



## 19<sup>th</sup> Annual Utah Building Industry Conference Friday, October 4, 2024 Dixie Technical College

**Morning Keynote Speaker** – Colorado River Authority Utah representative; Zach Renstrom, Washington County Water Conservancy District; Stacy Young, SUHBA Government Affairs Director, as moderator.

**Title** – *Liquid Lifelines: Navigating Water Challenges on the Colorado River*

Colorado River Authority Utah representative, Amy I. Haas will discuss water, and the Colorado River followed by a Q&A Panel.



**Bio – Amy I. Haas** has been named the Colorado River Authority of Utah’s (CRAU) first Executive Director. A longtime Colorado River veteran with 20 years of water management experience, Haas has held multiple positions specific to the Colorado River Basin. Most recently serving as Executive Director and Secretary of the Upper Colorado River Commission (UCRC), Haas became the first woman to do so in the organization’s 73-year history. In this capacity, she saw that the Commission fulfilled its statutory responsibilities under the 1948 Upper Colorado River Basin Compact, while supporting the water entitlements and obligations of the four Upper Division States (Colorado, New Mexico, Utah and Wyoming) under the 1922 Colorado River Compact. Haas also participated in negotiating and drafting the Upper Basin Drought Contingency Plan and related federal authorizing legislation. She represented the Upper Colorado River Basin on the U.S. delegation that drafted and is currently implementing a 2017 binational agreement (Minute 323) between the United States and Mexico for use of Colorado River water under the 1944 Mexican Water Treaty. While at UCRC, Haas was also responsible for monitoring the implementation of the 2007 Colorado River Interim Guidelines for Lower Basin Shortages and the Coordinated Operations for Lakes Powell and Mead (2007 Interim Guidelines). She served as the liaison between the Upper Division States and Reclamation for the States’ use of Upper Colorado River Basin Fund hydropower revenues. Additionally, Haas oversaw both the Upper Basin Consumptive Use Study to investigate potential adoption by the Commission of a uniform methodology for calculating Upper Basin consumptive uses, as well as updates to Upper Basin depletion demand schedules at regular intervals. Prior to joining UCRC staff, Haas was New Mexico’s Upper Colorado River Commissioner and its Colorado River Basin States Representative from 2015-2017. She held these positions while working for the New Mexico Interstate Stream Commission as both Acting Director (2014-15) and General Counsel (2009-17). Named the 2017 Lawyer of the Year by the natural resources, energy and environment section of the New Mexico State Bar, Haas began her law career in New Mexico as an attorney in private practice, concentrating on water and land use law. A native of Northern California, Haas received a bachelor’s degree from the University of California, Davis and a Juris Doctor from the University of New Mexico. When she’s not working, Haas can be found trail running, hiking or doting on her two sons, the youngest of whom will be a freshman at the University of Utah in the fall of 2021.



**Bio - Zach Renstrom** is the general manager for the Washington County Water Conservancy District. In this capacity, he oversees all operational and financial activities for the district and its employees. Prior to joining the district in 2019, Renstrom served as a Washington County Commissioner, attorney and principal owner at a local engineering firm. He has more than 20 years of experience as an attorney and licensed professional and structural engineer. Renstrom has specialized in complex litigation on large infrastructure projects and intellectual property rights as an attorney; developed master plans, oversaw projects for the Utah Department of Transportation and served as an expert witness as an engineer; and assisted in leading the county during massive growth while lowering the property tax rate as a county commissioner. His background gives him insight into the complexities of water treatment and engineering systems, as well as the legal realm of government, contracts, water law and legislation. He is a member of the Utah and Nevada state bars and has served on the following boards: Washington County Flood Control Authority, American Public Works Association, Dixie Transportation Executive Council, Colorado River Water Users Association, St George Area Economic Development Council, National Water Resources

Association, Utah Water Finance Agency, Utah Office of Tourism Development and the Tuacahn Center for the Arts. Renstrom is a graduate of the University of Utah and Washburn Law School.

**Afternoon Keynote Speaker** – Darren Prince, SoUtah Economic Alliance; Macrae Heppler, Eagle Gate Title St George; and Stacy Young, SUHBA Government Affairs Director

**Title - Forecast for the Future**

We all wish we could look in a crystal ball and see the future clearly, but that isn't possible. However, our speakers will give us a glimpse of what they see coming that will affect our community from an economic standpoint, future business and development, and government affairs that drive the future of the building industry.



**Bio – Darren Prince** grew up in the Hurricane Valley, where he discovered a love for sports and the outdoors. As a kid, he helped the family business that contracted artificially inseminating turkeys, which taught him hard work and the desire to aim higher—something that later fueled his wrestling passion. Darren coached and fundraised for wrestling and led Hurricane High's Booster Club from 2016 to 2022. He served as an X-ray technician in the US Army Reserve during Operation Desert Storm and went on a mission to Quezon City, Philippines. Darren graduated from Dixie State University with a degree in Communications. He married Angie in 1994, and they raised six kids between Camp Verde, Arizona, and the Hurricane Valley. Darren is a true entrepreneur, starting businesses in treatment centers and land development. He's served on the board of NATSAP and is currently on the board for Techie For Life. He's also the Executive Director of the SoUtah Economic Alliance and a La Verkin City Council member. In his downtime, Darren loves hanging with his family, exploring the outdoors, and traveling. With his wide-ranging experiences and entrepreneurial drive, Darren is a great addition to the Economic Development family here in Southern Utah.



**Bio - Macrae Heppler** was born and raised here in the heart of St. George and loves everything about Southern Utah. He has an independent soul with a background in sales that led him to want to live a life of entrepreneurship. He co-founded Eagle Gate Title St. George in 2015 and has gained experience in all things real estate in his 7+ years in the business. This has also led to his passion for the economic development of the area and is involved in the business community in many ways. Outside of work he loves to spend time with his wife Chan, daughter Coco, and 2 dogs Scottie & Rosie. He also loves to travel and be involved with just about anything sports related. One of his favorite things about Southern Utah is being able to play golf, pickle ball, ride his mountain bike, and do other activities year-round.



**Bio - Stacy Young** has been a developer and land use attorney for the past 20 years. In that time, he has directed the creation of thousands of homesites and related commercial and civic uses in Washington County. He is also the Government Affairs Director for the Southern Utah Home Builders Association. Stacy has postsecondary degrees from the University of Utah (BA) and Washington University in St. Louis (JD, MBA).

**Breakout Sessions – 8 Classes**

**Instructor** – Ken Adams

**Title - Energy Efficiency and Energy Code Updates for 2024**

Know the Significant Changes to the Residential Energy Code

- Review the important changes to the Residential Energy Code that went into effect on July 1st of this year. Any permits pulled after this date must comply with the new regulations.
- Examine the current energy code with specific focus on Utah state amendments. Certain adopted codes may be relevant for Northern Utah and are likely to impact Southern Utah.
- Explore innovative, cost-effective products available on the market that can significantly enhance the energy efficiency of both new and existing buildings.
- Additionally, learn about products that do not offer a good return on investment.



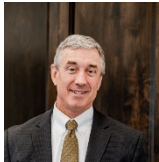
**Bio - Ken Adams** has been in the construction industry for the past 25+ years. He worked for Mountain Fuel (Questar Gas now Enbridge ) while earning his construction management degree at Utah Valley University. In 2001 he moved to South Carolina and worked on single and multi-family housing developments in Land Development and Production. In 2006 Paul Magleby convinced him to move back to Utah as a Division Manager at Magleby Construction, where he obtained his B100 license. He has been heavily involved in the NAHB and served on the Board of Directors at the SLHBA and National Green Committee. He finished up his MBA at the University of Utah in 2011 and left Magleby Construction in 2013. Since then, he has been teaching in the Construction Technologies Department at UVU and teaching Pre-licensing and continuing education classes for contractors.

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**Instructor** – Robert Jensen, RJLaw, PC

**Title – Construction Contracts, You Write the Law (Construction Standards & Building Code)**

In this class we will review your construction contract and help you build a better one. We will consider the IRC/IBC code standards, industry standards, and the standards enforceable at court. You will develop a better idea of the required construction standards and contract provisions that will help you be a better builder and run a better business.



**Bio - Robert Jensen** was raised in Southern Utah, worked in his family’s construction business, and put himself through undergraduate and law school pouring concrete. He has developed a reputable construction, business, and real estate law practice, customizing contracts, negotiating transactions, and successfully prosecuting contracts, liens, bonds, and other claims. Robert lectures regularly and works with businesses from formation through complex transactions and litigation. Robert has been recognized several times as one of “Utah’s Legal Elite,” in the areas of Construction, Contracts, and Real Estate.

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**Instructor** – Chad Harward, Predictive Edge Consulting

**Title – 6 Keys to Surviving and Thriving in 2024/2025**

The construction industry is at a crossroads. With 80% of builders at risk of going bankrupt in the next five years and many struggling to reach double-digit net profit margins, there’s a pressing need for actionable business insights.

In this class you will learn:

- The critical business pieces to sustain and grow profit in any economy
- The common business pitfalls that create time and money leakage.
- Your roadmap to the life and business you want.
- A measurable tool to close your business gaps.



**Bio – Chad Harward** holds a Bachelor of Science degree in both Marketing and Business Administration and is the Founder and CEO of Predictive Edge Consulting. He brings extensive expertise in business organization, strategic financial management, and innovative marketing. His wide-ranging professional expertise spans numerous business dimensions, including comprehensive business organization, detail-oriented planning, structure implementation, result-driven sales, and more. These competencies have been honed and refined through years

of hands-on experience and continuous learning. With over 25 years in construction industry analysis, Chad’s insights drive profitable transformations. He has worked with hundreds of contractors, providing invaluable guidance in establishing best practices that enhance efficiency, productivity, and profitability. His strategic approach addresses the unique challenges home builders and contractors face in today's competitive market. Throughout his career, Chad has held the role of Marketing Director for multiple billion-dollar corporations. In these positions, his performance and innovative strategies earned him several high-performance awards, solidifying his reputation as a leader in the field of business development and marketing. In addition to his

business expertise, Chad is a highly sought-after speaker, known for his engaging presentations tailored to contractors. He delivers actionable strategies that empower home builders and contractors to streamline operations and achieve growth. His presentations educate and inspire, blending practical advice with motivational guidance. Chad's deep industry knowledge and proven methodologies make him a trusted advisor, helping businesses scale while navigating the complexities of the construction market. His insights consistently lead to measurable improvements in both short-term gains and long-term success.

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**Instructor** – Jordan Cullimore, Lead Attorney in the Office of Property Rights Ombudsman

**Title** – **Getting approved: How the Utah Property Rights Ombudsman Can Help**

A discussion with the Property Rights Ombudsman. The Ombudsman's Office can help settle disagreements property owners have with the government through education, mediation, advisory opinions and other means. Learn about the service the Office provides to homebuilders and developers. The Ombudsman will also share tools and resources for how to approach common legal issues in land use, such as exactions, conditional use permits, etc., and will answer questions about the issues you're dealing with.



**Bio** – **Jordan Cullimore** is the Lead Attorney in the Office of Property Rights Ombudsman, an independent, neutral state agency that helps property owners resolve property rights disputes with the government and provides training about property rights issues. Prior to his appointment as Lead Attorney in 2019, Jordan served as a Staff Attorney in the Office. He has been with the Ombudsman's Office since 2015.

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**Instructor** – Hank Tolman, AccenaGroup

**Title** – **2024 Utah Stormwater Construction General Permit (CGP): Updates and Changes Effective July 1, 2024**

What is the CGP?

- What is covered under the permit?
- Why was a new permit issued?
- How does this affect builders and contractors?



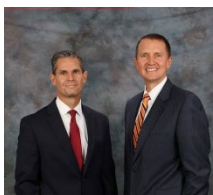
**Bio** – **Hank Tolman** is the President and Owner of AccenaGroup, a company that has served Utah and surrounding states as stormwater plans and consulting experts since 2007. Hank's industry certifications include QSWPPP, Utah RSI, CISEC, and CPESC. He has presented several times at APWA conferences, CASQA, Stormcon, and other industry conferences. Hank has consulted on EPA and Utah State consent decrees and regularly guest lectured for construction management classes at BYU and UVU.

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**Instructor** – Nathan Fisher & Dave Hunter, Fisher & Hunter, LLC

**Title** – **Risk is Just an Expensive Substitute for Information**

In this class we will discuss contract provisions and procedures to move you up on the priority list for payment when the market slows, and the money tightens.



**Bio** – **Nathan K. Fisher** has been practicing law in Southern Utah since 1997. He concentrates his practice in the areas of construction law, commercial real estate, and real estate development. Nathan received a bachelor's degree in business management from Brigham Young University. He received his Juris Doctor degree from the J. Reuben Clark Law School, where he graduated Cum Laude in the top twenty percent of his class. He began his legal career with a small litigation firm in Provo, Utah, where he developed a civil litigation practice. Nathan is admitted to the United States District Court, District of Utah, and District of Nevada. He is currently a Judge Pro Tempore in the Fifth Judicial District, Small Claims Court in St. George, Utah. Nathan has

also acted as a mediator and arbitrator in several matters. Mr. Fisher is a member of the Utah State Bar, the Southern Utah Bar Association, and the State Bar of Nevada. He is also a member of the Board of Directors of the Southern Utah Home Builders Association where he presents seminars that include Utah and Nevada mechanics lien laws and collecting unpaid services.

**Bio – David Hunter’s** practice primarily focuses on commercial litigation, real estate development and business formation and growth. His commercial litigation practice includes construction defect defense, construction law, mechanic’s liens, contract litigation, collections law, and boundary disputes. His real estate development practice includes purchase and sale transactions, CC&R’s, foreclosures and restructuring, lease agreements, and development agreements. His business growth and development work include business entity formation and exit strategies, general counsel services, drafting contracts, employment agreements and other business support. Prior to law school, David worked for a construction supplier, sold real estate and was a real estate appraiser. David attended Southern Utah University earning a degree in business management with an emphasis in accounting. David graduated from California Western School of Law in 2003 and has been practicing in St. George since 2004.

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**Instructor – Brad Simons, Magleby Construction**

**Title - *The Power of Strategic Planning***

Too often we all get caught in the flow of life and we move along without real direction, without knowing where we are and where we’d like to go. More importantly, what are the steps to guide the journey. Join us for a discussion on more than goals or plans. Learn to think strategically beginning with your Passion, Vision, Mission and Values, understand how to plan, execute, celebrate and pivot when necessary. At the end of our time together you will have the tools to either start planning or improve your planning process.



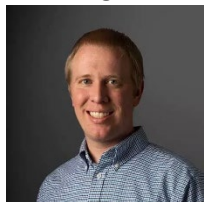
**Bio – J. Bradley Simons** grew up working for his father in the construction industry. For 17 years, Brad worked for Woodside Homes, a regional production home builder, rising to become the Utah Division President. Brad and his brother purchased the family business and ran it successfully until 2008 building semi-custom homes in Utah. Brad joined Magleby Construction, a high-end custom home builder, in 2011 as the Chief Financial Officer. Over the next 7 years Magleby grew in revenues, expanding to Idaho, Montana, and Mexico. Brad is a part owner of several Magleby affiliated companies and is currently leading several of these companies including a Professional Service Company in the Dominican Republic. Brad continues his work in Custom Building with Magleby as President of Magleby Sun Valley. Brad is a frequent speaker at IBS in general and central sessions. Brad is a Sr. Life Delegate of NAHB and retired from the NAHB Board after 26 years in January of 2024. Brad received his BA in History from the University of Utah, his MBA from Westminster College and is continuing his education seeking a Doctorate in Business Administration and Leadership.

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**Instructor – Joshua Maxwell, Beehive Insurance**

**Title - *Safety Sucks: Unpacking the Frustrations and Benefits of Safety***

In this interactive course, we’ll dive into why safety often feels like a necessary evil rather than a true benefit. You’ll uncover the top 10 insurance claim types that contractors face and see how your business stacks up against industry benchmarks. We’ll also break down the essentials of a robust safety plan and reveal why investing in safety can be a game-changer for your business’s success and profitability.



**Bio – Joshua Maxwell** is a native to Southern Utah and is excited to continue working in the area. He savors his free time hiking, camping, and working on home improvement projects. Josh enjoys working with local businesses to minimize and mitigate risk through insurance and process improvement. In 2019, he obtained a Master of Business Administration degree from Southern Utah University and believes in the importance of education. He continues to learn and gain knowledge as he pursues national insurance certifications. He has worked in a

variety of accounting, quality improvement, and risk management positions prior to joining the insurance industry. These skills have helped him understand the unique needs of local businesses and help them improve their risk management procedures. Josh currently specializes in property and casualty insurance and would be happy to discuss your company's needs in person.