Volume 42, Number 1, Spring 2026

# Lancaster Builder

A publication of the Building Industry Association of Lancaster County



## 2026 Housing Outlook: Ongoing Challenges, Cautious Optimism and Incremental Gains

Page 7

## Small Business Benefits That Deliver Big Impact

Page 17

## 2025 Legal and Legislative Wins

Page 20

Cover image provided by:

Lezzer Lumber
BUILDING MATERIALS CENTERS

More information on page 4.


Celebrating LANCASTER COUNTY'S STYLE, CREATIVE SPIRIT AND TALENTED CRAFTSPEOPLE SINCE 1987.
2025 Pillar Award winning interior design project by TK Building & Design.
BIA Members are always welcome to discuss their projects with our editor, Suzanne Long, by calling 717-492-2585 or emailing sue@lancastercountymag.com.
LCM
LANCASTER
COUNTY MAGAZINE
INTERESTED IN ADVERTISING?
To obtain a media kit, contact advertising@lancastercountymag.com
LancasterCountyMag.com



# Our Commitment: Making Progress on Four Key Priorities

*by Mike Hockenberry, EGStoltzfus Homes LLC*

*I'm honored to be serving as President of the Building Industry Association of Lancaster County!*

*The BIA strives to empower the Lancaster County building industry through advocacy, connection, and professional growth by advancing quality housing and resilient communities. But this association represents far more than an industry. It represents the people who shape our communities, provide opportunities for families, and build the places where we live and work.*

*My first exposure to the BIA was through the Parade of Homes. I began my career in construction more than 20 years ago as a trim carpenter. I still remember the sense of pride knowing that thousands of people would walk through homes built by our local industry. Today, I'm fortunate to work for a builder who continues that tradition and to serve in BIA leadership helping bring that cherished event to life.*

*2026 will be a big year for the BIA. Over the past several months, the BIA Board engaged in strategic and sustainability planning with the help of CoLab and their consulting services. What emerged is a clear and exciting opportunity to carry our association forward over the next three to five years. The Board will finalize this plan early in 2026, and we're eager to begin making progress on four key priorities:*

***1. Strengthening** organizational sustainability and brand visibility.*

***2. Enhancing** member value and engagement.*

***3. Strengthening** advocacy and industry leadership. And...*

***4. Investing** in the workforce of tomorrow.*

*What does all of this mean for the BIA in years ahead?*

—It means addressing the budget deficit the association has faced since the conclusion of the *Spring Home Show* and identifying new sustainable revenue opportunities.

—It means building strong internal capacity and succession planning so the BIA remains resilient and member-focused well into the future.

—We are a member-driven organization, and we want to deepen that connection, satisfaction, and participation across our membership. This includes forming new opportunities like the *Building Empowerment* and *Next Gen* committees.

—We've long had a strong *Government Affairs Committee*, and we want to continue to position the BIA as a trusted, proactive voice for the building industry in Lancaster County.

—*Building Futures* is quickly becoming a flagship event for our association and one of the premier career development programs in our region. Lancaster County has one of the strongest trade bases of anywhere in the country, and growing and protecting that talent is critical. Which is why we will continue to focus on workforce development.

It means all of that—and so much more!

The road ahead won't be easy, but it is bright. This is an exciting time for the BIA. With engaged membership and strong leadership, I'm energized for the year ahead and confident in the future of our association.

See page 9 for more details on our developing Strategic Plan.

# Spring Calendar of Events

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

## Events

| | | |
|---|---|---|
| **Mar** | **18** | BIA Happy Hour @ South County Brewing Co., 4:30–6:30 |
| | **19** | Annual Legislative Roundtable Breakfast @ Lancaster Country Club, West Lounge, 7:30–9:30am |
| **Apr** | **9** | BIA Morning Education Mingle with Barley Snyder @ the Eden Resort 8:00–10:00am. |
| | **10** | 2026 Parade of Homes Final Deadline |
| | **15** | BIA Happy Hour @ Funck's Restaurant, 4:30–6:30pm |
| | **16** | NextGen Event @ Thadeus Stevens College of Technology, 9:00–10:30am |
| **May** | **4** | Family Night Fundraiser @ Hands-On House Children's Museum, 4:30–6:30 PM |
| | **6** | BIA, The Whole Picture, 8:00–9:00am @ the BIA Office |
| | **20** | Happy Hour/Mingle @ GR Mitchell, 4:00–7:00pm |
| **June** | **12** | 2026 Parade of Homes Gala |
| | **13&14, 17-21** | 2026 Parade of Homes: Weekdays 5:00–8:00pm, Weekends 12:00–5:00pm |
| | **24** | 2026 Annual Golf Outings @ Crossgates Golf Club (See times on page 10.) |

## Save The Date

| | | |
|---|---|---|
| **Oct** | **8** | BIA Building Futures: Construction Career Day |

Image by Printeboek 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.

**POSTMASTER**
Send email changes to:
staff@lancasterbuilders.org

No part of this publication may be reproduced without permission from the BIA.

**BIA OFFICERS**
President: Mike Hockenberry

Vice President: Mike Viozzi

Secretary: Justin Frey

Treasurer: Jason Gerber

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.*

**BIA STAFF**
*Executive Officer:*
Karen Quinn

*Director of Member Services:*
Pauline Wilton

*Administrative Coordinator:*
Tara Cook

**BIA of Lancaster County**
**204 Butler Ave, Suite 200**
**Lancaster, PA 17601**
**Tel: (717) 569-2674**
**E-mail: staff@lancasterbuilders.org**
**Website: www.lancasterbuilders.org**

# Cover Sponsor:

Lezzer Lumber
BUILDING MATERIALS CENTERS

## Building Community: Lezzer Lumber CORE Makes a Difference

At Lezzer Lumber's Lancaster location, giving back is a part of the culture. The employee-driven **Lezzer Lumber CORE** initiative empowers employees to live out Lezzer's commitment to community through fundraising, volunteer work, and outreach projects.

Lezzer CORE is unique to the company's Lancaster store, bringing together employees, customers, and vendors to make a tangible difference in the Lancaster area. Its mission is simple but powerful: support students pursuing careers in the trades, lift up neighbors in need, and recognize those who embody Lezzer Lumber's core values of family, integrity, pride, and passion.

Scholarships are at the heart of CORE's work. The **Maurice Lezzer and Kenneth Lezzer Memorial Scholarships** provide critical support for students entering trade schools or technical programs. Recent winners include **Hannah Martin**, graduating from Ephrata High School and attending Thaddeus Stevens in the Architectural Technology program, and **Brady DaCosta**, graduating from Hempfield High School and attending Penn College of Technology in Electrical Technology and Building Automation in Home Design.

In 2025, CORE established the **Wesley McLaughlin Memorial Scholarship**, awarded through Penn Manor High School. Wes was a beloved customer and friend who tragically passed away early in 2025. The inaugural recipient of the scholarship established in his honor was **Jay Williams**.

Lezzer CORE's scholarships are designed to help guide the next generation of talent into the building industry. The team at Lezzer Lumber Lancaster raises funds for the scholarships through community events like their annual golf tournament, while food drives and volunteer efforts directly support local families in need.

"CORE is a way for us to live out our values and give back to our community with the work we do," says Manager Mike Viozzi. "Lezzer Lumber continues to grow and expand, but each individual store remains rooted in our local area. At Lancaster, our CORE scholarships are our way of doing our part to help grow the local building industry."

Through scholarships, service, and leadership, Lezzer Lumber CORE demonstrates the power of a team that cares not just about business, but about growing a stronger community.

For more information, visit our Lancaster location at 2008 Marietta Avenue Lancaster, PA 17603, call (717) 393-3605, or for more locations, visit Lezzer Lumber's website at **www.lezzerlumber.com**.



# Who's in the News:

## BIA of Lancaster County Celebrates 70 Years!

**In 2026, the Building Industry Association of Lancaster County (BIA) proudly celebrates 70 years of supporting the residential building industry and the communities it helps shape.**

Since its founding in 1956, the BIA has served as a trusted resource and strong voice for builders, remodelers, developers, and industry professionals across Lancaster County.

For seven decades, the association has worked to advocate for the industry, promote quality housing, and bring professionals together through education, networking, and leadership opportunities. Through signature events, member programs, and ongoing government affairs efforts, the BIA continues to support the businesses and people who build and strengthen our communities.

Today, the BIA remains committed to its mission of empowering the Lancaster County building industry through advocacy, connection, and professional growth while advancing quality housing and resilient communities.

As the association celebrates this milestone anniversary, it is also looking toward the future. With the recent adoption of a new strategic plan, the BIA is focused on strengthening member engagement, supporting workforce development, and enhancing the association's impact in the years ahead.

**See page 9 for more on the newly adopted BIA Strategic Plan.**

Building Industry Association
70 YEARS
1956 - 2026

### Share Your BIA Story

**Do you have a story or memory about the association that you would like to share?**

We would love to hear from you. Please send your stories or photos to **staff@lancasterbuilders.org** as we celebrate 70 years of the BIA and the people who have helped shape it.

---

WALZ GROUP
ULTIMATE ACCOUNTABILITY



*Meredith Reinhart*

The *Walz Group* is proud to announce the promotion of **Meredith Reinhart** to Principal, effective January 2026.

Meredith's promotion marks an exciting milestone for both her and the firm. Since joining Walz Group in 2023 as a Director, Meredith has demonstrated a strong alignment with our values, our clients, and our commitment to thoughtful, high-quality work. Her attention to detail, resilience, and collaborative approach have made a meaningful impact across the firm in a short period of time.

To celebrate this achievement, Walz Group recently hosted a reception at the Lancaster Country Club, bringing together our team, Meredith's family and friends, and valued clients. It was a wonderful opportunity to recognize her accomplishments and the relationships she has built along the way.

With more than eighteen years of experience in public accounting, Meredith works closely with businesses and individuals with complex tax needs. She is known for her ability to connect with clients and colleagues alike, serving as a trusted advisor while helping business owners achieve their financial and operational goals. Meredith also plays an integral role in mentoring and developing the next generation of CPAs, leading teams with clarity, care, and purpose.

Meredith's areas of expertise include tax, assurance, and business advisory services, with a focus on manufacturing and not-for-profit organizations. She holds a Bachelor of Science in Accounting from York College of Pennsylvania and is a Certified Public Accountant in Pennsylvania. Meredith is an active member of both the American Institute of Certified Public Accountants (AICPA) and the Pennsylvania Institute of Certified Public Accountants (PICPA).

Beyond her professional work, Meredith remains engaged in the local community and is on the board of Lancaster Cleft Palate, reflecting her commitment to giving back and staying connected to the community we proudly serve.

We are elated to welcome Meredith into her new role as Principal and look forward to the leadership, insight, and continued impact she will bring to Walz Group in the years ahead.

# Associate Spotlight:

## Barley Snyder
## Reilly S. Noetzel, Esquire



**When was your company started?**
Barley Snyder was founded in 1956. This year, we are celebrating our 70th anniversary.

**What does your company do?**
We are a full service law firm assisting clients in all areas of civil law. We have over 130 attorneys in a variety of practice groups and service areas, including corporate, real estate, construction, land use, senior living, employment, estate planning, tax, and finance. We have offices throughout Central Pennsylvania, including York, Lancaster, Harrisburg, and Reading.

**What makes your company special?**
Our firm is proud to provide innovative, practical, and efficient solutions to our clients through our Practice Excellence initiative. This initiative is ingrained in our firm culture. We implement firm-wide events and programs focused on process improvements, as well as new ideas, methodologies, and technology. We emphasize accessibility, Lean processes, and providing excellent service to our clients.

**Why do you enjoy your job?**
As a real estate and land use attorney, I most enjoy the tangible aspects of real estate law. I like seeing a project through, from beginning to end. Whether it's a new shopping center, residential development, or warehouse, I take pride in being able to visit or drive past the projects that I have worked on. There is something special about seeing a property transform from raw land, to a design on paper, to 3D renderings, and finally, to a completed development.

**Why are you a member of the BIA?**
I work with numerous folks in the real estate and construction industries who are members of BIA. I have also served on the Ethics Committee for the past few years. I especially enjoy the events and opportunities that provide us with ways to interact outside of the office. I am now serving on BIA's Board of Directors as of January 1.

**Tell us about yourself and your family.**
I live in Washington Boro (Manor Township) with my wife and two daughters (ages 5 and 2). We have a variety of pets. Most recently, we've started a backyard chicken flock and enjoy collecting eggs each morning.

**What are your hobbies?**
Anything outside. Hiking, kayaking, and maintaining a vegetable garden in the warmer months. I also enjoy landscaping in general.

**What other organizations are you a part of?**
I am on the boards of Central Market Trust, Penn Manor Education Foundation, and the Loft Community Partnership. I am the Chair of the Real Estate Law section of the Lancaster Bar Association and am on the PA Bar Association's Real Property, Probate, and Trust Law Council. I frequently present on numerous topics in Real Estate Law, including most recently at an Urban Land Institute breakfast regarding stormwater permitting.

# Committee Spotlight:

## BIA NextGen Steering Committee



The future of the construction and homebuilding industry depends on the next generation of professionals. **BIA NextGen** brings emerging leaders together with experienced industry professionals through networking, education, and meaningful industry connections.

Guided by the **NextGen Steering Committee**, the group continues to create opportunities that help young professionals build relationships, learn from industry leaders, and gain insight into the many career paths within the building industry.

NextGen activities include networking events and the popular **Foundations of Success** series. These events give emerging professionals the opportunity to visit a member company, hear firsthand how industry leaders got their start, tour their facilities, and connect with peers and mentors in a relaxed setting.

The committee is also focused on engaging local students interested in the building trades, helping connect them with the BIA and its members while introducing them to the many opportunities within Lancaster County's building industry.

Looking ahead, the NextGen Steering Committee is focused on growing participation, strengthening industry connections, and continuing to build programs that support the development of the next generation of leaders in our industry.

The BIA thanks the members of the **NextGen Steering Committee** for their time, leadership, and commitment to help shape the future of Lancaster County's building industry.

*Interested in learning more or getting involved with BIA NextGen? Contact Pauline at pauline@lancasterbuilders.org.*

### Committee Members:

**Asher Brunner**, *J.C. Snavely & Sons*

**Dylan Campbell**, *Cedar Knoll Builders*

**Cory Miller**, *Smoker Door Sales*

**Anika Monteforte**, *GR Mitchell*

**Evan Rineer** (Chair), *Quality Buildings*

**Conor Surgeoner**, *Hyland Engineering*

**Brian Werntz**, *Builders FirstSource*

2026 PARADE OF HOMES

**June 13 & 14 and 17-21**
**Final deadline is April 10.**
**Learn more on page 11.**

# 2026 Housing Outlook: Ongoing Challenges, Cautious Optimism and Incremental Gains

The housing market will continue to face several headwinds in 2026, including economic policy uncertainty as well as a softening labor market and ongoing affordability problems. But easing financial conditions led by an anticipated modest reduction in mortgage rates should help to somewhat offset these market challenges and support production and sales, according to economists speaking at the International Builders' Show in Orlando, Florida.

**"The housing outlook in 2026 is one of cautious optimism** as builders contend with rising material and labor prices and policy uncertainty, while builders and buyers alike should benefit from anticipated fiscal and monetary easing that will moderate housing finance costs and mortgage rates," said Robert Dietz, chief economist of the National Association of Home Builders (NAHB).

On the inflation front, shelter costs are running at a 3.6% annual rate and continue to outpace broader consumer prices. "With a nationwide shortage of roughly 1.2 million housing units, the best way to ease the housing affordability crisis is for policymakers to remove barriers that are hindering builders from building more homes and apartments," said Dietz.

Moreover, builders are facing persistent labor shortages, with the government reporting nearly 300,000 job openings in the construction industry in December. NAHB estimates that the residential construction sector will need to add roughly 740,000 workers a year just to keep pace with the industry's growth, retirements and departures.

Meanwhile, residential building material prices continue to experience elevated growth, as price growth has been above 3% since June 2025, despite continued weakness in the new residential construction market.



Image by Ricinator from Pixabay

One silver lining is along the interest rate front, where the rate for 30-year fixed mortgages dropped 13 basis points to 6.2% following the announcement of $200 billion in mortgage-backed securities buybacks by Fannie Mae and Freddie Mac. NAHB expects mortgage rates to remain slightly above 6% this year and unevenly trend slightly lower as the Federal Reserve is projected to make two 25 basis point rate cuts this year to reach a terminal federal funds rate of 3.25% by the end of 2026.

"A sustained sub-6% mortgage rate will likely wait until 2027," said Dietz.

## The Forecast

Given these market conditions, NAHB is anticipating slim single-family construction growth in the year ahead. Single-family starts are expected to increase 1.0% in 2026 to 940,000 units and move 5% higher in 2027 to a 984,000 pace. Meanwhile, townhouse construction gains continue, with market share at a multidecade high of more than 18%.

Multifamily starts are anticipated to fall 5% in 2026 to an annual pace of 392,000 units and decline an additional 6% in 2027 to a 367,000 rate. These figures follow a pandemic-era boom, when multifamily production hit 547,000 in 2022 with record-high completions. The market has slowed due to tighter financing and rising construction costs and is moving towards a more constrained development environment.

One area of the housing sector that continues to thrive is the remodeling sector, with the home improvement spending share for residential construction rising from 33% in 2007 to 45% in the third quarter of 2025. Residential remodeling activity is expected to increase 3% in 2026 and an additional 2% next year in inflation-adjusted terms.

"The surge in home equity has allowed more home owners to finance remodeling projects that meet their needs, which include growth for aging-in-place remodeling projects," said Dietz. "NAHB expects robust long-term remodeling growth, and projects overall remodeling expenditures will be 19% higher in 2030 and 32% higher by 2035."

## Balanced Market Tilts Toward Buyers

The existing home inventory went from a cyclical annual low of a 2.3-months' supply in 2021 and steadily rose to a 4.1-months' rate in 2025, signaling that the sales climate is gradually moving away from a seller's market.

"We expect this rate to rise to a 4.6-months' pace in 2026, which is in line with a balanced market range of between four and six months," said Danielle Hale, chief economist at Realtor.com.

On a year-over-year basis, Realtor.com projects that existing home inventory increased 15.2% in 2025 and will rise an additional 8.9% this year. Increasing inventory is also having a moderating effect on pricing. The median listing price of an existing home was $399,900 in January 2026, down 0.1% from the previous year.

Meanwhile, the mortgage rate lock-in effect – where homeowners with low, fixed interest rates are reluctant to sell because they would have to buy another home with a significantly higher current mortgage rate – is improving but still weighs on the market.

"We have reached a mortgage rate lock-in milestone where the share of mortgages greater than 6% exceeds the share below 3%," said Hale. "But the lock-in remains a market headwind, as roughly 80% of mortgages have a rate of 6% or lower."

"We foresee slight gains in affordability this year," she added, "with modest existing home sales growth expected and price appreciation lower than the overall inflation rate. These factors, along with income growth and likely lower mortgage rates, will work together to improve affordability."

*Continued on Page 8.*

# 2025 BIA Build-Your-Dream Raffle Winner Gives Back to the Trades

The 2025 BIA Build-Your-Dream Raffle winner, Bill Murry of Wm. Murry & Son, Inc., chose the $10,000 cash option — and then immediately reinvested it in the future of our industry.

Bill donated the full $10,000 to Thaddeus Stevens College of Technology to support the training of the next generation of skilled trades professionals. He later met with Dan McCord, second-year Carpentry Technology Instructor, and toured the home currently being constructed by students — a home that will be featured on tour during the BIA's 2026 Parade of Homes this June.



"William Murry & Son has been shaping our community for the better for a long time" said Dan. "Having their financial support and guidance helps greatly in achieving our mission at Thaddeus Stevens College of Technology. The students were very excited to meet Bill and show off their hard work. They are looking forward to having him back to see the final product!"

"I am extremely happy to support Thaddeus Stevens as they train our future tradespeople," Bill shared.

For Bill, the connection extends well beyond a single gift. Watching students build the Parade home firsthand reinforced the value of hands-on education and strong industry partnerships.



Wm. Murry & Son, Inc. is a fourth-generation family business founded in 1928 by Bill's grandfather. His father joined the company in 1946, and Bill began his career in the early 1960s. "It's been a very rewarding career for our family," he reflected.

This is what full-circle support looks like — a legacy builder investing in the workforce that will carry our industry forward.



## 2026 Housing Outlook *Continued from Page 8.*

### Prospective Buyers are Still Anxious

But even though 2026 began with interest rates in the low-6% range, many prospective home buyers are still uneasy.

"Consumers are dealing with a host of issues, including policy uncertainty, home prices, job security, and rising home maintenance and insurance costs," said Zonda Chief Economist Ali Wolf.

Delving into demographics, Wolf broke down the percentage of all first-time buyers based on their generation:

- Gen Z and younger: 35%
- Millennials: 22%
- Gen X: 19%
- Baby boomers: 20%
- Silent/Greatest Generation: 5%

Each demographic group, Wolf observed, has unique characteristics that offer opportunities and challenges:

- Gen Z and younger: Enthusiastic about homeownership but have a very low homeownership rate, constrained by affordability and high student loan debts.
- Millennials: While roughly 50% are homeowners, have some equity, and are looking to for a first or second move-up home, the other half are renting and weighing whether it is more cost-effective to rent vs. owning a home.
- Gen X: They are relatively wealthy consumers but many still have an attractive mortgage lower than today's prevailing rates.
- Baby boomers: Boomers also have relative wealth but they don't have to move and they are very discretionary shoppers.

Summarizing the conditions that will allow consumers to feel more confident about buying a home, Wolf said it all comes down to one word – stability.

"Stability from policymakers," said Wolf. "Stability in the labor market so that people are confident that their job is safe and/or they can find a new one easy enough. Stability that interest rates will stay steady and won't move lower, which would keep buyers on the sidelines. And stability in home prices so that a home will be a steadily appreciating asset. These are the market conditions that will move hesitant buyers off the sidelines."

*Originally Published Feb 17, 2026*

*Elizabeth Thompson*
*AVP, Media Relations*

*Stephanie Pagan*
*Director, Media Relations*

# Strategic Plan and Core Values

## Strategic Plan Overview
### 2026-2030

#### Initiative 1:
#### Strengthen Organizational Sustainability & Brand Visibility

Ensure BIA's long-term stability by investing in staffing, systems, and financial health while modernizing its brand presence and community visibility.

#### Initiative 2:
#### Enhance Member Value & Engagement

Deepen member connection, satisfaction, and participation by modernizing communication, improving value clarity, and creating accessible engagement pathways.

#### Initiative 3:
#### Invest in the Workforce of Tomorrow

Position Building Futures as BIA's flagship workforce initiative by expanding awareness, access, and pathways into the trades and building professions through partnerships, visibility, and education that strengthen Lancaster County's future workforce.

#### Initiative 4:
#### Strengthen Advocacy & Industry Leadership

Position BIA as the trusted, proactive voice for the residential building industry in Lancaster County by identifying and communicating the issues that matter most to members as the industry evolves.

#### Vision:
A thriving Lancaster County where a skilled building industry drives sustainable growth, strengthens communities, and ensures quality, attainable housing for generations to come.

#### Mission:
To empower the Lancaster County building industry through advocacy, connection, and professional growth by advancing quality housing and resilient communities.

## Core Values

**Committed to Service** – We lead with reliability, integrity, and a commitment to supporting BIA members and the community.

**Member Centered** – We deliver value through mentorship, education, and opportunities that grow and promote our members' businesses.

**Community-Minded** – We strengthen relationships and foster collaboration across the industry network.

**Future-Focused** – We advocate for our industry and invest in workforce development to uphold the standards that will shape its future.

*The BIA would like to extend our sincere thanks to **CoLAB** for their guidance and expertise throughout our strategic planning process. Their thoughtful facilitation and insight helped our leadership team develop a clear, focused roadmap for the future of our association and the building industry in Lancaster County.*

*The BIA is extremely thankful for the financial support provided by the **High Foundation** through the **LBI Foundation**. This grant allows for capacity development through ongoing strategic alignment.*

Building Industry Association
70 YEARS 1956 - 2026

# BIA 2026 AM&PM Golf Outings

**Wednesday, June 24th**
**Crossgates Golf Club**

## AM FIELD
Registration - 6:30 am
AM Shotgun Start - 7:00 am
Includes Coffee/Pastries, post play lunch with both AM and PM golfers and AM Field Awards.

## LUNCH
11:30 am – 12:30 pm

## PM FIELD
Registration - 12:30 pm
PM Shotgun Start - 1:00 pm
Includes lunch with both AM and PM golfers, post play Happy Hour and PM Field Awards.

### GOLFERS, SIGN UP NOW!
AM Field Registration - $150.00 per golfer
PM Field Registration - $175.00 per golfer

## Don't Pass Up a Great Opportunity!

**Sponsorships get your name in front of hundreds of industry professionals!**

- Tournament Sponsor, both AM and PM fields - $3,300
- Lunch Sponsors (1 Available) - $1,375
- Lunch Keg Sponsor (1 Available) - $1050
- Beverage Hole Sponsor (4 Available) - $825 both fields
- Premium Contest Hole Sponsor (4 Available) - $550 both fields
- Standard Hole Sponsor for both fields - $275
- Foursome & Standard Hole Sponsor Combo (save $50) - $825 AM Field, $925 PM Field
- Mulligan Sponsor - $450 both fields 1 SOLD
- Bag of Tricks Sponsor - $450 both fields
- AM Field Coffee & Pastries Sponsor - $825
- PM Beer & Snacks Sponsor - $1045

Contact Tara@lancasterbuilders.org today for more information.

**Enjoy a morning OR afternoon on the links with your employees, customers, BIA peers, and community leaders while supporting the industry and building relationships!**




## Innovative Designs. Fabulous Finishes. Distinctive Details.

# BUILDERS: DON'T MISS THIS!

**Take advantage of this excellent membership benefit!**
We have an extensive marketing plan which includes: television commercials, billboards, our dedicated Parade website, magazine ads, online and social media promotion, direct mailing of 100,000+ Parade of Homes guidebooks, and more!

For over 35 years, the BIA has produced the exciting and successful Parade of Homes, promoting you, our BIA members. We look forward to your participation in this terrific event!

PARADE OF HOMES *Gala*
JUNE 12

Honor the 2026 Parade winners & entries at our annual Gala!

Join us at the Lancaster Country Club, June 12th at 6:30 pm.
*Cost: $95 per person*

*Be a part of the biggest, most anticipated home event of the year!*

### Entry Types
New and Custom Homes, Townhomes/Duplexes, Apartments

### Remodeling Projects*
Whole House Remodel, Kitchen, Bathroom, Basement, Outdoor Living Projects and more!
*Remodeling Projects subject to approval on a case by case basis

### Deadline & Fee
Final Deadline:
April 10th — $3,395

Contact Karen Quinn for more information: (717) 569-2674 or karen@lancasterbuilders.org

*Sponsored by:* Fulton Bank *and* UGI Energy to do more

Lancaster Building Industry FOUNDATION

Hands-on House CHILDREN'S MUSEUM
Where Learning & Fun Go Hand-in-Hand

# Family Night Fundraiser

## supporting the LBI Foundation







Join us for a private party at the Hands-on House Children's Museum in Lancaster – kids will explore the HOH Construction Co. exhibit we helped develop and so much more!

**MAY 4, 2026**

**4:30 - 6:30 PM**

**KIDS FREE!**

**SUGGESTED CONTRIBUTION $25 PER ADULT***

Bring your kiddos, grandkids, nieces, nephews – or just come yourself and network with other BIA members! Kid-friendly (and adult!) snacks provided.

*Your tax-deductable contribution allows the Lancaster Building Industry Foundation to award scholarships and grants to support our industry's future workforce!

**To Register:** Visit Lancasterbuilders.org/events **OR**
Contact staff@lancasterbuilders.org; 717-569-2674

Lancaster Building Industry FOUNDATION



# HOLIDAY SOCIAL & SILENT AUCTION

The BIA hosted its Holiday Social and Silent Auction on December 11 in the Silverball Room at Penn Medicine Park, benefiting the **Lancaster Building Industry Foundation (LBIF)**. Members and guests enjoyed an evening of hors d'oeuvres, drinks, networking, and unlimited play on classic arcade games.

The event also featured a silent auction with a variety of unique items generously donated by supporters. Thanks to the generosity of our bidders and auction item donors, the event raised an impressive $1,785 in proceeds to support the Lancaster Building Industry Foundation, which provides scholarships for students entering the building trades and grants to local nonprofit organizations.



*A special thank you to our sponsors — we appreciate your support in making the evening a success!*

**Event Co-Sponsors:**

GRMitchell BUILDING SUPPLIES & HOME CENTER

SERVPRO Cleaning. Restoration. Construction.
SERVPRO® of Lancaster East
SERVPRO® of Central Lancaster
SERVPRO® of Southern Lancaster County

**Silent Auction Donation Sponsors**

Douple Insurance

DURAWOOD PRODUCTS Employee Owned

SMOKER

**Friend of the Industry Sponsors:**

B.R. Kreider & Son, Inc. Solutions Built On Solid Ground

EDGE UP TECHNOLOGY

IFR STAGING & DESIGN GROUP

# Scholarships Open for Application!



**Do you know of a worthy student pursuing secondary education in the trades?**



The **Lancaster Building Industry Foundation** is proud to offer **LBI Foundation Scholarships**, as well as these named scholarships honoring industry leaders and memorializing esteemed members of our building community:

EGStoltzfus BUILDING ONE STORY AT A TIME
EGStoltzfus Homes Neil Lamborn Scholarship (Two Available)

Garman BUILDERS
Phil Shatto Legacy Scholarship

Lezzer Lumber
Maurice Lezzer & Kenneth Lezzer Legacy Scholarships

Scholarships provide financial support to students pursuing secondary education in the skilled trades, ensuring a strong future workforce. By recognizing the contributions of past and present professionals, we continue their legacy while investing in the next generation of tradespeople.

Scholarship application available at: https://lancasterbuilders.org/community/foundation/.

If you know a dedicated student with a passion for the building industry, encourage them to **apply by April 30, 2026**. Together, we can honor our industry's history while cultivating the next generation of industry leaders—one scholarship at a time!

# 2026 BIA Installation Reception








The Building Industry Association of Lancaster County officially installed its 2026 Board of Directors during the Annual Installation Reception on January 15 at the Eden Resort & Suites. The evening brought together local builders, contractors, government officials, and BIA members to celebrate the association's leadership and to provide an opportunity for members to connect and network following the installation.

BIA Executive Officer Karen Quinn conducted the installation of the BIA Officers, Directors, and Presidential Advisors. Brent Stoltzfus of EGStoltzfus Homes had the honor of installing incoming President Mike Hockenberry of EGStoltzfus Homes.

In his remarks, President Hockenberry shared his appreciation for the opportunity to serve and reflected on his more than 20-year journey in the building industry, which began as a trim carpenter. He spoke about the pride builders take in shaping Lancaster County's communities and reaffirmed the BIA's mission to empower the building industry through advocacy, connection, and professional growth.

Looking ahead, Hockenberry noted that 2026 will be an important year for the association as the Board finalizes its new strategic plan. The plan focuses on strengthening sustainability and brand visibility, enhancing member engagement, advancing advocacy efforts, and investing in workforce development. He expressed optimism about the BIA's future and encouraged members to remain engaged as the association continues to move forward. (See more from Mike Hockenberry on page 3).

## BIA Annual Award Recognitions



**BIA BUILDING AWARD,** Recognizing a member whose work supports quality housing, strengthens industry relationships, and positively impacts the residential construction community. Winner: **Claudia Shank, McNees Wallace & Nurick**



**BIA INDUSTRY AWARD** Recognizing a member who has strongly advocated for the industry position on issues that influence our members' ability to do business. Winner: **Rob Fluehr, High Real Estate Group**



**BIA ASSOCIATION AWARD** Recognizing a member who demonstrates exceptional commitment to the BIA through active involvement, service, and leadership, strengthening the association and its membership. Winner: **Luke Quickel, Hess Home Builders**



**BIA YOUNG PROFESSIONAL AWARD** Recognizing a rising professional whose involvement, initiative, and contributions positively impact the building industry and the BIA. Winner: **Brian Werntz, Builders FirstSource**



**BIA PRESIDENT'S AWARD** Recognizing a member who stood out during the 2025 BIA President, Claudia Shank's (McNees Wallace & Nurick), term. Winner: **Lexi Sauder, Premier Settlements**

## SPECIAL THANKS TO OUR GENEROUS SPONSORS:

*Event Sponsor*
Walz Group

*Cocktail Sponsor*
GR Mitchell

*Industry Support Sponsors*
Douple Agency · EGStoltzfus Homes · Ressler & Matteer · Trout CPA

# Building Empowerment: Women of the BIA Delve into Important Issues Regarding Government Affairs

**Building Empowerment: Women of the BIA** recently joined with our **BIA Advocacy Partners** to present a beginner-friendly session "Government Affairs Without the Guesswork" focused on the real-world impact of regulatory, legislative, and legal issues affecting business at the local level—what's changing, what's coming, and why it matters. Attendees ranged from builders, developers, bankers, designers, suppliers, installers, insurers, attorneys, educators and realtors-—all key members of the association whose work is directly influenced by the policies and regulations shaping our industry.




The March 5th program featured a candid Q&A with the Pennsylvania Builders Association (PBA) Government Affairs team, **Jill Pento** and **Sarah Miller**. The conversation provided practical insight into how legislation impacting the building industry is monitored, analyzed, and acted upon.

Sarah Miller explained how association members play a critical role in shaping advocacy priorities. Member input helps determine which policies the association champions, what legislation requires close monitoring, and which proposals need to be challenged on behalf of the industry.

Jill Pento reinforced the importance of members building relationships with their legislators. Even a simple introduction—"Hello, I'm a constituent"—can be the start of a valuable grassroots connection. When issues arise, those relationships make it much easier for association members to reach out and clearly communicate the industry's perspective.

Not sure how to frame the conversation? Ask for talking points. The BIA and PBA can provide clear, issue-specific guidance. Just as important, your real-world experiences—both the successes and the frustrations—are exactly the kind of insight legislators need to hear when shaping policy that affects the building industry.

The discussion also highlighted several key issues currently affecting both builders and consumers, reinforcing the importance of staying informed and engaged as policy decisions continue to shape the future of housing and development.



## BIA Attends Lezzer Lumber Lancaster Pro Show

The Building Industry Association of Lancaster County was pleased to participate in the **2026 Lancaster Pro Show hosted by Lezzer Lumber on February 10**. The annual Pro Show brought together builders, contractors, and industry partners from across the region for an evening showcasing the latest products, materials, and innovations in the building industry.




BIA staff had the opportunity to connect with attendees, share information about the association, and engage with both members and prospective members. The event provided a great setting for networking and learning while highlighting the strong partnerships that support Lancaster County's building community.

**The BIA appreciates the invitation to participate and thanks Lezzer Lumber for hosting another successful Lancaster Pro Show.**

HOMEOWNERS PREFER NATURAL GAS OVER ELECTRIC FOUR TO ONE.*



Natural gas saves homeowners hundreds of dollars each year while providing a cleaner fuel. Add the convenience of natural gas cooking and amenities such as a fireplace or grill, and it's easy to see homeowners' natural choice.

*Source: Customer Preference Study conducted by Woodland, O'Brien & Scott 2011

Learn more at www.ugi.com

UGI Energy to do more

# NextGen Foundations of Success Hosted by Zome Smart Home Systems

**BIA NextGen** members recently gathered at **Zome Smart Home Systems** for the latest **Foundations of Success** event, bringing together young professionals from across the building industry for an evening of networking, learning, and connection.




The group first heard from **Brian Jackson, owner of Jackson's Luxury Living**, who shared the story behind the company and its continued growth in the smart home and luxury living space.

Following his remarks, attendees experienced a technology presentation in the **Zome Smart Home Systems showroom**, where the team demonstrated how lighting control, networking, sound, video, and surveillance systems work together through an integrated platform to create a seamless smart home or business experience.

Guests also had the opportunity to tour the **Jackson's Window Shoppe workshop**, seeing firsthand the craftsmanship and process behind the custom window treatments produced on-site.



Both **Zome Smart Home Systems** and **Jackson's Window Shoppe** operate under **Jackson's Luxury Living**, offering a unique look at how integrated technology and custom design elements come together to create a luxury experience for homes and businesses.



*Thank you* to **Zome Smart Home Systems** for hosting this engaging and educational event and for supporting BIA's NextGen initiative as it continues to connect and develop the next generation of building industry professionals.

## Looking Ahead

**BIA NextGen** is excited to host its upcoming event at a truly special project, the home being built by students from **Thaddeus Stevens College of Technology** for entry into the **BIA Parade of Homes**. Scheduled for April 16 from 9:00–10:30 am, this event will offer attendees a unique, behind-the-scenes look at the home before it debuts in the Parade.

Participants will have the opportunity to tour the home in its pre-Parade stage while hearing directly from the students and instructors who have brought the project to life. This experience will highlight the craftsmanship, collaboration, and real-world training that define the next generation of talent entering the building industry.

More details will be shared soon, but this event is shaping up to be a meaningful opportunity to connect with future industry professionals and see firsthand the impact of workforce development in action.

MY BENEFIT ADVISOR

# Small Business Benefits That Deliver Big Impact



Many small businesses assume competitive benefits are out of reach due to cost. The reality is that some of the most effective benefit programs aren't the most expensive...they're simply the most intentional. For employers with limited budgets, the goal shouldn't be to match Fortune 500 benefit plans, but to focus on offerings that employees genuinely value and use.

One of the highest impact benefits is flexibility. Flexible scheduling, hybrid work options, and generous PTO policies consistently rank among the top drivers of employee satisfaction, often at little to no direct cost. For many employees, flexibility can outweigh higher salaries elsewhere.

Another powerful option is financial wellness support. Benefits such as student loan repayment assistance, emergency savings programs, or access to financial coaching help employees manage real-life stressors.

Even modest contributions or educational tools can significantly improve engagement and retention.

Mental health resources are also increasingly important. Expanding Employee Assistance Programs (EAPs), offering virtual counseling, or providing mental health days sends a clear message that employee well-being matters. These programs are often affordable and widely appreciated.

Small businesses can also benefit from offering voluntary benefits, such as accident insurance, critical illness coverage, or pet insurance. While these benefits are typically employee-paid, they enhance the overall benefits package and give employees more choice without increasing employer costs.

Finally, clear communication can amplify the value of every benefit offered. Simple benefit summaries, short videos, or manager talking points help employees understand and appreciate what's available to them.

In today's competitive labor market, small businesses don't need the biggest benefits budget to compete. By focusing on flexibility, well-being, financial support, and communication, employers can build benefits programs that punch well above their weight.

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**.



# BIA Events

**BIA HAPPY HOUR**
**March 18, 2026, 4:30–6:30pm**
**South County Brewing Co., 26 W King St,**
**Lancaster, PA 17603**
Join us for networking, conversation, and connection with fellow professionals.

**ANNUAL LEGISLATIVE ROUNDTABLE BREAKFAST**
**March 19, 2026, 7:30–9:30am**
**Lancaster Country Club, West Lounge, 1466 New Holland Pike,**
**Lancaster, PA 17601**
Join your fellow BIA members for a unique opportunity to connect directly with local legislators and discuss the priorities and challenges facing our industry. Legislators will rotate through each table, allowing for small-group conversations, questions, and the chance to share your perspective on the issues that matter most.
Registration Cost: $35 per person

**BIA MORNING EDUCATION MINGLE WITH BARLEY SNYDER**
**April 9, 2026, 8:00–10:00am**
**The Eden Resort & Suites, 222 Eden Road,**
**Lancaster, PA 17601**
*MANAGING WORK WARRANTIES AND DISPUTE RESOLUTION*
Join Barley Snyder attorneys Reilly Noetzel and Maria Elliott for a conversation about warranties and effective dispute resolution strategies. This session will cover practical tips for structuring your construction contracts and warranty policies, as well as insights and suggestions on how to proactively prevent and efficiently manage dispute resolution processes. Learn how to safeguard your projects, maintain client trust, and navigate legal challenges with confidence.
No fee to attend, but registration is required.

**2026 PARADE OF HOMES FINAL DEADLINE**
**April 10**

**BIA HAPPY HOUR**
**April 15, 2026, 4:30 – 6:30pm**
**Funck's Restaurant, 365 W Main St,**
**Leola, PA 17540**
Join us for networking, conversation, and connection with fellow professionals.

**NextGen EVENT**
**April 16, 2016, 9:00 – 10:30 am**
**Thadeus Stevens College of Technology, 625 Stevens Ave,**
**Lancaster, PA 17602**
If you are under 40(ish) and want to connect with peers in the building industry, please join us! Registration is requested.
See Page 16.

**FAMILY NIGHT FUNDRAISER**
**May 4, 2026, 4:30 to 6:30 PM**
**Hands-On House Children's Museum, 721 Landis Valley Rd,**
**Lancaster, PA 17601**
Supports the LBI Foundation

**BIA—THE WHOLE PICTURE**
**May 6, 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
- Industry Education and MORE!

*Cost: FREE but registration is required.* Contact: staff@lancasterbuilders.org

2026 PARADE OF HOMES
**June 13 & 14 and 17-21**
**Final deadline is April 10.**

## BUILDERS: DON'T MISS THIS!

Enter now to be a part of the biggest, most anticipated home event of the year – the Lancaster/Lebanon Parade of Homes! This event includes the ***June 12th Parade of Homes Gala*** held at the Lancaster Country Club.

We have an extensive marketing plan including television, magazine ads, billboards, online promotion, social media, direct mailing of the guidebook to over 100,000 people, and more. The Parade of Homes is an outstanding benefit of BIA membership; one that builders and realtors should not miss!

See page 11 for more information.

Sponsors
Fulton Bank
UGI Energy to do more

**FINAL DEADLINE**
April 10, 2025, registration fee $3,395

*Contact Parade Liaison Karen Quinn: karen@lancasterbuilders.org.*

**HAPPY HOUR/MINGLE**
**May 20, 2026, 4:00 – 7:00pm**
**GR Mitchell, 614 Beaver Valley Pike,**
**Willow Street, PA 17584**
Join us for a fun evening of networking, activities, and good food!
No fee to attend, but registration is required.

**2026 ANNUAL GOLF OUTINGS**
***Morning AND Afternoon Golf!***
**Crossgates Golf Club, 1 Crossland Pass, Millersville, PA 17551**
**June 24, 2026 AM Field Shotgun start at 7:00 AM followed by lunch with all golfers and AM Awards. PM Field Begins with all players lunch then Shotgun start at 1:00 PM followed by PM Awards.**
Enjoy a morning or afternoon on the links with your employees, customers, BIA peers and community leaders while supporting the industry and building relationships! See our ad on page 10. More information to come!
*Cost: Registration for the AM Field - $150.00 per golfer / Registration for the PM Field - $175.00 per golfer*

## SAVE THE DATE

Building Industry Association
BUILDING FUTURES
Construction Career Day
October 8, 2025

*Stay in the loop! Connect with the BIA on:*
facebook YouTube in
www.lancasterbuilders.org

# 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:**

***Job Costing: The Road Map Continues - Live Online 2026***

March 19, 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 the concept of diversification and identify its related benefits and risks

•Identify types of businesses that provide diversification opportunities for builders, remodelers, residential contractors and small commercial contractors

•Consider aspects of each diversification opportunity before selecting it as a viable option

•Determine whether diversification is a desirable option Identify due diligence that should be performed once an area of diversification is chosen

**Note: It is strongly recommended to take NAHB's Business Accounting course before Job Costing.**

This course deals primarily with direct costs. (Indirect costs and overhead costs are entailed in NAHB's Accounting and Financial Management Course.)

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

3 AIA/CES LU: NAHB is a Registered Provider with the American Institute of Architects (AIA) Continuing Education Systems.

**IMPORTANT:**
For many more details and important additional information on this and other webinars, and to register online, please visit the NAHB website as listed above.






# 2025 Legal and Legislative Wins

## NAHB Scored Major Victories for Members in 2025

*In a year when affordability – most notably housing affordability – was the top issue for most Americans, NAHB laid the groundwork to make housing a top priority at all levels of government. We achieved several important legislative, regulatory and business wins in 2025 that resulted in an immediate and positive impact for our industry and our members.*

### ★One Big Beautiful Bill Act—A Big Win for Housing

NAHB helped secure several key housing and business provisions in this sweeping tax and domestic policy legislation that will benefit small businesses, real estate and our members. Signed into law by President Trump on July 4, the legislation:

Blocks a $4 trillion tax increase by making permanent key provisions in the Tax Cuts and Jobs Act, including the tax rate structure and increased exemptions to the Alternative Minimum Tax.

Makes permanent the 20% Section 199A Qualified Business Deduction, which helps provide tax parity for pass-through entities.

Provides more resources for affordable rental housing by expanding the Low-Income Housing Tax Credit.

### ★U.S. Firms Exempt from Beneficial Ownership Reporting

NAHB advocated to protect small businesses from these substantial compliance burdens, including working with lawmakers to provide ample time to understand and comply with these reporting rules and filing an amicus brief.

### ★FHA Cuts All Multifamily Mortgage Insurance Premiums to 0.25%.

The Federal Housing Administration slashed the FHA multifamily mortgage insurance premiums (MIP) for all multifamily programs to 25 basis points. Before this reduction, multifamily MIPs ranged from 25 basis points up to 95 basis points. This effort makes these programs cost effective and should stimulate multifamily housing production.

### ★Six-Month Delay on HUD's 2021 IECC Rule

NAHB convinced the Department of Housing and Urban Development and Department of Agriculture to wait until May 28, 2026, to enforce the compliance dates for adopting the 2021 International Energy Conservation Code (IECC) and ASHRAE 90.1-2019 as the minimum energy-efficiency standards for certain single-family and multifamily housing programs. NAHB and 15 state attorneys general filed a complaint to stop the adoption of these standards. NAHB is also working to get legislation introduced for this purpose.

### ★A Revamped WOTUS Rule

The Environmental Protection Agency and the U.S. Army Corps of Engineers have announced a proposed updated definition of the "waters of the United States" (WOTUS). The rule will provide builders much-needed clarity by defining which waters are subject to federal jurisdiction under the Clean Water Act (CWA) while continuing to protect our nation's vital waterways. NAHB has been actively engaged in this rulemaking process, participating in listening sessions and providing written feedback on how federal regulation affects development practices.

### ★Key Codes Wins

Although not finalized, NAHB staff and members worked through the International Code Council's (ICC) model building code development process to:

**Defeat two proposals, which would:**

1) require fuel gas detectors and alarms in homes with fuel-fired appliances, and
2) extend flood-resistant construction for one- and two-family dwellings and townhouses to the 500-year floodplain.

**And gain approval of proposals to:**

1) restore the traditional 8¼″ tread depth and 9″ riser height for stairs used in many states, and
2) reference the ICC 1200 series of standards for modular and panelized construction.

### ★Supporting Members at All Levels

NAHB achieved great results for our rank-and-file by working on major state and local issues that affect our members' bottom lines. Through its State and Local Issues Fund, which provides financial assistance to HBAs to help them advocate on industry issues, NAHB distributed $360,000 to 18 HBAs in 2025.

NAHB
National Association of Home Builders

# BIA Workforce Development Committee

## BIA Launches Workforce Development Committee — Members Invited to Get Involved

As part of the newly adopted **BIA Strategic Plan**, the Building Industry Association of Lancaster County is launching a **Workforce Development Committee** to help advance **Initiative 3: Invest in the Workforce of Tomorrow**.

This initiative focuses on strengthening the future of the local building industry by positioning **Building Futures** as the BIA's flagship workforce program. Through partnerships, increased visibility, and expanded education opportunities, the association aims to raise awareness of career pathways in the building trades and connect students and emerging professionals with opportunities across Lancaster County's construction and homebuilding community.

The Workforce Development Committee will play an important role in helping guide these efforts. Committee members will work to expand the reach of Building Futures, develop relationships with schools and workforce partners, and explore new ways to introduce young people to rewarding careers in the building industry.

We would like to thank the members who have already stepped forward to help launch this important initiative:

**Dave Kotzmoyer**,*TK Building & Design;*
**Cory Miller**, *Smoker Door Sales;*
**Mike Hockenberry**, *EGStoltzfus Homes;*
**Todd Shanks**, *Double Agency.*

Their leadership and commitment to strengthening the industry's workforce will help shape the direction of this committee.

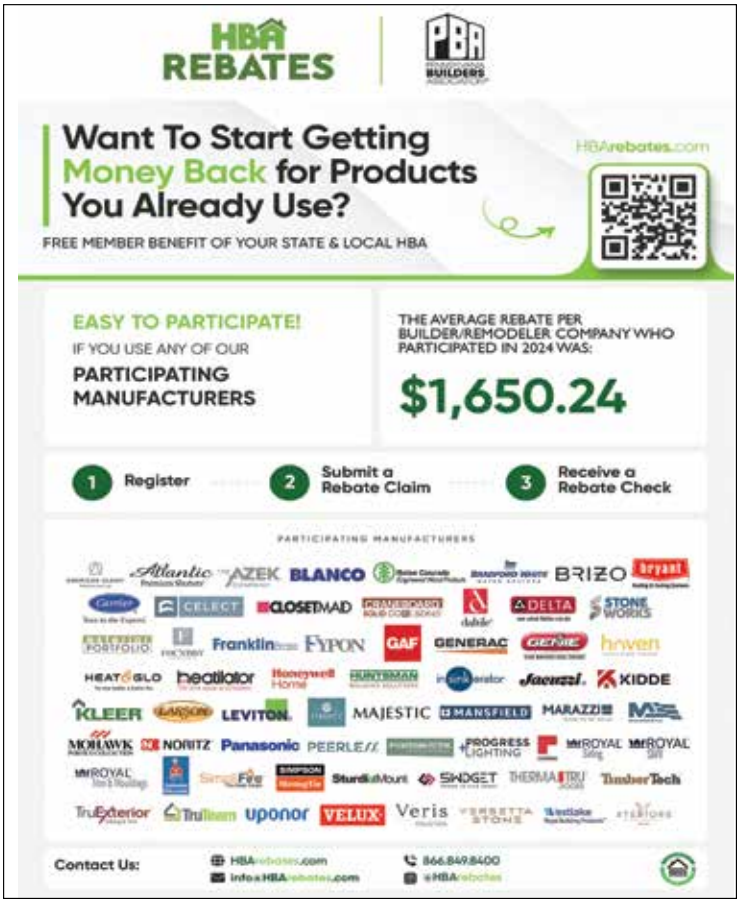
The BIA is currently seeking additional members who are interested in workforce development and would like to be part of helping guide the future of the industry. Committee members will help shape and expand the Building Futures initiative while exploring ways to support and grow careers in the building industry.

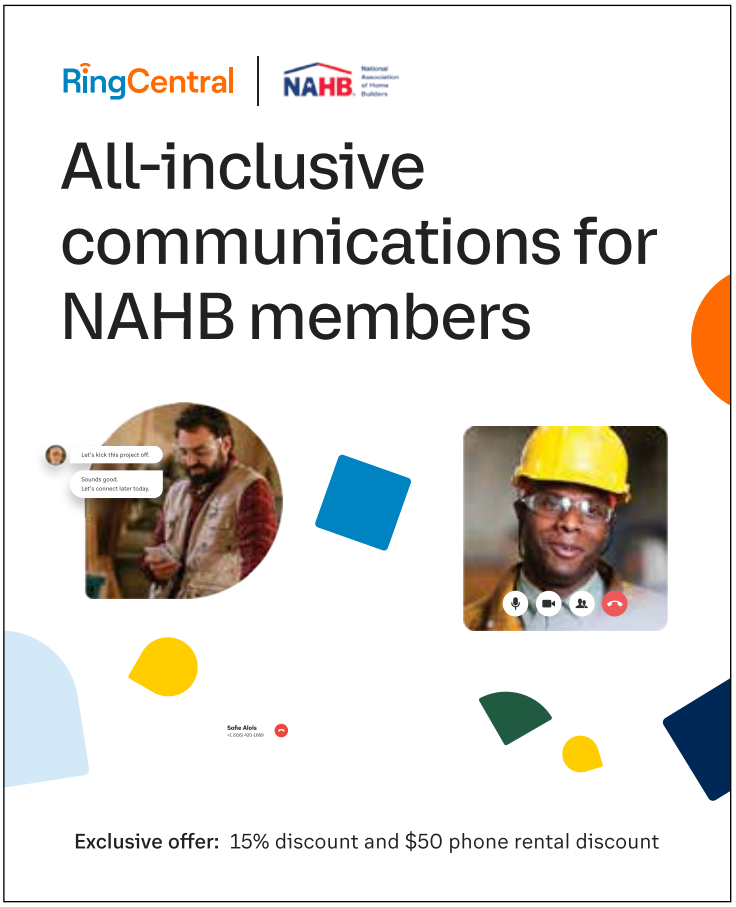
By working together, the BIA and its members can help ensure that Lancaster County continues to have a strong pipeline of skilled professionals ready to build and support our communities for years to come.

**Members interested in joining** the Workforce Development Committee are encouraged to contact Pauline Wilton at pauline@lancasterbuilders.org for more information.

### SAVE THE DATE

Building Industry Association
BUILDING FUTURES
Construction Career Day
October 8, 2025



# New Members

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

## ASSOCIATES

**American Marketing Services Ent., Inc.**
**Alyssa Schilling-Gegan**
9 Pompa Lane
Telford, PA 18969
Phone: 215-429-5767
Business Activities: Cabinetry
Email: amsenterprises@amsentrp.com

**Cutco Gifting Professional/**
**The Dream Managers, Inc.**
**Rob Brandt**
235 S. Park Dr.
Haddon Township, NJ 08108
Phone: 908-675-7645
Business Activities: Advertising & Marketing Services
Email: rob@thedreammanagers.com

**Freedom Flooring, LLC**
**Gary Hurst**
205 Diller Ave.
New Holland, PA 17557
Phone: 717-344-5963
Business Activities: Flooring
Email: gary@freedomflooringllc.com
Sponsor: Joel Zeiset, Eby Exteriors

**Have Better Balance, LLC**
**Lynn Lueders**
14 Cedar Lane
Lancaster, PA 17601
Phone: 717-719-4964
Business Activities: Consulting Services
Email: lynn@havebetterbalance.com

**Horst Insurance**
**Eric Kyler**
320 Granite Run Drive
Lancaster, PA 17601
Phone: 717-560-1919
Business Activities: Financial Services/Investments
Email: info@horstinsurance.com

**isolved HCM, LLC**
**Ryan Strickler**
11215 N. Community House Rd.
Charlotte, NC 28277
Phone: 717-503-0449
Business Activities: Personnel & HR Services
Email: rstrickler@isolvedhcm.com

**Kopp Electric LLC**
**Aaron Kopp**
1598 Newport Road
Manheim, PA 17545
Phone: 717-665-3464
Business Activities: Electrical Contractor
Email: kopp_electric@hotmail.com

**Realtor.com**
**Rachel Peters**
1302 Blue Jay Drive
Lancaster, PA 17601
Phone: 610-334-6968
Business Activities: Advertising & Marketing Services
Email: Rachel.peters@realtor.com

**Specialty Building Products**
**Mark Kelly**
3901 Nolt Road
Landisville, PA 17538
Phone: 888-889-5430
Business Activities: Wholesale Distributor
Email: markkelly@uslumber.com
Sponsor: Mike Viozzi, Lezzer Lumber

**Tempro Hvac LLC**
**Dustin Schlenbaker**
1423 Wynnewood Dr.
Lancaster, PA 17601
Phone: 717-380-5607
Business Activities: Heating & Cooling
Email: temprohvac@comcast.net

**Willow Valley Communities**
**Terry Cain**
100 Willow Valley Lakes Drive
Willow Valley, PA 17584
Phone: 717-464-7883
Business Activities: Retirement Community
Email: tcain@willowvalley.org

## BUILDERS

**Balmer Builders, LLC**
**Jansen Balmer**
6 Carriage Lane
Ephrata, PA 17522
Phone: 717-824-0156
Business Activities: Remodeling Contractor
Email: jansen@balmerbuilders.com

**Servants, Inc.**
**Trent Davis**
100 Redco Ave.
Red Lion, PA 17356
Phone: 717-358-0336
Business Activities: Accessible Home Modifications
Email: trent@servants.org

# Membership Renewals

*Thank you for your continued commitment to the industry!*

Alden Homes
American Marketing Service Ent., Inc
B&G Glass Service Inc
B.R. Kreider & Son, Inc.
Bollinger Builders, LLC
Broderick's Landscape Contracting, LLC
Brubaker Drywall, Inc.
C & F Contracting
C&N Bank
Cedar Knoll Builders
Concrete Authority
Durawood Stairs
Dutch Quality, Inc.
Eberly Systems
ELA Group, Inc.
Elm Renovations & Construction LLC
emc CPAs LLC
Ephrata National Bank
EZSolution
F&M Trust
Fireside Hearth & Home
Five Point Renovation and Remodel
Fred Metzler Construction
Freedom Flooring, LLC
Garman Builders, Inc.
Garman Builders, Renovations
George J. Grove & Son, Inc.
Good Brothers Builders, LLC
Goody's Home Design, Inc.
GR Mitchell
GR Mitchell
H2, LLC
Hammer Creek Renovations
Horst Insurance
IMPACT! Missions
INTERIORS HOME
Jim Martin Design
Kenneth Homes
Keystone Custom Homes
King Construction Co., LLC
King Painting & Wallpapering, Inc.
Lancaster County Conservation District
Lancaster Lebanon Habitat for Humanity
Lanco Mechanicals, Inc.
Landis Wood Works
Lantz Insulation, Inc.
Lapp Electrical Service, Inc.
Martin Paving, Inc.
Martindale Propane
Natural Stoneworks
NVR Inc. dba Ryan Homes
Oak Tree Development Group
PA Building Supply
PAsunrooms, Inc.
Pine Hill Building Co. LLC
Pioneer Management, LLC
PrimeSource Building Products, Inc.
Reeb Millwork
Ressler Propane
RGS Associates, Inc.
Rhoads Creative
RKL LLP
Robert Weaver Masonry and
Lancaster ICF Builders
Rockbridge Lawnworks Inc
Rohrer's Construction
Rohrer's Construction
Shank Door Company
Simeral Construction Company
Smoker Door Sales LLC
Strella Social Media
The Spa and Pool Place
TK Building & Design LLC
Trademark Contractors, Inc.
Trout CPA
Walter & Jackson, Inc.
Walz Group
Walz Group
Weaver Superior Walls, LLC
Weiler Walls, Inc.
Willow Valley Communities
Wyndham Lancaster Resort & Convention Center
Zimmerman's Construction, LLC
Zook Home Builders

# Cancellations

Clyde Stumpf & Son,Inc.
Coldwell Banker Realty
Haldeman Mechanical
Henry H. Ross & Son, Inc.

*Sorry to see you go!*
*We'll be here if you choose to come back.*

R&A
RENOVATIONS ADDITIONS
MAGAZINE®
Lancaster County's
Home Improvement Guide™

*teaming with you*
in stimulating Lancaster County's home improvement industry
*since 2007*

in addition to our printed magazine, R&A is now available in a DIGITAL edition! RandAMagazine.com

**advertising that doesn't get thrown out with the mail**




Because R&A Magazine 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
**717.519.7986**
info@RandAMagazine.com


www.RandAMagazine.com

# Building Industry Association of Lancaster County

Your Community. Your Builders.

204 Butler Ave, Suite 200, Lancaster, PA 17601

## 2026 BIA BOARD OF DIRECTORS

**PRESIDENT**
Mike Hockenberry, EGStoltzfus Homes
**VICE PRESIDENT**
Mike Viozzi, Lezzer Lumber
**SECRETARY**
Justin Frey, B.R. Kreider & Son
**TREASURER**
Jason Gerber, RKL LLP
**ASSOCIATE VICE PRESIDENT**
JOEL YOUNG, RETTEW ASSOCIATES
**IMMEDIATE PAST PRESIDENT**
Claudia Shank, McNees Wallace & Nurick

**PRESIDENTIAL ADVISORS**
Rob Fluehr, High Real Estate Group LLC
Russell Ressler, Ressler & Mateer
Nathan Van Name, J.C. Snavely & Sons, Inc.

**BIA BUILDER DIRECTORS**
Dylan Campbell, Cedar Knoll Builders
Dan McCord, Thaddeus Stevens College of Technology
Chase Martin, Alden Homes
Luke Quickel, Hess Home Builders
Joel Zeiset, Eby Exteriors

**BIA ASSOCIATE DIRECTORS**
Andrew Barninger, Personal Wealth Advisory
Reilly Noetzel, Barley Snyder
Lexi Sauder, Premier Settlements, Inc.
Todd Shanks, Douple Agency

Lezzer Lumber — BUILDING MATERIALS CENTERS
**2026 Pinnacle Partner**

GRMitchell — BUILDING SUPPLIES & HOME CENTER
**2026 Building Industry Pillar Partner**

WALZ GROUP — ULTIMATE ACCOUNTABILITY
**2026 Premier Partner**

Douple Insurance
**2026 Association Event Partner**

EGStoltzfus HOMES
**2026 Elite Friend of the Industry Partner**

GSL Public Strategies Group — A STEVENS & LEE COMPANY
**2026 Advocacy Partner**

McNees
**2026 Advocacy Partner**

RETTEW
**2026 Advocacy Partner**

rkl ADVISORS for WHAT'S NEXT
**2026 Advocacy Partner**

J.C. Snavely — PROFESSIONAL BUILDING SUPPLY
**2026 Advocacy Partner**

HORST INSURANCE — Protecting What Matters To You®
**2026 Industry Support Partner**

Trout CPA
**2026 Friend of the Industry Partner**





- Flexible Design Options
- Drier Basement
- Convenient Process
- BulkTread™ Poured Steps
- Quality Workmanship

Weiler Walls inc

717.336.8877 • Lititz, PA
info@weilerwalls.com • www.weilerwalls.com

Weiler Walls is here to serve the foundation needs of building professionals. Our energetic team is ready to construct your next poured wall. For foundations done right, and on time, give us a call!