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2026 Inauguration & Swearing in of the 2026 Leadership



**Thursday, February 12th, 5:00pm - 7:00pm
Giancarlo's Sicilian Steakhouse-Centro Room.**

Cocktails & Appetizers will be served.

Thank You Sponsors!

2FindYourHome Professional Photography Services

Alliance Homes-**Silver Sponsor*

Andersen Windows

Block, Longo, LaMarca & Brzezinski, P.C.-** Silver Sponsor*

Budget Blinds

Buffalo Granite and Marble-**Gold Sponsor*

California Closets

Chicago Title-**Silver Sponsor*

Essex Homes of WNY

Forbes Capretto Homes- **Silver Sponsor*

Greenman-Pedersen, Inc.

Hamburg Overhead Door

Home Insulation and Supply, Inc.

Kitchen Advantage

MJ Peterson-Tucker Homes, LLC -**Silver Sponsor*

M P Carol Hardwood National Lumber

Natale Building Corp.

National Fuel Gas - **Silver Sponsor*

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Pella Windows & Doors

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Regency Builders LLC- **Silver Sponsor*

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The Marq Equity Corp. -**Silver Sponsor*

Wilson Environmental Technologies, Inc.

Wm. Schutt & Associates, P.C.

WNY Plumbing Co. Inc

Register Here

Welcome

NEW MEMBER

John Jimenez

NBT Bank

Steven Mendelsohn

NBT Bank

BNBA among others to sign on to The Coalition for Safe & Reliable Energy.

The BNBA has signed on to a Coalition for Safe and Reliable Energy. We are just one of several Associations and Company's that have joined this Coalition. Along with the CLCPA that has a 70% target of renewables by 2030 and 0 admissions by 2040, both of these goals which are unattainable. Several costs have gone up, timelines have lengthened and the resources of making electrification a primary source of energy before those dates is not great timing.



[For the full article click here.](#)



NYSBA News Brief

Governor's 2026 Budget

January 29th News Brief highlights Gov. Kathy Hochul outlining 2026 Budget, Empire Building Awards, and update on NY & NJ Energy.

2026 is the year of many changes. Click below to find out what will effect you in the home building industry.

[NYSBA NEWS BRIEF January 29th](#)



BEING A MEMBER MEANS: This is a great opportunity to spread the word about the tireless work that the **BNBA** (Buffalo Niagara Builders Association), **NYSBA** (New York State Builders Association) and **NAHB** (National Association of Home Builders) do for our members. Not only is this a great way to network within the home building community, but a great reason to get involved in the everyday issues that face the industry.

Wetlands, Sprinkler mandates, local Town and Village laws including moratoriums, and the biggest one is the Gas Ban, just to name a few.

Membership Application - <https://form.jotform.com/82334039574156>

The BNBA strives to serve its members and is only as strong with the support of this collective effort.



Government Affairs Corner

Topics Discussed

Local

- o A few towns were discussed briefly:
- * Clarence-Ken has a call into Clarence regarding proposed changes. He will report back.
- * Orchard Park-Supervisor Liberti is looking to work with the Association-BUILDER Members in making applications and home building in the town smoother. Lot coverage and percentages was just one of several issues that were brought up to his attention.

State and National

- o Gas Ban is at a pause. Phil had a zoom call with Assemblywomen Woerner regarding the Grandfather Bill, Gas Ban and other issues. It was an informative call. He will keep us updated on this. Also, before the new bill is approved, Phil has been granted a preview before it is passed.
- o Recently there was a fundraiser for Assemblymen Bologna that the BNBA supported. In addition to that there was a luncheon that Phil and Mark Longo were involved in for Senator Langworthy on 12/30. That was well attended.
- o Senator Cooney took over the responsibilities of the Chairman for the Committee of Transportation. This position was held by Senator Kennedy previously.

New Business

- o Nothing to Report

Old Business

- o A goal this year for this committee is to check with the membership to see what issues are important to them and address what we can. A survey will be put together and sent out to the membership. The topics will be geared to local issues. Town Communications, ECWA Issues or concerns, PIP Fees in Towns, Time frames between applications and approval for building and other.

Next Meeting - The next meeting will be on Monday, February 9th at 11:30am via Zoom. If you would like to be on the call, email me and I will send you the link.
jennifer@conexbuff.com

ADVERTISE
HERE



******SALE RATES-SAVE NOW ON ADVERTISING******

The ads will be put on the website and/or the newsletter starting February 1st, 2026 and will expire December 31, 2026.

Option 1--The **website** is \$250 **WAS \$300** includes all pages including the front page.

Option 2--The **newsletter** is \$680, **WAS \$780** which is emailed to all the members monthly, also gets posted on Facebook, Instagram, LinkedIn, and Website.

Option 3—Both **website** and **newsletter** are \$900 **WAS \$1000**.

Click here to advertise!

Payment must be received before the ad is put on the website or newsletter.

NOTE: After 2/15 any ads that are currently on the website or newsletter will be taken off if not paid for.



**NYSBA-New York State Builders Association Named
2025 Top Trade Associations**

If you would like to receive updates on Albany about Acts, rulings or laws, general information and/or the NYSBA News Brief from NYSBA: [NYSBA Emails](#)

Website-<https://www.nysba.com/member-benefits>

Once you are on the website you have access to Government relations, advocacy for our local area/state, member insurance, member rebates for several home building products.

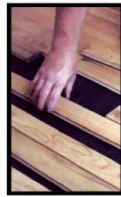
[NAHB-National Association of Home Builders](#)

Create an account for NAHB. [Register | NAHB](#)

Once you are on their site you have access to benefits, advocacy, communications, blogs, economic news, video updates, education, discounts, newsletters, Issues of Pro Builder & Pro Remodeler Magazines plus much more.

Sign up for NAHB Blog- <https://www.nahb.org/blog>

Sign up for additional newsletters like-Eye on Economy, Green Intersects eNews, Student Chapter Update, Weekly Education Update. [Subscriptions](#)



M P CARROLL HARDWOOD National Lumber

Now Booking For March, April, May

How it works

- 1 Sponsor(You)
- 2 Pick a month
- 3 Pick a Thursday

These are cash bar gatherings.
No need to RSVP, just stop in!

It is posted on social media,
emails and monthly newsletter.

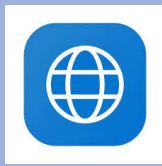
Contact
Jennifer@conexbuff.com



STAY INFORMED

2026 Event Schedule

[2026 BNBA Inauguration](#)



Date-Thurs., February 12, 2026
Place-Giancarlo's Sicilian
Steakhouse-Centro Club Room
5:00-7:00pm

Thirsty Thursday

Date- TBD

Place-TBD

Sponsor- TBD



Before Bahman Baviford passed, he expressed his passion to give back in the gift of blood or platelet donation. There is a shortage in availability of blood and platelets, your donation could be life saving. All the donations do stay in house at Roswell Park Cancer Center. In honoring Bahman's request & in conjunction with Roswell Park Cancer Center please donate.
Donors can also call 716-845-8275.



WHY DONATE AT THE Donor Center at Roswell Park

Blood products are needed for

- Replacing platelets lost through certain cancers or cancer treatment
- Patients with anemia as a result of cancer or treatment
- Patients with blood loss during surgery

Why donate at the Donor Center at Roswell Park

- 1 All donations stay within Roswell Park to help our patients.
- 2 Donations made at the Donor Center can be directed to a patient at Roswell.
- 3 Roswell transfuses more than 17,000 blood products each year.
- 4 These vital life-saving blood components cannot be manufactured or substituted.
- 5 Cancer patients are one of the largest recipients of blood products.
- 6 We have experienced staff who will ensure you donate in comfort.

Below are links to do this. Please think of donating either blood, platelets or a monetary donation in Bahman Baviford's memory. To ensure this drive is a success, please feel free to share this email with coworkers, sub-contractors, family and friends.

Donors can also call 716-845-8275.

*Monetary Donation is tax deductible.

General Information [Click Here](#)
Schedule Blood/Platelets [Click Here](#)

AWARD WINNING IMPACT STUDY VIDEO



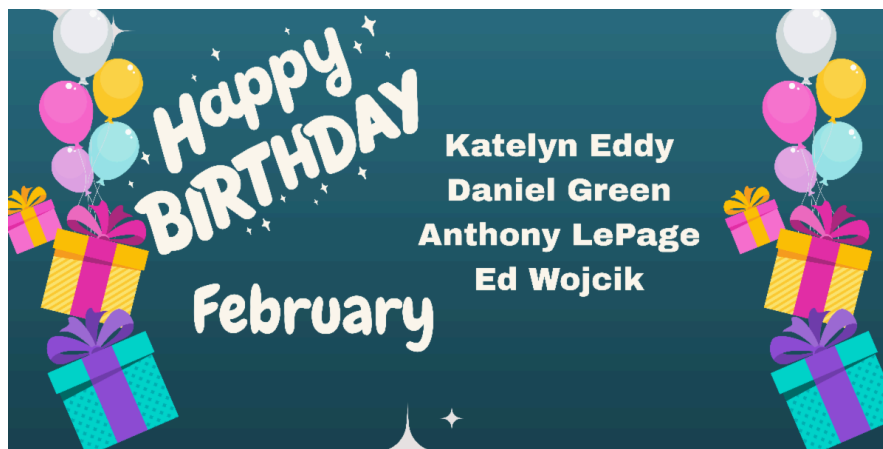
VIDEO WINS AN AWARD: This video won Best Learning Video from the Brandon Hall Group. Bullettproof, a GLI Company paired with Elliott did an amazing job incorporating what the BNBA wanted to regarding Home building in this area.

Dr. Elliot Eisenberg, PH.D, Expert Economist explains the importance of the home building industry in our area. The BNBA and the National Association of Home Builders have studied the Metro Buffalo area and Dr. Eisenberg reports on the results in the short video. **Impact Study Video.** This is the recording of the interview with Elliot at the VIP Builder Presentation Event. This was through zoom from Florida.



Special THANK YOU to our sponsors:

MP Caroll Hardwood, B & L Wholesale, 84 Lumber, B & D Concrete, Marrano Homes, Essex Homes of WNY, Forbes Capretto Homes, MJ Peterson/Tucker Homes, Natale Builders, Alliance Homes, and David Homes. Also, NAHB, NYSBA, and Bullettproof, a GLI Company.



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IF YOU USE ANY OF OUR
**PARTICIPATING
MANUFACTURERS**

THE AVERAGE REBATE PER
BUILDER/REMODELER COMPANY WHO
PARTICIPATED IN 2024 WAS:

\$1,650.24

- 1 Register
- 2 Submit a Rebate Claim
- 3 Receive a Rebate Check

PARTICIPATING MANUFACTURERS



Contact Us:



Building Permits for New Residential Single-Family Construction

****In lieu of non-current reports-click [Building Permit Database](#) to visit the website ****

2026 permits have not been posted yet as of 1/28/26

January 2025 YTD

- Amherst 2
- Buffalo 2
- Cheektowaga 0
- Clarence 1
- Grand Island 6
- Hamburg 4
- Lancaster 2
- Orchard Park 3
- West Seneca 1

Total Units 21

January 2026 YTD

- Amherst
- Buffalo
- Cheektowaga
- Clarence
- Grand Island
- Hamburg
- Lancaster
- Orchard Park
- West Seneca

Total Units



JOIN THE BNBA

3 IN 1 MEMBERSHIP
BNBA-Local, NYSBA-State, NAHB-National

BNBA
We Lobby for You:
Electrification, Wetlands, Town Codes
Workers Compensation
Networking
Sponsorships
Annual Golf Outing

NYSBA
16 Local Affiliates
Voice in Albany Founded 1951
Stormwater Training
Scholarships

NAHB
140,000 Members
Discounts from:
Geico, Sam's Club, UPS, Ring, Indeed, GMC, Lowes
Pro, AVIS, Budget, Farmer's Ins., Nissan, Ram, Best
Buy, much more!

2026 President
Philip Nanula

Officers
Vice President-Mark Longo
Treasure-Jeff Naab
Secretary-Frankie Sardina
Presidential Advisor-Mark Lotterer
Immediate Past Pres. -Andrew Romanowski

MEMBERSHIP LEVELS
Builder
Institutional
Associate
Affiliate

CONTACT-Jennifer Dougherty
jennifer@conexbuff.com
716-874-3435
2660 William St. Cheektowaga, NY 14227

Membership Application

2026 Leadership

President - Philip Nanula
Vice President - Mark Longo

Secretary - Frankie Sardina
Treasurer - Jeff Naab
Presidential Advisor - Mark Lotterer
Immediate Past President - Andrew Romanowski
Executive Officer - Joseph Benedict

Any questions on this newsletter or more information on any topic, please reach out to Jennifer Dougherty at jennifer@conexbuff.com.

Buffalo Niagara Builders Association | 2660 William Street | Cheektowaga, NY 14227 US

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