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JULY - AUGUST 2023 Issue Volume 105

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LIBI Newsletter is published monthly by the Long Island Builders Institute, 1757-8 Veterans Memorial Hwy., Islandia, NY 11749. LIBI members may submit articles and photographs of interest to the building and remodeling industries on Long Island, but the editor-in-chief may reject any submission or advertisement.

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Michael Florio

CEO's Report

I hope that everyone is enjoying a fantastic summer that is full of sunshine, laughter, and unforgettable memories.

Our collective commitment to excellence has strengthened our position as New York State's premier home building association, and I am confident that we will continue to surpass expectations and achieve even greater milestones in the future.

As we approach the mid-year mark, I would like to take this opportunity to provide updates on the U.S. housing market, NYS legislative issues, and how Governor Hochul's executive actions on housing represent a positive step towards addressing the Long Island housing crisis.

As informed citizens and respected leaders in our fields, we all understand that a healthy housing market is necessary for a robust and resilient economy. Yet, as demands for adequate housing remain strong, the scarce availability of homes (especially on Long Island) remains bleak. This housing downturn is fueled by a number of factors that continue to push the affordability of housing to a 10-year low. Mortgage rates went from 3% in 2022, to above 6.9% as we head into Fall, adding about \$750 to the cost of a typical mortgage. Building material supply-chain bottlenecks are stifling construction projects, and hindering the ability to develop housing projects. Likewise, the chronic labor shortage is delaying home building and remodeling projects and raising construction costs. However, despite these challenges, we remain optimistic about the future of the housing market, and will continue to work with all available resources to make our vision into a reality.

One of the most pressing issues we face on Long Island is the lack of affordable housing, especially for young families, disabled individuals, and senior citizens. You may have seen a recent series in Newsday that addressed the affordability issues facing Long Island from transportation to food to child care and at the top of the list is housing.

Although the Governor's housing compact did not make it out of the past state legislative session, she recently offered a series of executive orders aimed at

addressing the lack of housing. By offering \$650 million in discretionary funding for the expansion of housing, and working to speed up the process of regulatory and building approvals, Governor Hochul's continued effort to create more housing opportunities represents a strong commitment to remedy the housing crisis head-on. By making housing more affordable statewide, we can spur economic growth, attract employers and jobs to our region, and curb the exodus of young New Yorkers and retirees.

As the summer comes to a close, we are preparing for a busy fall. Many of our local officials across Long Island will be up for election on November 7th. Due to term limits, redistricting and retirements, we are certain to see many new faces in new places. Five towns (Brookhaven, East Hampton, Riverhead, Southampton and Southold) will elect new supervisors. All seats in both the Nassau and Suffolk County Legislatures are up once again, with many new candidates running for the first time. However, the race most people will be following will be between Brookhaven Supervisor Ed Romaine and Dave Calone to succeed term limited Suffolk County Executive Steve Bellone.

LIBI's PAC has sent a questionnaire to all candidates running this fall to find out their positions on issues that are of importance to our industry. We will be conducting additional in person candidate screenings in the fall to determine who we will be supporting. With so much focus on the home building industry and an emphasis across the nation to build more units of housing, it's essential that we support elected officials that share our positions and are willing to work with us to address this critical need.

As an organization that is deeply rooted in the Long Island community for over 80 years, we must continue to be prime examples of how responsible building is conducted in our region. By actively participating in the positive transformation of the housing landscape, while working with allied organizations, industry professionals, community leaders, and elected officials, we will most effectively advocate for our shared interests. Together, I look forward to working with you to thrive in these ever-changing times.



Vincent Calvosa

President's Report

I hope this message finds you all well. As we approach our September General Membership Meeting, I am delighted to announce that September is Associate Appreciation Month, a time dedicated to recognizing and celebrating the invaluable contributions of our esteemed associates.

Our associates play a crucial role in the success of our organization and the growth of the construction industry on Long Island. Their expertise, dedication, and support have been instrumental in advancing our mission and fostering a strong community of builders.

During this month, I urge all members to take the opportunity to express gratitude and appreciation to our associates. Whether it's through a simple

thank-you note, a gesture of kindness, or a warm word of appreciation, let us make sure they know how much we value their partnership.

At our upcoming General Membership Meeting, we will be acknowledging the outstanding efforts of some of our exceptional associates. Additionally, we will be hosting various events and activities to further strengthen the bond between our members and associates.

I encourage all members to actively participate in the events planned for Associate Appreciation Month. Let's come together to build not only exceptional structures but also a spirit of camaraderie and mutual respect within our community.

Thank you for your unwavering support and dedication to the Long Island Builders Institute. I am proud to lead such a remarkable group of professionals, and I look forward to seeing you all at our September General Membership Meeting.



Associate of the Month

Maggio Environmental Services have been LIBI members since 2016 with Anthony taking over the reigns in 2022. Who doesn't know Anthony? He is at every event, joins every committee, has been Membership Co-Chair for the past 3 years and recently volunteered to head up the revamping of the East End Committee. He was elected to the LIBI Board of Directors in 2023 where he holds an Associate board seat. Anthony is also the Secretary of the Associate Council moving his way up the ladder to become Associate Council President in 2025. He supports LIBI not only financially by taking a Premier Corporate Sponsorship for the past few years but also by donating his time, volunteering to help out in any way he can. He actively recruits new members, working to grow the organization. We are truly a stronger organization with Anthony and Maggio Environmental Services as an active member.

Maggio Environmental is focused on collecting and processing your waste at competitive prices, while providing superior service and environmentally sound solutions.

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Membership & Networking Committee Report



Jon Weiss
Chairman

August is almost over and summer is drawing to an end, hopefully everyone has had the opportunity to take some time off, go on vacation, or just relax at a local beach.

Although we didn't have Membership & Networking Committee meetings in July or August, we are still working diligently to bring in and retain members.

We currently have a total of 704 members, 11 pending new members, and more coming in each week. The committee will be reconvening on **Wednesday, September 27th** at 10 AM. As we get back into the



Debbie Davey
Co-Chair

swing of things and people look to become more involved, we are always looking for new volunteers or as we call them "fresh blood" to join the committee and help us continue to grow LIBI and our presence.

We will be having a New Member Orientation Breakfast on October 5th at the Wind Watch in Hauppauge. Our New Member Orientations are an excellent way to educate the new members about what their LIBI membership can do for them as well as give a refresher to some of our seasoned members. Keep watch for that invitation to go out with full details.

See you soon and enjoy the last few weeks of summer!



Anthony Confredo
Co-Chair

WOMEN IN LIBI COMMITTEE



Jen Devito
Chairwoman



Debbie Davey
Co-Chair

As the Women's Committee enters its second year, we thank the LIBI leadership for their enthusiastic support because bridging gender-based gaps and creating an industry culture in which women can thrive is a collective effort.

This month, we thank Marie Martineck of Optimus Painting who shared her career trajectory as well as her personal challenges. Her perseverance and determination contributed not only to her professional success but also to a blissful family life. Thank you to our educational presenter Patti Kielawa of Hanover Bank who enlightened the

group on SBA financing and the smart way to prepare for a business loan application.

Lastly, Lois Fricke, Libi's operational manager, explained LIBI's procedures and how to be considered a candidate on the LIBI ladder. Next, she shared with the group the many LIHBC projects scheduled for July and August which inspired certain members of the Women's Committee to plan several offsite networking and fundraising events throughout the summer which will partially benefit LIHBC, LIBI's charitable arm.

Our next meeting is scheduled for September 15th at 9:45 am at the LIBI office.

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LIBI is pleased to announce the appointment of Gina Farese of Marcor Construction to be Nassau County Consumer Affairs' new Chair of the Nassau County Home Industry Board.



Gina Farese

The purpose of the board is to safeguard and protect homeowners against abuses on the part of home improvement contractors by regulating the home improvement, remodeling and repair business and by licensing persons engaged in such business.

Gina's first order of business is to work with the board on structuring a tiered licensing program for Nassau County Consumer Affairs to ensure license holders in the future and upon renewals are aligned properly with the trade they are working in with the appropriate insurance for that particular trade. This will protect homeowners hiring licensed individuals by allowing for transparency of what trades they claim they can do and align it with the insurances required by the state so that a homeowner cannot be affected by the New York Labor Laws.

Although the New York Labor Law states that a single or two family homeowner is not subject to labor law, there is case law in New York that shows otherwise. Homeowners are still being brought into suits and are being required to defend themselves due to job site related injuries of workers on their property with inadequate insurance.

The lack of transparency if a contractor is carrying the necessary insurance that a certificate of insurance does not clearly show is not properly protecting the New York and especially, Long Island homeowner. Also, the current licensing structure is one uniform license, while specific trades require different levels of insurance. A tiered licensing system would ensure protecting both homeowners and property owners that want to manage their own projects and direct their own work where they ARE directly affected by the scaffold law.

The Nassau County Home Industry Board is always willing to bring on any additional members and support. If anyone is interested in joining this Board within Nassau County, please contact gina@marcorinstalls.com. We would love to have your input and support.



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LIHBC was able to purchase backpacks for kids K-12 and fill them with all the school supplies to have a successful year. From pencils to graphing calculators; our members helped stuff the backpacks!



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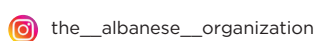
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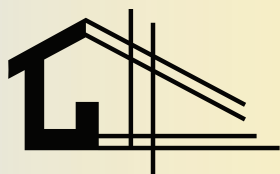
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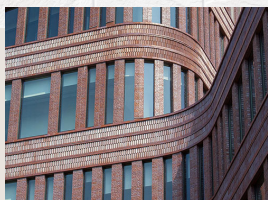
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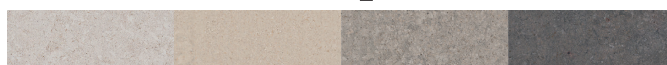
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Golf Outing

Tuesday, Sept. 19, 2023



Baiting Hollow & The Rock Golf Club

Registration: 10:00 AM @ Baiting Hollow

LIBI will provide shuttle service to The Rock from Baiting Hollow

Shotgun: 11:00 AM Softball: 1:30 PM

Cocktail Hour: 5 PM Dinner: 6 PM @ Baiting Hollow

Outing Packages

- ☐ \$600 Individual golfer
- ☐ \$2300 Foursome (includes golf, brunch, cocktails, dinner and tee sign)
- ☐ \$300 Day of Fun (includes brunch, softball, cocktails & dinner)
- ☐ \$200 Cocktails & dinner only

Please indicate if you want:

Baiting Hollow _____ (SOLD OUT)

The Rock _____ (SOLD OUT)

(LIBI reserves the right to assign course based on availability)

☐ Please check here if you want to play softball

Softball

Players: _____

Sponsorship Opportunities

- ☐ \$5000 Diamond (includes foursome, 1 over sized tee sign, brunch, cocktails, dinner, prominent signage, special recognition in program & LIBI newsletter)
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RSVP by August 31. Payment in full due by September 11th.



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General Membership Dinner Meeting

September is Associate Appreciation Month

Wednesday, September 13th @ Villa Lombardi's, Holbrook Cocktails 5:30 PM Dinner & Program
Program

Associate Appreciation Month Recognition
Welcome New Members

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**Badges are available only with advance reservations. Payment due prior to or on the day of the event.
RSVP by Sept. 12, 5:00PM**

#_____ LIBI Members Reservations for Sept.13th, 2023 / General Membership Dinner Meeting / \$125
per person (pre-registration) or **\$130 at the door**

#_____ Non-member reservations \$130 per person (pre-registration) or **\$150 at the door** **Non-members must
pay at time of reservation**

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☞ Reservations Not Cancelled by Noon, Sept. 12th will be responsible for payment.

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RSVP to jen@libi.org by 5:00 PM September 12th

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UPCOMING

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EVENTS



**2
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3**

September 7th

PAC Nine & Dine
3:00 PM Pine Hills CC

General Membership
Dinner Meeting @ Villa
Lombardi's

September 13th

September 19th

Annual Golf & Softball
Outing @ Baiting Hollow &
The Rock

LIHBC Walk A Thon Starting
at Robert Moses Field 5

September 24th

October 11th

Meet the Candidates Night
@ Waters Edge

General Membership &
Annual Meeting @ Verdi's

November 8th

December 13th

Annual Holiday Party/Las
Vegas Night
@ Villa Lombardi's

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