

HBA News

NEWSLETTER OF THE HOME BUILDERS ASSOCIATION OF CENTRAL MISSOURI



July 2026

I'd like to invite you to our July HBA Power Hour social networking event.

July 15th 4:30- 6:00 pm

Barnhouse Tool and Equipment

912 Hwy 54

10% discount on Milwaukee tools during the Power Hour

There is no cost to come but RSVP would be great, so they know how much food and drink to get.



Membership Meeting Lake of the Ozark/Osage Beach

No meetings July or August
meetings to resume in September



2026 HBA Don Strobe Memorial BBQ & Silent Auction

Over 300 people enjoyed the "delicious" BBQ this year. A big THANK YOU goes out from **Ryan Schrimpf** and the HBA to the following who volunteered to be a part of the BBQ cook crew.

**Adam Boessen, Ryan Herigon, Scott Perkins, Jason Gerling, Scott Strobe,
Derrick Lueckenhoff, Andy Berhorst, Tony Otto & Heather Schrimpf**
Sides: Tim Wilbers & Brice Ready
Home-Made Potato Chips: Steve Knaebel, Jim Hagenhoff & Tom Distler

We would also like to thank Leanna Hagenhoff (Tri-Tech Builders) for stepping up again this year to Chair the Silent Auction. With everyone's participation, the HBA's Silent Auction raised \$8,380.00. Twenty-seven years ago, we started the silent auction in conjunction with the Annual BBQ, as a way to fund the HBA of Central Missouri's Scholarship Fund. We appreciate all those who donated and generously bid on these donated items!

A big "THANK YOU" also goes to the following businesses who contributed to a successful BBQ & Silent Auction.

BBQ Grills Donated	Phil Thoenen & Sons Cabinets (Dan Thoenen) and Heitkamp Masonry (Jason Gerling), Scruggs Lumber
BBQ Kitchen Clean-Up Crew	Jim Hagenhoff, Dane Wilson, Derrick Lueckenhoff and Dan Lenger
Adult Beverages	Cole County Industries
Cases of Water	Mid-Mo Water Solutions
Silent Auction Table Volunteers	Central Bank & Sullivan Bank
Photographer for BBQ/Auction	Renee Duenckel (Central Bank)
Lunch for HBA Board	Mid-City Lumber
Sound System	The Entertainer
Provided Transportation for BBQ/Silent Auction Items	Spartan Services LLC

In addition, thanks to the sub-committees listed below who assisted with this year's event:

Solicited Auction Donations	Leanna Hagenhoff (Tri-Tech Builders), Lisa Lehman (ServiceMaster Restoration Services by Aerodry), Gwynn Ready (Ready Construction), Vickie Muldoon (Retired), Rachel Andrews (HBA) and Julie Sullivan (HBA)
Silent Auction Set-Up Crew	Leanna Hagenhoff (Tri-Tech Builders), Vickie Muldoon & Joe Otto
Tickets/Check-In	Lisa Lehman (ServiceMaster Restoration Services by Aerodry), and Julie Sullivan (HBA)
Distributed Wrist Bands	Malachi Pezley (Pezley Painting) & Claire Ready (HBA Young Professionals)
Dinner Ticket Collectors	Nancy Gratz (Gratz Real Estate & Auctioneering)
Anything/Everything at the Park	Joe and Nyla Otto and Travis Hoskins

Thank you HBA Board for serving the BBQ food. Your assistance certainly kept the line moving quickly. And, last but not least, please take a moment to acknowledge the many Silent Auction donors noted on the enclosed list.

2026 HBA of Central Missouri Silent Auction

Donor Name

Item

Acrisure	Beach Package-Tote Bag, towels, sunscreen etc.
Addie Pearls (Inside Dogwood Vintiques)	Pair of Decorative Doorway Corbels (Value \$120)
Aging in Place	Designer Bathroom Grab Bars
Anonymous	Crazy Reserve & Truman Reserve Bourbon Whiskey
Art's Pest Control	One Perimeter Pest Control Treatment Within 30 Mile Radius of JC & T-Shirt
Bandana's Bar-B-Q	2 BBQ Sauces & \$35 Gift Card
Best Fire	BBQ Basket- Sauces, Seasonings and Breeding
Big O Tires	3- Semi-Synthetic, 5 Qt. Oil Changes (Value \$150)
Birds-I-View	Little Bird Nest Box & Nesting Material
Blacksmith Distillery	Amaretto Flavored Whiskey
Blacksmith Distillery	Black Anvil Bourbon Whiskey
Blair Oaks	2026-2027 Family Pass (Value \$135)
Bones Restaurant & Lounge	Two-\$20 Gift Certificates
Brady's JC Glass & Paint	Decorative Mirror
Carved in Stone, LLC/Mid-MO Surfaces	Gift Basket with Cutting Board, Cheese/Crackers, Dish Towel, Mug
Central Bank	Bogg Gift Basket
Central MO. Prof. Serv. - Keith Brickley	3 Days, 2 Nights at Branson Condo Occupancy Limit - 6 (Value \$320)
Cole Co. Commissioner Jeff Hoelscher and Kathy, Hoelscher Enterprises	Certificate for Cornhole Boards (no bags included) – (Value \$250)
Cole County Abstract and Title Co.	Red/White/Blue Weber Kettle Grill & Cooler
Cole County Industries	3 Yards 6 Bag Mix Concrete & Cap
Coleman Appliance	Cookware Set
Daniels BBQ	2 BBQ Sauces & 1 Sweet N Smooth Bourbon Basket
Daniels BBQ	2 BBQ Sauces & 1 Smoked Honey Bourbon Basket
Farmers Concrete Co., Inc.	3 Yards 6 Bag Mix Concrete & Cap
Flat Branch Home Loans	Blackstone 17" Griddle Tabletop with Hard Cover
Golden Acres Bakery & Sweet Treats	Certificate for 1 Dozen Cake Pops - 12/31/26 (Value \$40)
HBA Young Professionals	Red, White & Blue Pool Bag with Goodies
Helias Catholic High School	Family All Sports Pass for the 2026-2027 Season (Value \$225)
Howell & Sons Carpet	\$250.00 Certificate towards New Product
Imagemark Marketing & Advertising	Marketing Business Pro Pkg & Swag (Value \$1000)
JC Area Chamber of Commerce	250th Anniversary Wine
JC Industrial Supply	Milwaukee M12 5 Tool Combo
JC Industrial Supply	Milwaukee Packout 15" Tote
JC Industrial Supply	Milwaukee M18 Cordless Multi Tool Kit
JC Industrial Supply	Hand-Made Oval Rug
JC Industrial Supply	Traeger Tailgate Grill
JC Industrial Supply	5x7 Hand-Made Quilt
Jefferson Bank	Cooler, Snacks and Adult Beverages
Joe Machens Capital City Ford Lincoln	Oil Filter Change, Lube & Tire Rotation
Knapheide Truck Equipment Center	\$150 Gift Card
LaBelle Cabinetry & Lighting	Table Lamp
Last Flight	\$25 Gift Card, T-Shirt, & Growler
Legends Bank	Wine & Snack Basket
Little Leaf Essentials	8" Floor Plant and \$25 Gift Card
Madison's Café	2 Bottles of Wine, 2 Glasses & \$50 Gift Card Basket
Martellaro Marble & Granite	Lazy Susan
Mid America Bank	BBQ Basket- 17" Blackstone Tabletop Griddle, \$25 Steele's Gift Card (Value \$300)
Mid-City Lumber	Milwaukee M18 Dual Battery Blower (Value \$320 - batteries not included)

Nu Way Concrete Forms Inc.
 Pezley Painting
 Phil Thoenen & Sons Cabinets
 Phil Thoenen & Sons Cabinets
 Picks Gallery - Lake
 Picks Gallery - Lake
 Plate and Pour
 Plumb Supply / DKB
 Prez Award - Adam Boessen
 Raising Solutions
 Ready Popped Kettle Corn & More
 Ready Popped Kettle Corn & More
 Redfield Golf and Country Club
 River City Florist
 Riversong Spa
 Rusty Drewing Automotive
 Rusty Drewing Automotive
 Rusty Drewing Automotive
 Schneller Home Design
 Schneller Home Design
 Scruggs Lumber
 Scruggs Lumber
 ServiceMaster Restoration Services by
 Aerodry
 Shangri-La Marijuana Dispensary
 Spartan Services LLC
 Stieferman Heating Co.
 Stieferman Heating Co.
 Stieferman Heating Co.
 Stieferman Heating Co.
 Stockman Stoneworks
 Sullivan Bank
 The Wash Shop
 Thriftway Supermarket
 Tri-Tech Builders
 Twehous Excavating
 US Rents It
 Winter-Dent Co.
 YMCA (JC Area)

Milwaukee 75 pc. Impact Drill & Drive Set
 2-All Inclusive Cardinal Tickets, Parking Pass, Pezley/Cardinal Hats & Jerseys (Value \$500)
 Catalpa Grape Home-Made Wine
 Wild Cherry Home-Made Wine
 Napoleon Fireplace and 2 Mantles, Electric w/Heater
 Napoleon See Thru Fireplace with Trim
 \$25 Gift Card
 Milwaukee M18 Jobsite Radio
 Milwaukee M18 Inflator & 2 pk M18 6.0 high output batteries (Value \$500)
 BBQ Grilling Basket & \$50 Steele's Gift Card
 Three - \$10 Gift Cards
 Two - \$10 Gift Cards
 4 Rounds of Golf 18 Holes w/Cart, Mon. - Thurs. after 12 noon
 \$15 Gift Certificate
 \$25 Gift Card
 KC Chiefs Jaden Hicks Mini Helmet
 KC Chiefs Omarr Norman-Lott Mini Helmet
 Autographed picture of Chris Jones KC Chiefs
 Basket - Bar Mixers w/Cherries
 Basket - Bar Mixers w/Honey
 Milwaukee M18 Fuel 21 Degree Framing Nailer (Value \$449)
 Milwaukee M18 Fuel Drain Snake w/Cable Drive (Value \$499)
 Lowes \$50 Gift Card
 Shangri-La Gift Basket
 Cornhole Boards with Bags
 2 Lennox Whiskey Cigar Glasses
 Lennox 2018 Die-Cast Dodge Challenger SRT Hellcat
 Lennox Die-Cast Black Semi-Tractor Trailer
 Lennox Die-Cast Red Semi-Tractor Trailer
 Metal Gas Pump
 Baseball, Brews, BBQ Basket (Value \$500)
 Five Free Basic Car Washes (Value \$60)
 Six-12oz Ribeye Steaks & 4lbs Medium (16-20 per lb.) Shrimp (Exp 9-30-26)
 Crown Royal - 1.75 L
 Beer Sign
 \$150 Certificate towards Equipment Rental
 Pool Basket
 2 Month Family Membership (Value \$110)



Leadership List

President

Adam Boessen

1st Vice President

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Ryan Schrimpf

Matt Allen

Tony Otto

Auxiliary Builder- Charles Cloke

HBA of MO Rep- Jason Otke

Executive Officer- Rachel Andrews

Administrative Assistant- Julie Sullivan

Political Consultant- Heath Clarkston

July 8th 4:00 pm Golf Committee Meeting
at Flat Branch

July 15th HBA Power Hour 4:30-6:00 pm
Barnhouse Tools and Equipment

August 11th 4:00 pm Board Meeting at
HBA Office

August 12th 5:30 pm Cornhole
Tournament at Apple Creek

September 8th 4:00 pm Board Meeting at
HBA Office

September 9th 6:00 pm Membership
Meeting Jefferson City at the Eagles
sponsored by Gratz Real Estate

September 17th 6:00 pm Membership
Meeting Lake of the Ozarks at Wilmore
Lodge sponsored by TBD



New Members

**2026 Permit Totals Click
here for permit totals**

SAVE THE DATE



32nd ANNUAL HBA GOLF TOURNAMENT

THURSDAY, SEPTEMBER 24, 2026
REDFIELD GOLF AND COUNTRY CLUB

May Starts Fall as Multifamily Construction Slows

Housing starts fell sharply in May, driven by a steep drop in multifamily construction, while single-family building also slipped amid high interest rates, rising construction costs and persistent labor shortages.

Overall housing starts

decreased 15.4% in May to a seasonally adjusted annual rate of 1.18 million units, according to a report from HUD and the U.S. Census Bureau.

The May reading of 1.18 million starts is the number of housing units builders would begin if development kept this pace for the next 12 months. Within this overall number, single-family starts decreased 1.9% to an 882,000 seasonally adjusted annual rate and are down 6.7% compared to May 2025. The multifamily sector, which includes apartment buildings and condos, decreased 40.2% to an annualized 295,000



pace and are down 14.2% compared to May 2025.

On a regional and year-to-date basis, combined single-family and multifamily starts were 17.5% higher in the Northeast, 4.1% lower in the Midwest, 1.6% lower in the South and 4.9% lower in the

West.

Overall permits decreased 0.7% to a 1.41-million-unit annualized rate in May. Single-family permits increased 0.6% to an 886,000-unit rate and are down 1.8% compared to May 2025. Multifamily permits decreased 2.8% to an annualized 527,000 pace and are up 2.5% compared to May 2025.

The number of single-family homes under construction is at 587,000 units—5.9% lower than a year ago.

NAHB Update on Road to Housing Act

NAHB Chairman Bill Owens issued the following statement after President Trump canceled plans to sign [landmark housing legislation](#) on June 24:

“Voters are demanding action on housing supply and affordability, and Congress has delivered a historic bill to address their concerns. Although there was no bill signing today, we are confident the 21st Century Road to Housing Act will eventually become law.”

Cabinet-Level Officials Talk Reform

HUD Secretary Scott Turner, SBA Administrator Kelly Loeffler, and FHFA Director William Pulte participated in a [forum on housing and small business regulatory issues](#) moderated by NAHB Chairman Bill Owens during NAHB’s Spring Leadership Meeting.

Earlier that same day, EPA Administrator Lee Zeldin told NAHB members that the agency is pursuing deregulation and wants to be “an ally of NAHB.” He added that EPA is developing a simpler, clearer definition of waters of the United States (WOTUS) under the Clean Water Act.

1,100 Members Take Part in LegCon

More than 1,100 builders, remodelers and other housing industry professionals [went to Capitol Hill](#) in June to call for congressional action to improve affordability and help builders to increase the production of affordable, attainable homes.

In more than 300 meetings with lawmakers, housing advocates focused on four NAHB priorities aimed at improving affordability and increasing supply: Landmark housing legislation, workforce development and immigration, permitting obstacles, and natural gas bans.

NAHB Awards Program Accepting Applications

Applications for NAHB’s Awards are now open. [The award programs](#) include: The Best in American Living™ Awards, sponsored by SMEG; the Associates of Excellence Awards; the Custom Home Builder of the Year Award; the Leading Suppliers Council Spark Award; the Professional Women in Building (PWB) Awards; the NAHB/Builders Mutual Safety Award for Excellence (SAFE) Awards; the NationalsSM Awards, NAHB’s largest awards competition; and the Young Professional Awards. The deadline [for applications](#) is Sept. 21 (unless otherwise noted).

Watch Video Highlights From NAHB Spring Meeting

NAHB members who were unable to join us in Washington, D.C., for the 2026 Spring Leadership Meetings can watch some of the highlights on [nahb.org](#), including:

- ❑ Remarks from EPA Administrator Lee Zeldin.
- ❑ Remarks from HUD Secretary Scott Turner, SBA Administrator Kelly Loeffler and FHFA Director Bill Pulte.
- ❑ NAHB Chief Economist Dr. Robert Dietz provides an industry economic outlook.

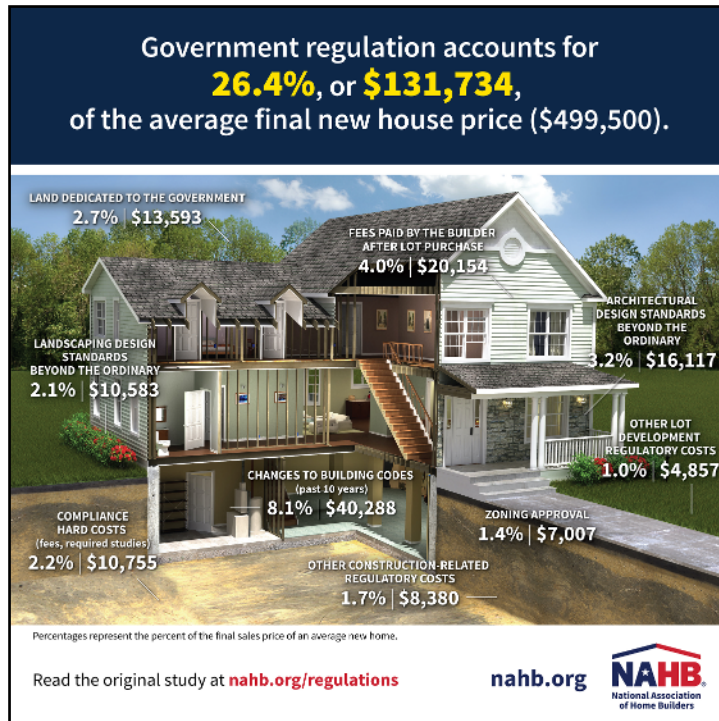
[View all the videos here.](#) (You must log in for access.)

Regulatory Costs Add \$131,734 to New Home Price

A new study by the National Association of Home Builders (NAHB) finds that regulations at the federal, state and local levels add \$131,734 to the cost of a new single-family home—26.4% of the average sales price of \$499,500 as of January 2026.

Breaking down the total regulatory

costs further, the study revealed that \$84,939 of the final house price is the result of costs incurred by the builder due



to regulation during the construction phase of the home while \$46,795 is attributable to regulation during land development.

Based on U.S. Census home price data, regulatory costs for the average new home increased from \$93,870 in 2021 to \$131,734 in 2026—an increase of more than 40% in about five

years. [View the full study](#) on the cost of regulation.

NAHB Honors Industry Leaders

Several industry leaders were honored for their contributions to the housing industry during the [National Housing Center Awards Ceremony](#) in June.

The ceremony recognized Thomas Bozzuto, founder and chairman of the Bozzuto Group, and Laurie Goodman, founder of the Housing Finance Policy Center at the Urban Institute, as the 2026 inductees to the National Housing Hall of Fame. Marvin “Jerry” Carter, Jr., founder of Jerry Carter Homes, and Edward “Eddie” Martin, Jr., president and CEO of Tilson Custom Home Builders, were recognized as the 2026 recipients of the Exemplary Service to Home Building Award.

High Prices Drag Down Demand

While supply concerns are still weighing on housing affordability, a combination of soaring prices and economic uncertainty is dragging on housing demand, according to the annual [State of Nation’s Housing](#) report from the Harvard Joint Center for Housing Studies (JCHS).

Despite the slowing demand, the report notes that housing supply issues are still a major concern. The JCHS report notes that single-family home starts fell 7% in 2025. The report also details how growing numbers of state and local governments are relaxing local zoning and land-use regulations.

Read the [full JCHS report](#) here.

NAHB Members Feature Prominently Among Top 200 Builders

The May/June 2026 issue of Pro Builder unveiled its annual [Top 200 report](#), which ranks the leading home builders in the United States by 2025 revenue. Ninety percent of the builders featured are NAHB members.

The Top 200 report includes exclusive rankings of builders by region and state, the Top 25 built-to-rent and multifamily builders. Key insights include:

The Top 200 builders closed or completed more than 500,000 housing units in 2025.



Nearly 95% of units were built for sale, while the share of built-for-rent units dipped to 5.4%, down more than 10% from the year before.

Nearly one-third of builders (31%) reported government regulations as a top business challenge for 2026, up from just 10.5% in 2025.

Almost 85% of units constructed by the Top 200 builders were built in suburban areas.



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HEATH CLARKSTON
Political Consultant

WE'RE MORE THAN HOMES.

We build communities.

HBA OF CENTRAL MISSOURI

MISSION STATEMENT

The Home Builders Association of Central Missouri is an organization of professional builders and related industries, dedicated to serving its members.

We strive to be a resource center and "THE" voice on building issues. We do this by educating our members, providing networking opportunities and advocating progressive growth in the communities.



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of Home Builders

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