled, hands-on design space

LANCASTER, PA -A lot has changed in the kitchen since Swartz Kitchens & Baths first went into business in 1934. So has the way people design one.

Swartz Kitchens & Baths is proud to announce the grand re-opening of its newly remodeled Lancaster showroom at 1320 A Manheim Pike, unveiling an extensively reimagined space designed to make choosing a kitchen or bath more interactive, intuitive, and inspiring.

The renovation represents the latest chapter for a Pennsylvania family business that has spent more than 90 years evolving alongside the customers it serves. What began as a coal-hauling business in 1934 grew into plumbing and heating supplies before the Swartz family shifted its focus to cabinetry and kitchen and bath products in the I 960s. Today, Swartz Kitchens & Baths serves homeowners, builders, remodelers and design professionals throughout central and eastern Pennsylvania.

"The way people make decisions about their homes has changed dramatically, but one thing hasn't: people want to see, touch and understand what they're buying," said Scott Swartz, third-generation owner of Swartz Kitchens & Baths. "We wanted this showroom to make that experience better-to give our builders, remodelers and their customers a place where they can explore ideas together, compare options and really become part of the design process."

The newly remodeled showroom replaces a more traditional display environment with a more open, cohesive and immersive experience. Dedicated areas showcase cabinetry manufacturers across a range of styles and price points, making it easier for customers to move from inspiration to comparison to confident decision-making.

And at Swartz, "hands-on" is meant literally. Visitors are encouraged to open doors, pull drawers, compare finishes, and explore storage solutions. The new space is designed to turn what can be an overwhelming number of decisions into a more collaborative-and enjoyable-experience. For builders and remodelers, the showroom also creates a place to bring clients and work through the choices that can make kitchen and bath projects both exciting and overwhelming.

"Great design starts with a great conversation," Swartz said. "Our job isn't simply to show someone cabinets. It's to understand how they live and help them make choices they'll love for years to come. We designed the new Lancaster showroom around that experience."

The newly remodeled Lancaster showroom is open Monday through Friday from 8 a.m. to 5 p.m. Appointments with a Swa,tz design professional are recommended for customers who would like to discuss a specific project.

About Swartz Kitchens & Baths

Family-owned and customer-focused since 1934, Swartz Kitchens & Baths has serves Pennsylvania homeowners, builders and industry professionals. With showrooms in Lancaster, Harrisburg, Allentown and Stroudsburg, Swartz combines experienced kitchen and bath design with cabinetry, countertops and related products for projects at a range of styles and price points.

Meet the Newest Members of the BIA Team



Melanie Shreck



Kyle Campbell

The BIA welcomed two new staff members this year. **Melanie Schreck** joined us in April as **Membership Engagement Coordinator**, helping members connect with the people, programs, and opportunities available through the association. She also works with prospective members who are interested in joining the BIA.

Kyle Campbell joined the team in August as **Programs & Communications Specialist**. He helps coordinate BIA events and programs and share news and opportunities with members.

Please join us in welcoming Melanie and Kyle. We look forward to introducing them to you at an upcoming BIA event!

Builder Spotlight:

Balmer Builders
Jansen Balmer, Owner



When was your company started? I started Balmer Builders in 2023 while I was still in college, taking on projects and starting to build the business. After graduating in May of 2025, I went full time.

What does your company do? Balmer Builders is a residential remodeling and construction company serving Lancaster County and the surrounding area. We handle renovations, additions, outdoor living projects, and other residential construction work.

We're working toward becoming a true design-build firm where we go from the initial idea and design through to completion—one team our customers can trust throughout the entire process rather than piecing everything together.

What makes your company special? Almost every contractor will tell you they do quality work and operate with integrity, and those things absolutely matter, but I think homeowners deserve more. A beautiful project doesn't necessarily make up for months of unnecessary stress getting there. That's why I emphasize the experience of building, not just what we leave behind when we're finished. Good planning, honest expectations, communication, organization, and helping clients understand what is happening throughout their project are all part of the product we provide.

I started Balmer Builders with the goal of building the kind of construction company I would want to hire myself. I want our clients to feel that we are genuinely looking out for their best interests and that when we make a recommendation, it's because we believe it's the right decision for their project. The goal is a finished product and an experience that clients can actually enjoy.

Why do you enjoy your job? I love taking nothing and turning it into something! In construction, you can start with an idea, and eventually stand back and see something tangible that wasn't there before. I enjoy problem-solving and the satisfaction of creating something that is useful to someone for years to come.

I also genuinely enjoy building the business itself. Some guys love working on old cars. They enjoy the puzzle, the work, and the process of slowly taking something neglected and turning it into something they're proud of. Business feels a lot like that to me. It started as nothing more than an idea in my head, and every day I get to work on turning it into something real. I really enjoy that process. Balmer Builders, both the carpentry work and the office work, is probably my biggest hobby, and just happens to be the one that pays the bills.

Why are you a member of the BIA? I originally joined the BIA while I was in college through an NAHB student competition. I saw the value in staying connected to the organization as I began my own career. As a young contractor, there is tremendous value in learning from people who have been in the industry for decades, continuing my education, relationships with other professionals, and with our local construction community. A stronger, more professional construction industry benefits everyone.

Tell us about yourself and your family. I'm 23 years old, I grew up in Ephrata and lived in Lancaster county my entire life. I started my construction career at 17 pouring concrete for the summer. During Covid, my high school let me work full time and handle my senior year classes online; so I worked in the concrete industry until I started college. At Pennsylvania College of Technology I worked for B&D Builders, both as a carpenter and in project management. I earned a bachelor's degree in Residential Construction Technology & Management.

What are your hobbies? I spend as much time outdoors as I can. I'm an avid hunter and enjoy everything from bowhunting whitetails to hunting ducks and small game. I also look forward to trout season every spring. Day to day, I enjoy running quite a bit and try to make some time to read in the evenings.

What other organizations are you a part of? At this point, the BIA is my primary professional organization. In time, I look forward to becoming increasingly involved in the local construction and business communities.

Associate Spotlight:

B. R. Kreider & Son, Inc.
Justin Frey, Director of Sales



When was your company started?
Benjamin R. Kreider founded B.R. Kreider Landscaping & Grading business in 1936. In 1946 his son Elvin, became a partner in the business, thus changing the name to B.R. Kreider & Son. Ben and Elvin expanded the excavation services and developed an asphalt paving service to a residential and commercial customer base. Business prospered, and in 1969 it was incorporated and became known as B.R. Kreider & Son, Inc. The fourth generation, Brent Kreider, Heidi Hollinger, and Courtney Dougherty continue the legacy of the Kreider family to this day.

What does your company do?
B. R. Kreider is a site work company serving Lancaster County and the surrounding areas. We specialize in excavation, grading, underground utilities, asphalt paving and concrete installations. Our focus is both residential and commercial customers and includes homeowner driveways and patios, commercial parking lots, builder lots, developments and commercial site work. We also provide portable rock crushing and hydro-excavation services.

What makes your company special?
B. R. Kreider & Son, Inc is a company that cares about its employees, its customers and the surrounding communities. This is not by accident but with a 'Do unto others' mentality. I have worked here for over 22 years, and many others have worked here more than 30 years. We work hard to create a culture where everyone is valued and their ideas are respected. For us, customer service begins team member to team member.

Over the years we have built many long-term relationships with customers. It starts with the first conversation and by listening to their needs and ideas. We focus on being solution oriented, offering value engineering ideas and can provide budgeting/ cost analysis to assist in planning a project. We are committed to safety and quality, and we always stand behind our work. Our customers rely on our knowledge and expertise to help deliver a successful project whenever we're on site.

Community involvement and giving back has always been something we strive to do. Partnering with local non-profit organizations and volunteering is a focus for our company and employees. We seek to work in green infrastructure projects such as stream and floodplain restorations. We want to be active in the communities where we live, work and play.

Why do you enjoy your job?
I am a relational person and enjoy collaborating with others. I am thankful to be surrounded by such a great team that is reliable, helpful and works well together. I also enjoy working with our customers. Our customers call with many unique and challenging projects. It's always satisfying when you can help a customer with a current need or help with ideas for a future project.

Why are you a member of the BIA?
The BIA is a great organization, and we have been members for many years. It has provided valuable connections and friendships with other members within the construction industry. I really appreciate how hard the BIA works to provide events, education and advocacy for its associates. I am thankful for the student scholarships and the Building Futures event. This is a great industry to be a part of and I'm excited to see the next generation get involved.

Tell us about yourself and your family.
I live in Manheim with my wife Tammy, our three boys, our dog and a turtle. Our boys have always been involved in clubs, sports and youth group activities. It's hard to believe that we only have one remaining in high school. We enjoy spending time together at the beach, in the mountains or just taking day trips for a quick get-away.

What are your hobbies?
I enjoy golfing, swimming and watching baseball. Fall campfires are always a great way to connect with friends and family. When the weather isn't great, I like playing card games trying to solve various types of puzzles.

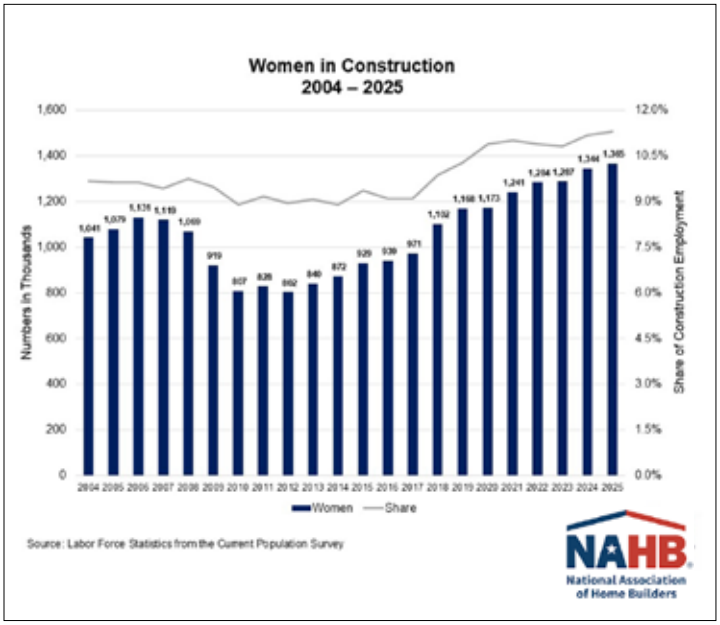
Women's Share of Construction Workforce Reaches 20-Year High in 2025

In 2025, the number of women employed in the construction industry rose to around 1.37 million, an increase of about 31,000 from 2024. Women accounted for 11.3% of total construction employment, the highest share in the past 20 years.

The growing presence of women in construction aligns with the expansion of white-collar jobs in the industry. As the industry continues to face a persistent shortage of skilled labor, expanding the workforce remains one of the top priorities of the industry. Increasing the participation of women into the construction labor force represents a potential opportunity for future growth. This article uses labor force statistics from the Current Population Survey (CPS) to examine the role of women in construction employment and the occupations in which women are most highly represented.

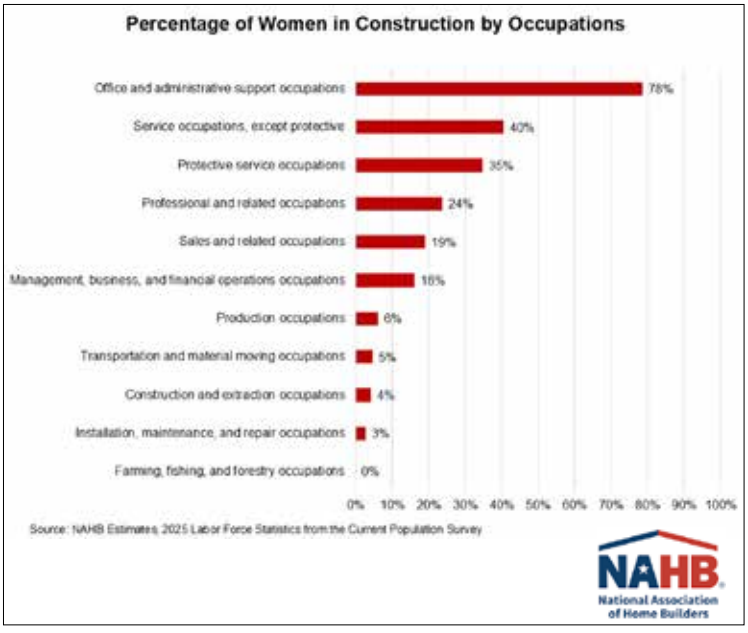
The number of women working in construction has increased substantially since the Great Recession. As shown in the figure below, the number of women working in construction declined from more than 1.1 million in 2007 to roughly 807,000 in 2010, as the housing recession sharply reduced construction activity. Since then, women's employment in construction has generally trended upward. From 2010 to 2017, the number gradually rose to around 970,000 but remained below the peak of pre-recession levels. The number surpassed 1 million again in 2018, reached 1.24 million in 2021, and continued rising to 1.37 million in 2025.

The share of women in construction workforce has also increased. After remaining around 9% after the Great Recession, the share began picking up noticeably in 2017. By 2025, women represented 11.3% of the construction workforce, marking the highest share over the 2004-2025 period.



Although women's share in construction workforce has increased, their participation in construction varies widely by occupations. According to the CPS data, most women are employed in occupations such as office and administrative support, management, and and business and financial operations. Women accounted for 78% of office and administrative support occupations within the construction industry, the highest share among major construction occupational groups. Women also represented 40% of workers in service occupations (excluding protective services), and 35% of workers in protective service occupations. Women also made up 24% of construction workers in professional occupations, 19% in sales occupations, and 16% in management, business, and financial operations occupations.

By contrast, women remained much less common in construction and maintenance occupations, which account for the largest number of employees in construction and are where additional workers are most needed. Women comprised only 4% of workers in construction and extraction occupations, 3% in installation, maintenance, and repair occupations, and 6% in production occupations. Increasing women's participation in these occupations could help expand the pool of skilled workers available to the construction industry.



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Building Industry Association of Lancaster County

Celebrating Our Associate Members

We're proud to recognize and thank our Associate Members for their contributions to the BIA, PBA, NAHB, and the home-building industry!

Associates represent the suppliers, service providers, and product manufacturers who are an essential part of the home-building industry. We appreciate the unique value they bring to the BIA and encourage our members to support them with member-to-member business!

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Zook Cabins LLC

Building Industry Association
BUILDING FUTURES
Construction Career Day

Highlighting Career Opportunities in Construction, Trades & Manufacturing



October 8, 2026
10:00 am – 3:00 pm
Wyndham Lancaster Convention Center

- ✓ Connect with students interested in careers in construction and the trades.
- ✓ Promote your internships, apprenticeships, and job opportunities.
- ✓ Help shape the industry's future workforce!

500+ Students from local trade schools and area high schools attended last year!

Reserve a Booth:
$275 for BIA or Manufacturers' Association Member

$375 for Non-Members

Ideal for builders, trades & manufacturing companies

Variety of Sponsorships Available!

Hands-on Activities



Presentations & Panel Discussions



Industry Demonstrations



Student Made Community Projects



Contact staff@lancasterbuilders.org to reserve your booth!

Keeping Up With Our Committees & Council

Building Empowerment: Women of the BIA brings together women from across the residential construction industry to build connections, share experiences, and support one another's professional growth. Through education and networking, the group encourages women to share their experiences, build valuable relationships, and support the next generation of industry professionals.

As part of their education series, Building Empowerment is partnering with **BIA NextGen** to host **Foundations of Success** on September 30th at EGStoltzfus. This event will feature networking, refreshments, a panel discussion, and a tour of EGStoltzfus' new design studio!

Looking ahead, the group will play an important role in the **BIA's Building Futures: Construction Career Day** on October 8th. They will host a booth where they can connect with students exploring careers in construction and the trades, along with a special backdrop for photo opportunities. Be sure to stop by, say hello, and take a photo with us!

The **BIA Remodelers Council** continues to create opportunities for members to connect, engage, and support the remodeling industry. The group is gearing up for the **BIA Clay Classic** on October 29th at Central Penn Sporting Clays. This event brings members and industry professionals together for a day of networking, friendly competition, and fun, while also supporting the continued growth and initiatives of the Remodelers Council.

On October 8th, Remodelers Council will come together at **BIA Building Futures: Construction Career Day** to engage with students interested in careers in construction and the trades. As part of the event, Council members will lead a panel discussion, sharing their experiences and insights with students exploring careers in the industry. Attendees will also have the opportunity to participate in Race A Pro, a nail-driving competition that puts their skills to the test in a fun and interactive way.

Through events, workforce development, and opportunities to connect with fellow professionals, the Remodelers Council continues to strengthen relationships and support the remodeling industry.

On July 31st, **BIA NextGen** hosted a local meetup at **Tellus 360**, bringing together young professionals from across the building industry for an evening of networking and connection. The event provided a relaxed setting for emerging professionals to meet new people, strengthen relationships, and continue building a strong community within the industry.

Continuing the focus on education and professional development, NextGen is partnering with **Building Empowerment: Women of the BIA** to host **Foundations of Success** at EGStoltzfus on September 30th. This event will feature a panel discussion with EGStoltzfus team members, who will share their personal experiences, career journeys, and insights from working in the building industry.



NextGen is also supporting the BIA's workforce development efforts through its involvement in **Building Futures: Construction Career Day** on October 8th. The group will host a booth featuring a Plinko game, giving students the chance to win prizes while connecting with young professionals and learning more about careers in construction and the trades.

Looking ahead: Join us for the **BIA NextGen Meet-Up** on November 5th at Decades (438 N. Queen Street, Lancaster) from 4:30–6:30 PM. This casual networking event will provide emerging professionals an opportunity to expand their networks, build relationships, and connect with fellow members of BIA NextGen.

Learn about the
2026 General Membership Meeting
Page 14

Building Industry Association
OF LANCASTER COUNTY

2027 Partnership Packages Now Available!



Connect. Collaborate. Grow.

Ready to showcase your company in front of the people who matter most? BIA's 2027 Partnership Packages are designed to maximize your visibility and strengthen your impact in the residential building industry all year long.

✔ ***Shine all year long*** – Your brand featured across BIA events, programs, and promotions.

✔ ***Be part of the action*** – With a packed calendar of events in 2027, there are countless opportunities to connect with members, leaders, and the future workforce.

✔ ***Options that work for you*** – From premium exposure to budget-friendly opportunities, there's a package tailored to meet your marketing goals.

Don't just attend—stand out! Partnerships are more than recognition; they're your chance to stay top-of-mind, build strong connections, and support the growth of our industry.

Contact **Pauline Wilton at (717) 569-2674** or **pauline@lancasterbuilders.org** to secure your 2027 partnership today.

2027 Board of Directors Slate

The BIA Nominating Committee has completed the proposed slate of officers and directors for 2027. The slate will be presented to the membership for approval at the November 12 General Membership Meeting (See page 14 for details).

President: **Mike Viozzi,** Lezzer Lumber
Vice President: **Justin Frey**, B.R. Kreider & Son, Inc.
Secretary: **Dylan Campbell**, Cedar Knoll Builders
Treasurer: **Jason Gerber**, RKL LLP
Immediate Past President: **Mike Hockenberry**, EGStoltzfus Homes, LLC

Builder Director: **Fred Heim**, Hammer Creek Renovations
Builder Director: **Dan McCord**, Thaddeus Stevens College of Technology
Builder Director: **Luke Quickel**, Hess Home Builders
Builder Director: **Evan Rineer**, Quality Buildings
Builder Director: **Joel Zeiset**, Eby Exteriors

Associate Director: **Andrew Barninger**, Personal Wealth Advisory
Associate Director - **Reilly Noetzel**, Barley Snyder
Associate Director: **Lexi Sauder**, Premier Settlements
Associate Director: **Todd Shanks**, Douple Agency



Thanks to our Nominating Committee: Claudia Shanks (Chair), Dylan Campbell, Justin Frey, Mike Hockenberry, Dan McCord, Luke Quickel, Mike Viozzi, Joel Zeiset

Lancaster Building Industry FOUNDATION

2026 LBI Foundation Scholarship Awards

Congratulations!

Scholarship awards were distributed to our special Legacy Scholarship Winners!



Hannah Lynn Martin received the Kenneth Lezzer Legacy Scholarship



Alaina Bridgeman received the Maurice Lezzer Legacy Scholarship.



Matthew Bear received the EGStoltzfus Neil Lamborn Scholarship



Ty Wealand received the EGStoltzfus Neil Lamborn Scholarship

Lezzer Lumber
BUILDING MATERIALS CENTERS

EGStoltzfus
BUILDING ONE STORY AT A TIME



Building Industry Association 70 YEARS 1956 - 2026

More 2026 Fall BIA Events

BIA CLAY CLASSIC

CENTRAL PENN SPORTING CLAYS

SOLD OUT! Shooting registration is full.

OCTOBER 29 | Noon-5PM

Hosted By: Building Industry Association REMODELERS COUNCIL

But there are still ways to be part of the event!

Sponsorships Available

Support the Clay Classic while showcasing your company in front of a full field!

Lunch Tickets Available

$25 /Person

Join us for lunch, awards, refreshments, & networking!

Contact Melanie Schreck for sponsorship or lunch ticket information!

Melanies@lancasterbuilders.org

Join us for BBQ, Drinks & Outdoor Games!

BIA Happy Hour

Featuring a FREE cabinet installation training session!

October 21st 4:30 PM | **Homestead Custom Cabinetry** 120 S 11th Street, Akron, PA

Food By: Victory BBQ

Drinks By: Old Republic Distillery

HOMESTEAD CUSTOM CABINETRY



General Membership meeting

Building Industry Association
70 YEARS 1956 - 2026

November 12, 2026
11:30am - 1:30pm
THE INN AT LEOLA VILLAGE
38 Deborah Drive, Leoala

Luncheon & Guest Speaker
Register by November 4th

The BIA of Lancaster County will host a special membership luncheon featuring networking, a brief general membership meeting, the election of the association's 2027 leadership, and a keynote economic presentation by Dr. Robert Dietz, Chief Economist for the NAHB.



NAHB National Association of Home Builders

Dr. Robert Dietz will provide a detailed, data-based review of the economy and the home building market. His presentation will examine inflation, economic growth, monetary policy, and the outlook for interest rates amid ongoing economic uncertainty. He will also discuss the current labor market, the role productivity growth may play in improving the long-term housing outlook, and the supply-side challenges affecting residential construction. Attendees will gain valuable insight into the opportunities and challenges facing home builders and the broader residential construction industry.

- **Current State of US Economy**
- **Inflation and Economic Growth**
- **Labor Market Conditions**
- **Housing Supply & Affordability**
- **Productivity Growth & Impact on Housing**
- **Monetary Policy & Interest Rate Outlook**
- **Opportunities & Challenges Facing Residential Construction**

Sponsorships Available

Lunch Sponsor | $650
2 Available
- Company Name/Logo on Buffet & Event Signage
- Recognition on BIA's Event Page
- Half Page Ad in Event Brochure
- 1 Complimentary Ticket

Friend of the Industry | $300
- Company Name/Logo on Event Signage
- Recognition on BIA's Event Page
- Half Page Ad in Event Brochure

Scan To Register

Tickets $75
per person

Building Industry Association
staff@lancasterbuilders.org | 717-569-2674

Glue Up

Download the MyBIA app today!



A Better Way to Connect.

The BIA is excited to introduce Glue Up – our new membership platform, designed to make it easier than ever to stay connected, engaged, and informed!

What You'll Love About Glue Up

Event Registration
Sign up for events, manage your calendar, and never miss what's happening.

Engage & Get Involved
Explore committees, councils, and volunteer opportunities to make an impact

Member Directory
Find and connect with fellow BIA members, quickly and easily.

Access on the Go
The MyBIA app puts everything you need right at your fingertips.

Stay Informed
Get the latest BIA news, updates, and important announcements.

Stronger Connections
Build relationships, grow your network, and get more value from your BIA membership.

How to Sign Up

1. Go to www.lancasterbuilders.glueup.com/account/login
2. Click Register Now
3. Create your account and start exploring Glue Up!

Scan the QR code to get started

Don't wait! All BIA members need to be signed up for Glue Up by October 1.

Building Industry Association
OF LANCASTER COUNTY

GRMitchell's Annual Crab Feast





BIA staff had a great time attending GR Mitchell's Annual Crab Feast on August 7th! The evening was filled with networking, delicious BBQ, plenty of crabs to pick, craft brews from a local brewery, and live music. It was the perfect atmosphere to connect with members and guests throughout the building community.

A huge thank you to GRMitchell for inviting us to be a part of such a fun and memorable evening!

GRMitchell
BUILDING SUPPLIES & HOME CENTER

811 Know what's below. Call before you dig.

PA One Call Member Benefit

Call Before You Dig. We'll pick up the tab.

Builders are required by law to dial 811 at least three business days before any dig, and no more than ten. Weekends and state holidays don't count. Calling on a Friday for a Monday start is still late.

It's a common-sense safety step for any builder, and it's required under the state's underground utility law, Act 287, and the Pennsylvania Public Utility Commission enforces it.

A missed call can mean a severed gas line, a crew in danger, and a PUC violation with your company's name on it. The 811 call takes minutes. There's no good reason to skip it.

The rub is that the first call of the year comes with a $125 bill attached.

The good news is that as a BIA member you can send that bill to us, and we'll take care of the rest. Just send us that first invoice, and you're paid up for the year.

New Guidelines as of 09/01/2026

Since September 1, PA 811 will only accept one location request per phone call. If you're booking several sites at once, use the online portal at paonecall.org. It's faster, and there's no limit on how many tickets you submit.

Free training is available at **pa1call.org/training**.

Questions about reimbursement? Give a shout!

CALL 811 BEFORE YOU DIG 811 SAFE DIGGING PARTNER

Come check out Swartz Kitchens and Baths new showroom!

BIA HAPPY HOUR

November 18th
4:30 PM

Swartz Kitchens and Baths
1320 Manheim Pike, Suite A, Lancaster, PA

swartz
KITCHENS & BATHS
a division of Swartz Supply Co. Inc.

Join fellow BIA members for a casual evening of food, drinks, networking, and fun. Bring a friend or colleague – all are welcome!

MY BENEFIT ADVISOR

The Hidden Cost of Caregiver Stress



Many employees are balancing their careers with the responsibility of caring for aging parents, spouses, children with special needs, or other family members. While these responsibilities occur outside the workplace, their impact is often felt throughout the organization.

Caregivers frequently face competing demands on their time, unexpected emergencies, and ongoing emotional stress. As a result, employers may experience increased absenteeism, reduced productivity, higher healthcare utilization, and greater turnover risk.

Because caregiving challenges are often personal and rarely discussed openly, many organizations underestimate how many employees are affected. Yet as the population ages, caregiver responsibilities are becoming increasingly common across all workforce demographics.

Forward-thinking employers are beginning to view caregiver support as a workforce strategy rather than simply an employee benefit. Flexible work arrangements, employee assistance programs, mental health resources, and caregiver support services can help employees better manage their responsibilities while remaining engaged and productive.

Organizations that recognize and address caregiver stress may be better positioned to improve retention, support employee well-being, and strengthen overall workforce performance.

The hidden cost of caregiver stress extends beyond the individual. For employers, it represents a growing workforce challenge that deserves greater awareness and a proactive response.

MY BENEFIT ADVISOR

The **Building Industry Association of Lancaster County** offers members access to My Benefit Advisor as a solution for employee benefits, including voluntary offerings. For more information about My Benefit Advisor, visit our website at **pbip.mybenefitadvisor.com** or contact **Christopher Sloane** at **(888) 333-7526**.

Prepare for the 2027 Annual Enrollment Period (AEP): October 15th through December 7th

Will your Medicare plan still meet your needs?

AEP is the time to make changes to Medicare Advantage plans and Part D (prescription) plans, if needed.

- Be sure to review your Annual Notice of Change (ANOC) from your insurer for details about changes to your plan for the upcoming year.
- Review premiums and copays for 2027.
- Check for possible network changes to your providers and hospitals.

2027 Part D (Prescription) Updates:

- Maximum out-of-pocket cap: $2400
- Deductible: $700

For more information, visit **www.mybenefitadvisor.com/medicare**.

**My Benefit Advisor is a licensed health insurance agency and is not affiliated with or endorsed by the government or Federal Medicare Program.*



BIA Events

FOUNDATIONS OF SUCCESS
(Combined Event)
September 30, 2016, 4:30 – 6:30pm
EGStoltzfus Homes, 343 Champ Blvd, Manheim, PA 17545
Building Empowerment is partnering with ***BIA NextGen*** to host **Foundations of Success** on September 30th at EGStoltzfus. This event will feature networking, refreshments, a panel discussion, and a tour of EGStoltzfus' new design studio!

BREAKFAST WITH THE COMMISSIONERS
October 1, 2026, 7:30 – 9:30am
The Inn at Leola Village, 38 Deborah Dr,
Leola, PA 17540
Come out to discuss the issues important to our industriy.
To register, contact **staff@lancasterbuilder.org**
or call *717-569-2674*
Cost: $35.00 per person

Building Industry Association
BUILDING FUTURES
Construction Career Day
October 8, 2026, 4:30 – 6:30pm

Wyndham Lancaster Convention Center,
2300 Lincoln Highway E, Lancaster, PA 17602,
Highlighting Career Opportunuties in Construction, Trades & Maufactoring, there will be hands-on activities, demonstrations, panel discusions & more.
•Connect with students interested in construction and the trades.
•Promote your internships, apprenticeships and job opportuniries.
(See pages 4 and 9 for details including booth cost and contact information.)

PBA REAGIONAL MEETING
October 12, 2026, 3:00pm
Lebanon County CTC, 833 Metro Dr, Lebanon, PA 17042

BIA HAPPY HOUR
October 21, 2026, 4:30 – 6:30pm
Homestead Custom Cabinetry, 500 Centerville Rd,
Lancaster, PA 17601,
Join us for a fun evening of networking, activities, and good food!
No fee to attend, but registration is required.

BIA CLAY CLASSIC
CENTRAL PENN SPORTING CLAYS
OCTOBER 29 | Noon-5PM

Central Penn Sporting Clays, 75 Quarry Rd,
Wellsville, PA 17365
(See page 13 for all details.)

BIA—THE WHOLE PICTURE
November 3, 2026, 8:00 - 9:00am
BIA Office, 204 Butler Ave., Suite 200, Lancaster, PA 17601
Membership may be THE most important tool in your tool belt! Attend to learn what the association can offer you and your business.

Get the whole picture of what the BIA is all about:
- Association Information
- Upcoming Events
- Ways to get involved
- Member Discounts
- Networking and Targeted Marketing Opportunities

BPA FALL BOARD MEETING AT HARRISBURG
November 4 – 5, 2026

BIA NEXTGEN MEET-UP
November 5, 2026, 4:30 – 6:30pm
Decades, 438 N. Queen Street, Lancaster, PA
This casual networking event will provide emerging professionals an opportunity to expand their networks, build relationships, and connect with fellow members of BIA NextGen. (See page 10.)

GENERAL MEMBERSHIP MEETING
November 12, 2026, 11:30an – 1:30pm
The Inn at Leola Village, 38 Deborah Dr,
Leola, PA 17540

BIA HAPPY HOUR
November 18, 2026, 4:30 – 6:30pm
Swartz Kitchen & Bath, 1320 Manheim Pike STE A,
Lancaster, PA 17601
Join us for a fun evening of networking, activities, and good food!
No fee to attend, but registration is required.

HOLIDAY SOCIAL & SILENT AUCTION
December 9, 2026, 4:30 – 6:30pm
Penn Medicine Park, Silverball Room
See page 12



Grow your budget, *naturally*.

Natural gas does more than heat your home - it fuels your lifestyle. With modern efficiency built in, you can enjoy lower heating bills without sacrificing style, comfort, or convenience. Make room in your budget for what matters most.

Learn more at www.ugi.com

UGI
Energy to do more®

Education



Live and recorded webinar courses are available through the NAHB website. Some are free and others have a cost.
To explore the offerings through NAHB, visit their website at: ***www.nahb.org/education-and-events/education,*** and ***www.nahb.org/education-and-events/education/upcoming-webinars.*** Currently scheduled courses are listed and there are links to their *Free Webinar Replay Library, Shop Talks* and more. Some resources are available to only to registered users. For yet more recourses for educational content see:
https://storefront.nahb.org/Product-Search

One of several currently scheduled Webinars:

Business Accounting: A Road Map to Profitability
Live Online 2026 :

NAHB October 15, 2026, 1:00pm EDT

This live class is intended to be interactive. Please ensure you are in an environment that allows you to participate and that your camera and microphone are working.

Due to the live, interactive nature of this course, no recordings will be available.

By completing this course, participants in this course will be able to:

- Define concepts and terminology basic to construction business accounting
- Describe the value and use of common financial reports in measuring business performance, job cost accounting and variance analysis
- Explain the importance and process of measuring and analyzing job cost against performance
- Identify the essentials of operating capital funding methods|
- Identify common construction and permanent mortgage products and the relative builder/client positions
- Recognize the differences between active and passive income endeavors
- Access templates for a personal budget, a company budget, a chart of accounts, an income statement and balance sheet reports

NAHB Credit: This class is eligible for 3 continuing education credits

Additional Credit Information: 3 AIA/CES LU: NAHB is a Registered Provider with the American Institute of Architects (AIA) Continuing Education Systems. Credit earned on completion of this course will be reported to CES Records for AIA members by NAHB. Certificates of Completion for non-AIA members are available upon request.

IMPORTANT:
You must log in to register. For pricing and many more details and **important additional information** on this webinar, and to register online, please visit the NAHB website as listed above in blue.
This link will allow you to view a listing of other webinars as well.



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Exclusive offer: 15% discount and $50 phone rental discount

House Bill Seeks Tariff Relief for Building Materials

NAHB worked with Rep. Nanette Barragán (D-Calif.) on legislation aimed at lowering housing costs by establishing a tariff exemption process for building materials.

The Housing Tariff Exclusion Act (H.R. 10416) would automatically exempt many home building materials from President Trump's current and future tariffs and give importers a process to seek exemptions for additional materials.

"This bill would help relieve tariff-driven cost pressures on building materials, provide businesses with greater certainty and support broader efforts to improve housing affordability," said NAHB Chairman Bill Owens.

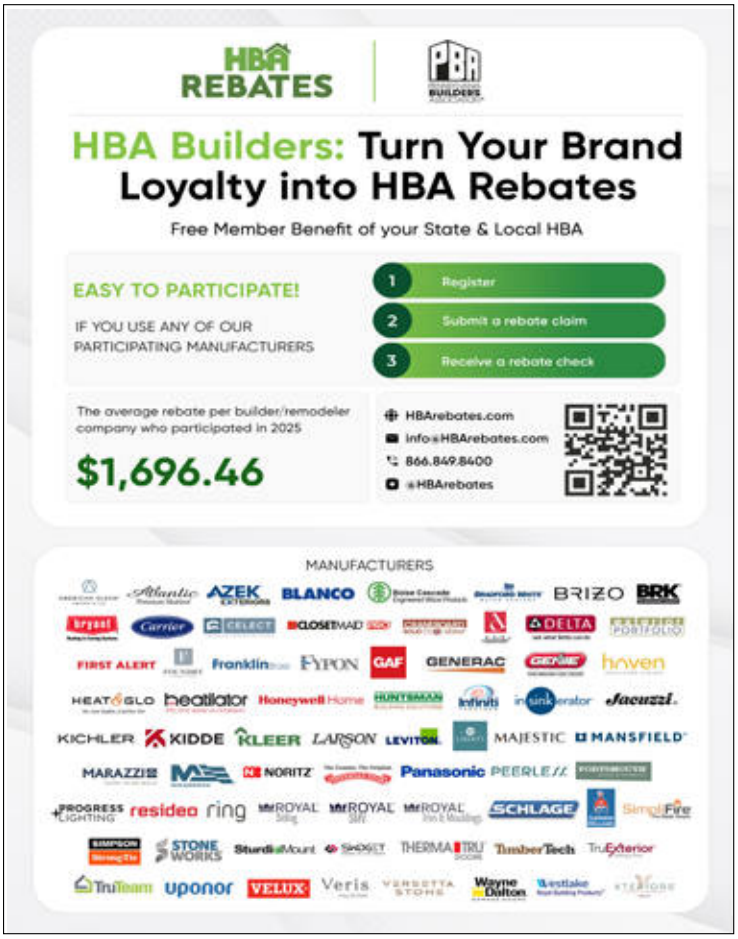
With the nation facing a shortage of roughly 1.2 million homes, NAHB continues to urge the administration to exempt building materials from tariffs, which raise construction costs, disrupt supply chains and make it more difficult for builders to price homes.

Key provisions of the Housing Tariff Exclusion Act include:

- Establishing a Commerce Department process for U.S. businesses to request tariff exclusions for home construction goods.
- Requiring fast-track exemptions for commonly used home building products within 15 days of application.
- Providing objective review of other home building products when tariffs would increase U.S. construction costs.
- Covering all tariffs except anti-dumping, countervailing and safeguard tariffs.
- Allowing businesses to seek reimbursement for tariffs paid before an exclusion is granted.

A companion bill introduced by Sens. Jacky Rosen (D-Nev.) and Chris Coons (D-Del.) is pending in the Senate.

NAHB National Association of Home Builders





Turn today's building challenges into tomorrow's opportunities.

In today's competitive landscape, you have to keep up with ever-evolving technologies and growing customer expectations. That's where your NAHB UPS Savings Program comes in.

NAHB members can now take advantage of **new flat discounts of up to 50%** on UPS® shipping services that include enhanced protection through UPS Capital Insurance Agency, Inc., and printing services through the UPS Store® that can help promote and grow your business.

To start saving:

Call: 1-800-MEMBERS (636-2377)
Visit: www.1800member.com/nahb

NAHB National Association of Home Builders | ups



2026 BIA-PAC Contributors

The BIA Political Action Committee provides funds to candidates & causes that are friendly to our industry. Thank you to the following individuals who have contributed this year:

President's Club: $1,000+

Randy Hess

Century Club: $500+

Claudia Shank

Chairman's Club: $100+

Alex & Jen Bardales John Bear
Jim & Pam Eatrides Rob Fluehr Bruce Gingrich
Darby Graybill Mike Grifone
Mike Hockenberry Fred & Tiffany Heim
Scott & Michelle Porter Russell Ressler
Mike Stoltzfus Nate Van Name
Frank J. Vargish III Joel Young

2026 BIA 'End of Summer Social' Recap

Nearly 30 BIA members and friends of the industry gathered for our annual End of Summer Social, graciously hosted by Frank and Vicki Vargish. Sponsored by the **BIA Advocacy Partners**, the event raised funds for the **BIA Political Action Committee** to support industry-friendly candidates. Guests enjoyed a memorable evening of networking, raffle prizes, delicious food, and drinks.





Thanks to our BIA Advocacy Partners:

GSL Public Strategies Group — A Stevens & Lee Company
J.C. Snavely — Professional Building Supply
McNees
RETTEW
rkl ADVISORS for WHAT'S NEXT

New Members

Join us in welcoming these companies into the BIA, and in thanking our recruiters!

ASSOCIATES

BZAHM Architects
Brad Zahm
3924 Archer Lane
Columbia, Pennsylvania 17512
Phone: 717-405-0080
Business Activities: Architects
Email: bzahm@bzahmarchitects.com

Dustin Nagy Excavating LLC
Dustin Nagy
184 Wickersham Rd
Bainbridge, PA 17502
Phone: 717-604-1957
Business Activities: Excavating & Site Development
Email: dustin@dustinnagyexcavating.com

Elevation Glass & Closet
Scott Carvell
3146 Fulling Mill Rd
Middletown, PA 17057
Phone: 717-587-0067
Business Activities: Glass & Mirrors
Email: Scarvell@elevation-GC.com

Homestead Outdoor Products
Mike Stoltzfus
905 W Main Street
New Holland, Pennsylvania 1755
Phone: 717-656-9596
Business Activities: Outdoor Living
Email: mike@homesteadoutdoorproducts.com

Hometown Property Sales Group
Jeff Bowman
227 N Duke Street
Lancaster, PA 17602
Phone: 717-207-8093
Business Activities: Real Estate & Title Services
Email: jeff@hometownprops.com

Human Interest 401K
Kyle Wollyung
74 Medinah Dr
Reading, PA 19607
Phone: 610-207-2845
Business Activities: Financial Services
Email: kyle.wollyung@humaninterest.com

PSECU
Patty Heagy
1500 Elmerton Ave
Harrisburg, PA 17110
Phone: 717-475-4399
Business Activities: Financial Services
Email: heagyp@psecu.com

RMS
Steve Raugh
1001 Millersville Rd
Lancaster, PA 17603
Phone: 717-735-7577
Business Activities: Electrical Services
Email: sraugh@experiencerms.com

Weinstein Supply Lancaster
Faith White
1103 Ranck Mill Rd
Lancaster, PA 17602
Phone: 717-299-1377
Business Activities: Plumbing & Heating Supplies
Email: faith.white@hajoca.com

BUILDERS

Rustic Hollow Construction LLC
Drew Wimer
1211 Goshen Mill Road
Peach Bottom, PA 17563
Phone: 717-224-6670
Business Activities: General Contractor
Email: Drewwimer9@gmail.com

Zook Cabins LLC
Tina Trimble
5181 Lincoln Hwy
Gap, PA 17527
Phone: 610-595-4650
Business Activities: Log Homes
Email: Tina@zookcabins.com

Membership Renewals

Thank you for your continued commitment to the industry!

Adams Drywall, Inc.
AIA, Alera Group
ALL Renovation & Design LLC
Azek TimberTech
C&N Bank
CalCo Design & Renovation
Charles E. Groff & Sons, Inc.
Cloister Flooring, Inc.
Cocalico Plumbing & Heating
Creative Financial Group
D. R. Horton
David Miller/Associates, Inc.
Daylight Basements, Inc.
DK Builder LLC
Douple Agency, Inc.
Ebersole Builders, LLC
Eby Exteriors
EdgeUP Technology
FE Horst Masonry LLC
Fravel Home Improvements & Remodeling, Inc
Grande Construction
Groffdale Concrete Walls, Inc.
GSL Public Strategies Group
Hench General Contracting, LLC
High Real Estate Group, LLC
Home Grown Outdoor Finishes, Inc.
Home One Home Improvement Services / Extreme Garage
Hyland Engineering
Indoor City
Integrity Pools & Spas, Inc.
Ironstone Homes, LLC
Kauffman Kitchens, LLC
Kautz Construction and KC Green Energy
Kitchen Encounters
Lancaster County Career & Technology Center
Lancaster Paint & Glass Co.
Martin Appliance
MBC Building & Remodeling, LLC
Merv Miller Builder, LLC
Monterey Door
Orrstown Bank
Pella Windows & Doors Company
Personal Wealth Advisory
Prestige Painting
Prime Home Contracting LLC
Quality Design & Drafting Svcs., Ltd.
R & L Siding LLC
Re-Bath Lancaster
Ressler & Mateer, Inc.
Saxton & Stump
Scotty's Painting & Paper Hanging, Inc.
Sensenig & Weaver Well Drilling Inc.
SERVPRO of Lancaster East, Central, and Southern Lancaster County
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Smoker & Company LLC
Speedwell Construction
Topline Heating & Air
Traditions Mortgage a Division of ACNB Bank
Turnberry Construction Group
Willow Valley Roofing
Wolf Rock Builders, LLC
Zephyr Thomas Home Improvement Company

Cancellations

Magnolia Lane Properties
Greystone Construction
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We'll be here if you choose to come back.

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in stimulating Lancaster County's home improvement industry
since 2007

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is not mailed to homes,
readers actually have to make an effort to obtain a copy...yes, R&A readers are motivated! And because of the valuable information we publish (thanks to our advertisers), many readers have told me that they keep every issue for reference. Want more proof that R&A advertising works? Ask our long list of regular advertisers.

Whether you are a home improvement professional, a supplier, or a home service tech company, if your business is in Lancaster County and you advertise, why wouldn't you want to be part of the only publication in the area dedicated exclusively to promoting your industry? Together, let's continue to stimulate the local home improvement market!

Locally owned. **Locally** operated.
Promoting **local** home improvement professionals and **local** suppliers...showcasing their **local** projects.

R&A Magazine...seriously LOCAL!

ask me about our
BIA Discount

Patrick Kiely, Publisher
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Building Industry Association of Lancaster County

Your Community. Your Builders.

204 Butler Ave, Suite 200, Lancaster, PA 17601

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- Quality Workmanship

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