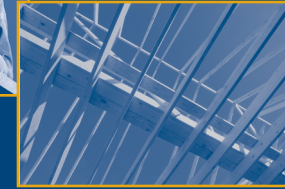




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# Montana Builder

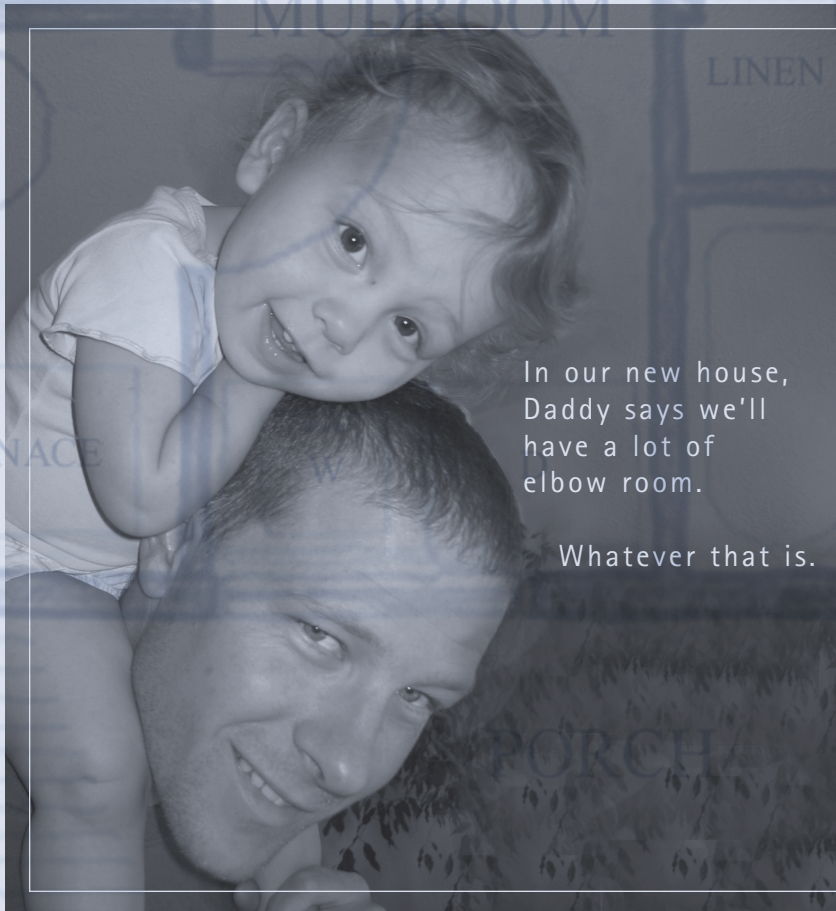
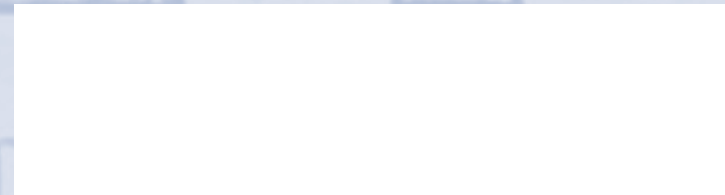
The Home Builder's Newsletter

The Montana Builder is a Quarterly Publication of the Montana Building Industry Association

Third Quarter, 2008

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In our new house,  
Daddy says we'll  
have a lot of  
elbow room.

Whatever that is.

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## Stewart Confirmed as MBIA New Executive Director



The Montana Building Industry Association Board of Directors confirmed the selection of Dustin Stewart as the new Executive Director during the Fall Board of Directors' meeting. The Executive Director position was vacated by the retirement of Byron Roberts.

Stewart has been with the MBIA for the past two years, serving as the Association's Government Affairs Director. He has also served as the Executive Director of the Montana Mining Association and the Montana Business Leadership Council.

"The MBIA is one of the strongest associations in the state and I look forward to continuing that tradition," said Stewart. "It is obvious that I have big shoes to fill, and I will do my best to help

the industry and the Association continue to grow."

Though MBIA has a new Executive Director the goals and the objectives of the Association remain the same. The MBIA will continue to place an emphasis on developing commonsense land use laws, building codes, and building fees. Additionally, the Association will continue to promote the industry, especially during the difficult market that Montana is currently experiencing.

"I have had a chance to get to know the Association and members over the last two years," added Stewart, "I am ready to hit the ground running."

## Make Your Vote Count!

by Richard Smith, President of the MBIA

We are in an increasingly volatile cycle in our nation's history. The stock market is running in all directions and all across our great nation home values have seen more directional changes than most bankers can handle. As most of us have noticed, this is now affecting our economy, our industry and our jobs.

Part of the problem is that folks looking to move to Montana can't sell their homes in other areas of the country. An additional burden is the desire of government officials to create greater land use regulations that raise the price of homes, even those in the entry level. Compounding the problem is our national concern with international terrorism and the ongoing war in the Middle East. Not to mention the taxes needed to pay for all of this. We now find ourselves in what many people consider one of the most important times in our nation's history.

So the question is: Who do we feel has the experience and ability to move our great nation forward and navigate the storm that is upon us? As an old master once said "CHOOSE WISELY". Consider all the effects of the one you select for local, state and national offices; your decisions will determine your future and your children's future.

(continued on pg. 2)

## Byron Roberts Receives the Lifetime Achievement Award

by Bill Pierce, Past President of the MBIA

Many of us had the idea that we would like to present Byron with something special in recognition of all he has done for the association during his tenure as Executive Director of the MBIA. We soon realized that there was not anything we could easily do that would reflect our admiration for this man and his accomplishments.

We meet many people in our travels through life that just seem to occupy a job or a function, but who don't really make much of a difference in what they do or who they touch in their lives. Then there are those people who make a difference in this world. Those individuals are passionate about what they do, along with being energetic, and tireless and building enthusiasm in everyone around them. They do what they say they are going to do, and do it with a smile. They are respectful and mindful of the needs of others and they are seldom critical. They rarely speak or boast of their accomplishments and they have an uncanny ability to make the other person look good by giving those around them credit for an idea or accomplishment even if it really wasn't all that person's own idea.



Left to right: Bill Pierce, Byron Roberts and wife Carla.

(continued on pg. 2)

## In Appreciation to the Members of the MBIA

by Byron Roberts, outgoing Executive Director

I have resigned my position as MBIA Executive Director effective September 30, 2008. As I retire to pursue other opportunities I would like to thank each of the 2300 business members of this amazing association for their membership, support and participation. I leave with regrets since the past eleven years with MBIA have been a tremendously rewarding experience. What a ride!

I would like to sincerely thank the MBIA Board of Directors for their leadership, direction, advice and support.

The Montana Building Industry Association is in good hands. In order to effect a smooth transition, at the MBIA Board Meeting on October 10th, the Executive Committee announced the appointment of Dustin Stewart, MBIA Government Affairs Director as the association's new Executive Director. Dustin brings to the association six years of legislative and administrative experience. He has been Executive Director of the Montana Mining Association and Executive Director of the Montana Business Leadership Council.

MBIA is also blessed with a dedicated staff including Nancy Rae, our highly capable Business Manager to whom I owe my deepest thanks. Nancy's outstanding organizational, financial management and communications skills will assure a positive transition into the future. Nancy possesses an outstanding perception in dealing with people and a remarkable ability to manage the business affairs of this organization.

As we move forward we must be guided by our MBIA mission statement to "support and enhance the vitality of the building industry in Montana, to develop and support pro-housing initiatives, which encourage home ownership, to foster free enterprise and to establish a positive business climate for housing and light construction." It is individual businesses that make up this amazing federation. As an industry of small businesses we must continue to work together as an association to accomplish what we cannot effectively do as individual firms.

The leadership, energy and dedication of people within this association have overwhelmed me. I cherish the great friendships and memories that I will carry with me as I move on. I look forward to continued involvement in this industry and in MBIA and NAHB as a member of the Helena Building Industry Association.

**Don't Forget ...  
to Exercise Your  
Right to Vote!**

Tuesday,  
November 4th



### Make Your Vote Count! *(continued from pg. 1)*

Please remember – If you don't vote you don't have the right to complain about how your government is run. We have a unique opportunity here in Montana. That being, anyone can make a difference. Get a seat at the table. Remember, "If your not at the table your probably on the menu". Our State is not so big that each person gets lost in the shuffle. Each person, if they get involved locally and on a state level, can truly make a difference that you will see each day.

### Roberts Recognized

Byron is the first person in our organization to receive this prestigious award for his outstanding contribution to the association and its members. His commitment, leadership and professionalism have inspired the growth and development of our industry.

*Congratulations Byron!*

### Next Board Meeting



January 29-30, 2009

**Legislative Reception**

Best Western Great Northern Hotel ■ Helena, MT



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## Montana Single Family Housing Starts 2008

County	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total 2008	Total 2007	YTD % Change
Beaverhead	2	1	2	6	5	7	3	5	3				34	82	-58.54%
Big Horn	0	2	1	1	1	2	2	0	2				11	15	-26.67%
Blaine	0	0	2	0	1	0	0	1	0				4	3	33.33%
Broadwater	2	4	8	8	6	3	4	3	2				40	75	-46.67%
Carbon	4	3	5	8	7	11	9	15	13				75	86	-12.79%
Carter	0	0	0	1	0	0	1	0	0				2	7	-71.43%
Cascade	17	5	12	13	2	9	10	17	12				97	109	-11.01%
Great Falls	5	9	15	16	13	7	16	8	10				99	173	-42.77%
Choteau	0	1	0	1	2	1	1	0	1				7	9	-22.22%
Custer	2	1	1	2	3	1	2	0	2				14	15	-6.67%
Daniels	0	1	0	0	1	0	0	0	0				2	3	-33.33%
Dawson	0	0	0	1	1	0	0	1	1				4	6	-33.33%
Deer Lodge	0	0	1	2	1	1	2	4	1				12	26	-53.85%
Fallon	0	1	0	0	0	0	2	1	0				4	3	33.33%
Fergus	4	0	2	3	5	1	3	10	6				34	32	6.25%
Flathead	27	35	38	55	75	57	78	58	54				477	736	-35.19%
Gallatin	20	16	25	34	28	26	27	26	30				232	377	-38.46%
Belgrade	0	0	0	0	0	1	0	0	0				1	39	-97.44%
Bozeman	10	5	20	10	21	15	7	16	6				110	219	-49.77%
Garfield	0	0	0	0	0	1	0	3	0				4	4	0.00%
Glacier	0	1	0	0	1	0	0	0	2				4	4	0.00%
Golden Valley	0	0	0	0	1	0	0	0	1				2	4	-50.00%
Granite	1	0	0	1	2	1	5	3	0				13	35	-62.86%
Hill	1	0	0	2	11	4	0	1	2				21	18	16.67%
Jefferson	3	3	6	6	10	10	6	7	7				58	61	-4.92%
Judith Basin	0	0	0	2	2	1	0	2	0				7	10	-30.00%
Lake	12	13	7	15	17	12	18	13	11				118	168	-29.76%
Lewis & Clark	10	10	20	23	17	14	20	32	10				156	251	-37.85%
Helena	4	4	3	6	4	3	7	4	4				39	91	-57.14%
Liberty	0	0	0	0	0	0	0	0	0				0	0	-
Lincoln	12	10	11	18	23	25	28	26	12				165	197	-16.24%
Madison	8	3	9	12	12	7	8	11	18				88	107	-17.76%
McCone	0	2	0	0	1	0	0	0	1				4	2	100.00%
Meagher	0	1	2	0	0	1	1	2	1				8	10	-20.00%
Mineral	1	6	4	7	16	4	3	2	5				47	33	42.42%
Missoula Cnty.	10	7	14	23	24	14	19	4	10				125	187	-33.16%
Missoula City	3	9	42	14	13	24	32	9	13				159	237	-32.91%
Musselshell	1	2	1	2	0	1	0	5	5				17	17	0.00%
Park	4	6	15	7	10	12	16	11	12				93	117	-20.51%
Petroleum	0	0	0	2	0	0	0	1	0				3	1	200.00%
Phillips	0	0	0	0	0	0	0	1	3				4	4	0.00%
Pondera	2	1	0	1	0	0	1	0	0				5	7	-28.57%
Powder River	0	0	1	0	1	0	0	0	0				2	6	-66.67%
Powell	0	0	1	1	2	1	2	3	3				13	25	-48.00%
Prairie	0	0	0	0	0	0	0	0	0				0	0	-
Ravalli	15	14	14	20	13	18	22	24	20				160	253	-36.76%
Richland	0	1	1	2	1	2	0	1	2				10	9	11.11%
Roosevelt	2	0	0	0	1	1	1	0	0				5	4	25.00%
Rosebud	1	0	0	1	0	4	2	1	1				10	15	-33.33%
Sanders	11	4	7	9	14	13	11	12	6				87	116	-25.00%
Sheridan	0	0	0	0	1	0	0	0	0				1	0	-
Silverbow/Butte	1	3	5	10	7	8	5	5	2				46	55	-16.36%
Stillwater	8	0	12	9	6	9	10	9	6				69	71	-2.82%
Sweetgrass	2	2	2	3	2	1	1	1	2				16	27	-40.74%
Teton	0	1	0	0	1	3	1	2	3				11	16	-31.25%
Toole	1	0	0	0	0	0	0	0	0				1	2	-50.00%
Treasure	0	0	0	0	0	1	0	2	0				3	0	-
Valley	0	2	0	2	0	0	2	2	3				11	13	-15.38%
Wheatland	0	0	0	1	1	0	1	2	0				5	9	-44.44%
Wibaux	0	0	1	0	0	0	0	0	0				1	1	0.00%
Yellowstone	13	16	25	30	20	23	26	18	19				190	191	-0.52%
Billings	15	26	30	28	29	32	19	28	21				228	361	-36.84%
<b>Total</b>	<b>233</b>	<b>231</b>	<b>365</b>	<b>418</b>	<b>435</b>	<b>392</b>	<b>434</b>	<b>412</b>	<b>348</b>				<b>3268</b>	<b>4754</b>	<b>-31.26%</b>

County totals are determined by adding together city and county numbers.

Total does not include new homes built within city limits of Belt, Big Sandy, Broadus, Chester, Chinook, Choteau, Conrad, Cut Bank, Darby, Deer Lodge, East Helena, Forsyth, Fort Benton, Glasgow, Glendive, Hamilton, Harding, Harlem, Havre, Hot Springs, Hysham, Laurel, Lewistown, Libby, Livingston, Malta, Miles City, Pinedale, Plains, Polson, Red Lodge, Ronan, Roundup, St. Ignasius, Shelby, Sidney, Stevensville, Three Forks, Townsend, Troy, West Yellowstone, Wolf Point.