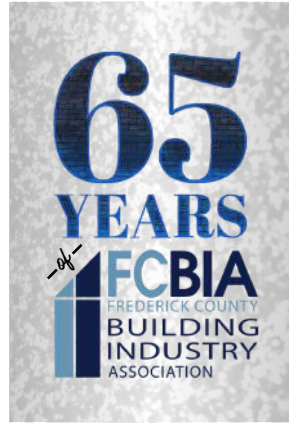


Builder



Bulletin



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65 Years of Building Communities

Looking Back on the Founders Luncheon

On September 10th, the Frederick County Building Industry Association held a 65th anniversary celebration at Ceresville Mansion, paying homage to the members and staff that established the foundation for what FCBIA has grown into today. Special guests in attendance included Regional Director of Senator Chris Van Hollen's Western Maryland Office

Nan Sheridan-Mann, Frederick County Executive Jessica Fitzwater, and City of Frederick Mayor Michael O'Connor, whom all provided formal citations for the occasion. There also were special guests in attendance who accepted recognition on behalf of the FCBIA's founding members and companies: Marvin Ausherman on behalf of

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 203-B West Patrick Street
 Frederick, MD 21701

Danielle Adams, *Executive Officer*
danielle@frederickbuilders.org



Ernie Ausherman and Ausherman Properties, Jeff Cregger on behalf of Lou Martz and Frederick Brick Works, and Dave Scheib on behalf of John Morgan and Potomac Edison Co. Some of the FCBIA's past presidents were also honored for their time and dedication to the Association: Nick Wade (2024), Mike Pilch (2022-2023), Jason Wiley (2021), Tracie Clabaugh (2019-2020), Jerry Connelly (2017), Thomas Hyde, Jr. (2013-2014), Steve Odor (2002), Mark Lancaster (1997, 2005 & 2018), and Marvin Ausherman (1978 & 1990).

The Founders Luncheon would not have been possible without our generous sponsors: Rodgers Consulting, Inc., Elm Street Development, ADTEK Engineers, Presidential Bank Mortgage, and Housing Frederick. We would also like to thank Acacia Bowens of AK's GraFix & Photo for preserving the memories of this celebration with her photography.



Remembering Bev Shelton

In August 2024, we experienced a great loss to the building industry community. Bev Shelton served for many years as the FCBIA's Executive Officer.

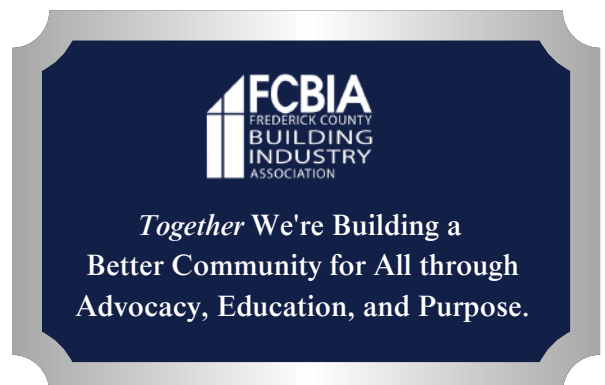
Bev was highly lauded for her work, notably voted as our first Member of the Month in the early 1980s and the NAHB's Remodelers Council Executive Officer of the Year in 1997. She was also deeply involved in many philanthropic efforts such as working with Habitat for Humanity and serving the boards for Interfaith Housing of Western Maryland and Advocates for the Homeless. Bev's spirit, tenacity, and dedication to the Association will always be an inspiration to our members and staff.



The Celebration Continues

Please join the FCBIA in honoring J. Maurice "Bo" Carlisle for over 50 years of service to the Builders Association at our Holiday Luncheon & Installation of 2025 Board of Directors & Officers on December 3rd at Ceresville Mansion from 11:30 a.m. to 2:00 p.m. Eat, drink, and be merry with fellow FCBIA members and celebrate outgoing Board of Directors while ushering in 2025 leadership. Please [visit our website](#) or turn to **page 12** to register.

We hope to see you there!



A Summer to Remember

A Crab Feast & 48th Annual Golf Classic Recap

Having A Crab-tastic Time

On July 10th, we had our Annual Crab Feast at the Buckeystown Pub! Once again, we were absolutely blown away by how quickly we filled up seats this year! With the \$400 pot winner, Blue-Collar Project, from the 50/50 raffle, all-you-can-eat crabs, and more, this was a summer essential that we loved having for our members.

This was also the second Crab Feast where we sold commemorative t-shirts for sale, and we look forward to upholding this new tradition next year. We are hoping to provide more sponsorship opportunities for our members in 2025, including Crab Feast merchandise such as t-shirts, coasters, and crab mallets. Email Executive Officer Danielle Adams at Danielle@FrederickBuilders.org if you are interested in showcasing your company to over 150 building industry professionals!



A Hole-In-One

On August 8th, we held our 48th Annual Golf Classic at Maryland National Golf Club sponsored by Guardian Protection! We hope attendees enjoyed our complete program of special events and networking with building industry colleagues and peers. The rain did not stop our members from having a good time - no ifs, ands, or putts about it!

We would like to give a special shout-out to ADI Construction of Virginia LLC, who started everyone's day off the right way with delicious breakfast sandwiches. We would also like to thank McNees Wallace & Nurick LLC for providing golfers with lunch after a long day of golfing fun! We greatly appreciate the support from our generous sponsors who help make this event possible each year!

Thank you to our 2024 volunteers for their time and involvement: Cindy Stevens of Triple Crown Construction, Jeanne Schenk of Perry Moving & Storage, Linette Harley of the Department of Housing and Community Development, Pamela Okumura Luby of Servpro of Frederick County, and the dynamic trio from First United Bank & Trust -- Logan McKoy, Ryan Conner, and Zavian Johnson!



Thank you to all of our sponsors!











































President's Letter

Nick Wade, 2024 FCBIA President

Hey Fellow FCBIA Members – It's Membership Drive Season!

I don't know about you, but whenever I hear membership drive, I think, "Ugh, I don't want to push things on my colleague and business relationships." Then I think, "Wow, FCBIA has been around for 65 years and can only be sustained through growth and adapting to the ever-changing building industry. So, let's take a step back for a moment and really think about what FCBIA offers and how we can pitch it to future members."

FCBIA is the largest county-focused HBA in Maryland comprised of businesses and organizations of all sizes. In keeping lockstep with the National Association of Home Builders (NAHB) and the Maryland Building Industry Association (MBIA), we strive to protect the American Dream of housing opportunities for all while working to achieve professional success for our members who build communities, create jobs, and strengthen our economy.

Understanding our mission, here are a variety of benefits to joining FCBIA:

- We work with local and state policymakers to create a regulatory environment that supports a vibrant and affordable housing market.
- We publish weekly industry update e-newsletters and quarterly bulletins so that members can stay on top of both association and regulatory activities.
- Our partnerships with MBIA & NAHB offer education and certification programs to help expand our members' professional expertise.
- We showcase the latest in housing technology and trends, and we facilitate direct consumer outreach opportunities through our annual Frederick Home & Garde Expo.
- Our councils and committees give members ways to hone skills, create long-lasting relationships, and shape the industry's future.
- We host several events during the year where members can swap ideas, grow their networks, and build relationships.
- We recognize "gold standard" projects, people, and services through our Awards of Excellence program.

Members, it's time to share your story – Why are you a member of FCBIA? How has FCBIA impacted your business or career? Let's work together to ensure our industry has representation 65 years from now. You got this!

Thank you for your support in growing our flourishing association!

Nick Wade



Learn more!



Help build our foundation.

Earn rewards as you build the FCBIA's network!

September 1-November 30, 2024



Each tier awards you additional credits toward any of the listed prizes!



Concrete

1-2 Members

\$50-100



Lumber

3-4 Members

\$150-200



Steel

5+ Members

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All participants will be featured in the next Builder Bulletin!

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Executive Officer Update

Danielle Adams, FCBIA Executive Officer

October's General Membership Meeting involved a panel presentation on dry utility that gave members a chance to connect with experts: Matt Sandy with ThompsonGas, Jason Hileman with Potomac Edison, Mike Rathmanner with Washington Gas, and Ryan Watson with Comcast. Dane Durinzi with Rodgers Consulting facilitated, providing a variety of questions that are relevant to our industry. It is critical for our developers and builders to share their "back of the napkin" plans so that they can provide the support and predictability of completing a project on time. As Maryland continues to be the most progressive state in our nation on electrification mandates, feedback from this panel sheds light on the practical timeline of implementation.

Dry utility and electrification are just some of the topics that FCBIA is working on for you by advocating at the local, state, and national levels. Beginning in December 2024, the FCBIA Adams' Advocate Report will drop in your inbox. Top issues that we are engaging in on your behalf will be at your fingertips! If you wish to weigh in by taking surveys, joining a working group, or simply getting a brief, you will be able to see how we are tackling matters that are important to the building industry.



FCBIA | ADVOCACY AT THE LOCAL LEVEL

Local Legislation for 2024

FCBIA worked tirelessly on Frederick County (FC) Council Bill 24-12, "Establishment of a Temporary Residential Growth Moratorium Ordinance"¹ to engage YOU, our members — builders, skilled trades, lenders, affordable housing advocates, nonprofits, developers, and more — in addition to NAHB and MBIA to write letters and give testimony on the unintended consequences of this bill. Thanks to our collective effort, Bill 24-12 did NOT pass with a vote of 5-1. FC Council introduced Bill 24-18 restrictions on the MPDU Payment in Lieu Option.² Our testimony and work with elected officials moved this bill to Fall 2025 so that an assessment of the housing needs in Frederick County can be considered.

MBIA | ADVOCACY AT THE STATE LEVEL

State Legislative Priorities:

- Housing Targets – **TOP PRIORITY!**
- Impact Fees (Require counties to use impact fees where they are earmarked!)
- Tax Abatement (Encourage incentives, not regulations!)
- ADU (By right!)



NAHB | ADVOCACY AT THE NATIONAL LEVEL

NAHB is actively engaged on many fronts to ensure that housing is effectively represented in the public policy arena. NAHB interfaces with federal agencies, lawmakers, the courts, and state and local governments on behalf of the members. Your membership is instrumental to the grassroots strength we provide NAHB to defeat excessive regulations and defend housing initiatives on Capitol Hill and around the country.

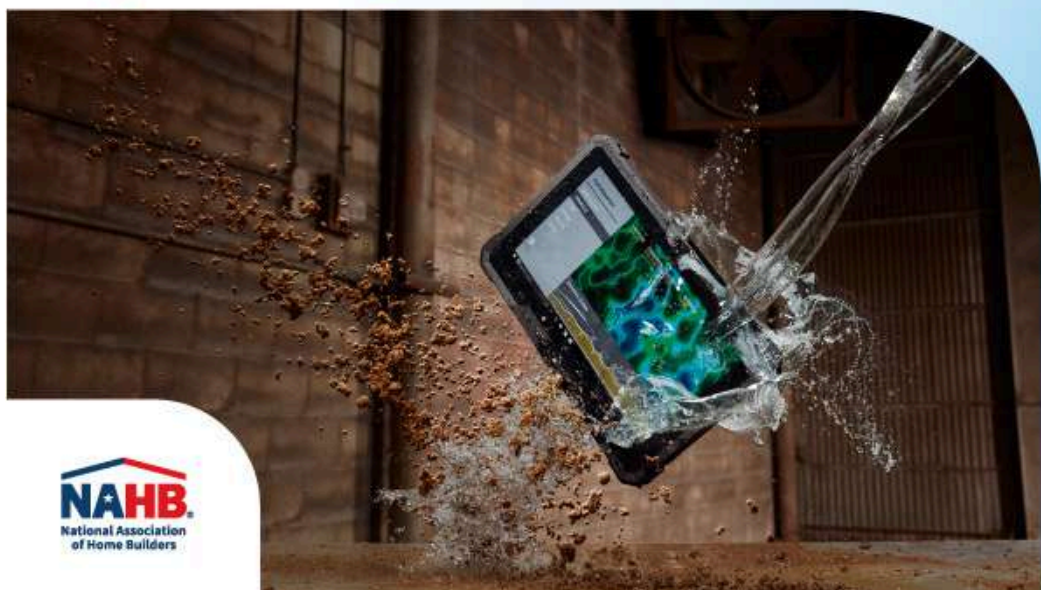
FCBIA's National Priorities:

- Rescind the 2021 Costly Energy Code Mandate.
- NAHB is calling on all our members to tell their congressional representatives to support H.J. Res 170, a resolution that will stop HUD and the USDA from adopting the 2021 International Energy Conservation Code. Builders estimate the 2021 IECC will increase housing costs by up to \$31,000. TAKE ACTION!³
- Use 10-Point Plan to tame shelter inflation, ease housing affordability crisis.
- With a nationwide shortage of roughly 1.5 million housing units that is making it increasingly difficult for American families to afford to purchase or rent a home, NAHB unveiled a [10-point housing plan](#)⁴ designed to address the housing affordability crisis by removing barriers that hinder the construction of new homes and apartments.

Join FCBIA for our first General Membership Meeting of 2025 with the National Association of Home Builders (NAHB) President & CEO Jim Tobin and top Economist Eric Lynch! In a time of housing and political turmoil, hear from NAHB experts who have boots on the ground — both on Capitol Hill and throughout Maryland — and for an outlook on housing priorities in a new administration.



NAHB Members save 5-10% on Rugged Laptops and more.
Get your savings at www.Dell.com/NAHB.



Sources:

¹ McKay, Steve. "Bill No 24-12 - Growth Moratorium Bill." *Frederick County MD Government*, <https://frederickcountymd.gov/DocumentCenter/View/352360/Bill-No-24-12--Growth-Moratorium-Bill>

² McKay, Steve. "Bill No 24-18 - MPDU Payment in Lieu Restrictions." *Frederick County MD Government*, <https://frederickcountymd.gov/DocumentCenter/View/353161/Bill-No-24-18--MPDU-Payment-in-Lieu-Restrictions>

³ Voorman, Heather. "Join the Fight to Rescind Energy Code That Harms Housing Affordability." *National Association of Home Builders*, <https://www.nahb.org/blog/2024/07/join-the-fight-to-rescind-energy-code>

⁴ "NAHB's Blueprint to Address the Housing Affordability Crisis." *National Association of Home Builders*, <https://www.nahb.org/-/media/NAHB/advocacy/docs/top-priorities/blueprint/housing-affordability-blueprint.pdf>

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Land Use Council Update

Lisa Graditor, 2024 LUC President



This has been a whirlwind of a quarter for the Land Use Council!

In July, Councilman Steve McKay introduced a bill that would have authorized the County Council to impose a moratorium on the issuance of residential building permits within overcrowded school districts. If enacted, the bill would have politicized the building permit issuance process (by allowing the County Council to vote on a project-by-project basis as to whether or not to impose a moratorium), forced Frederick County to devote valuable and needed financial resources to defending lawsuits for breaching development rights and responsibilities agreements, jeopardized the livelihoods of the many County residents employed in construction-related trades, and put the future economic development potential of the County at risk by communicating to potential new employers that Frederick County cannot provide housing for its workers.

Kudos to the entire FCBIA community for coming together to defeat this bill! Our esteemed Executive Officer, Dani Adams, did an exemplary job of keeping the FCBIA community informed, and of packing the room with passionate industry representatives who so compellingly conveyed how the proposed moratorium would affect their lives and that of their employees. This effort demonstrated to our local elected officials that FCBIA is strong, organized, and to be taken seriously. The bill failed, with five of our council members voting against it.

No sooner did it fail then Councilman McKay pivoted to his next line of attack, introducing a bill to mandate the construction of moderately priced dwelling units under certain circumstances. While the Land Use Council stands ready to partner with local affordable housing advocates, such as the Affordable Housing Council, to oppose this bill, Councilman McKay withdrew it on October 15th. He did so in order to allow the Director of the County's new Division of Housing time to review policy recommendations to be made as part of the affordable housing needs assessment that is currently underway.

As housing stock remains at critically low levels throughout the nation, affordable housing policy is garnering more and more attention at the local, state, and national levels. The City of Frederick is considering affordable housing legislation, Governor Wes Moore's administration is committed to continuing to introduce state legislation aimed at increasing Maryland's housing stock, and the Frederick County Council intends to enact affordable housing legislation following the completion of the affordable housing needs assessment. Expect Affordable Housing policy to dominate local land use policy discussions during the upcoming quarter.

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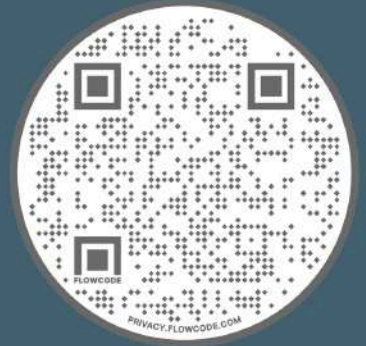


Holiday Luncheon



INSTALLATION OF 2025
FCBIA OFFICERS & BOARD OF DIRECTORS

MEMBERS: \$50
NON-MEMBERS: \$65



DECEMBER 3
11:30 AM-1:30 PM
CERESVILLE MANSION

Unveil Your PROJECTS



ACCEPTING ENTRIES
DECEMBER 2024



Multifamily Council Update



The Multifamily Council encourages FCBIA members to join our Council! We represent the specific interests of builders, developers, owners, and managers of all sizes and types of multifamily housing, including affordable and tax-credit housing, garden and low-rise apartments, mid- and high-rise apartments, multifamily condominiums, student housing, military and veterans housing, and mixed-use multifamily communities.

The mission of the Council is to provide a forum for members to share ideas and address concerns, and to help members:

- Build expertise and connections,
- Advocate for productive building policies and regulations, and
- Prepare for new opportunities and unexpected problems.

The need for a housing target throughout Frederick County is a legislative priority both in Annapolis and Winchester Hall. FCBIA is playing a significant role as a contributor towards the yearlong housing assessment report and strategic planning, led by County Executive Fitzwater's Housing Director, Vin Rogers. The MFC will be instrumental in this effort.

\$15 | 2 drink tickets included.



NOVEMBER HAPPY HOUR

NOVEMBER 21 | 4:30-7 PM | BENTZTOWN



Professional Women in Building Council Update

Sandra Hofmeister, 2024 PWB President

It is with a mix of gratitude and bittersweet emotions that I write my last newsletter article for the FCBIA as President of the Professional Women in Building Council. Serving this organization has been an incredible honor, and I have cherished the opportunity to work alongside such dedicated individuals. Together, we've accomplished planting seeds for future generations of women in the industry, which I am incredibly proud of.

I am confident that the PWB Council will continue to thrive under the leadership of Elizabeth Chan, our new president for 2025. Elizabeth has done tremendous work for the past few years as our vice president, and with her guidance, I am certain that the PWB Council will flourish. One particularly wonderful initiative that Elizabeth has overseen is her "Fall in Love with PWB" Incentive Road Map. From September 1st to November 15th, PWB Council members have had opportunities to earn enticing perks and PWB-branded merchandise when they engage with FCBIA events and committees. Scan the QR Code below to take advantage of this exciting promotion! And do not worry if you miss the deadline -- we will certainly be having more promotions like this again in the near future. Being a PWB Council member has never been so rewarding!

Thank you all for your support and commitment. It has been a privilege to serve you!



Fall in Love with PWB

Professional Women in Building Council Fall Incentive Road Map



Holiday COOKIE EXCHANGE



December 12 | 4:30–6:30 PM | NV Ryan Conference Space

FREE | PWB MEMBER EXCLUSIVE

Young Professional Builders Council Update

Davien Benjamin, 2024 YPBC President



November 15th marks one year since the Young Professional Builders Council's conception. This council was first formed with the intention of highlighting a new direction of focus for the FCBIA, through which the future leaders of the building industry could be given additional resources to leverage.

In its first year of operation, the Young Professional Builders Council Board of Directors has endeavored to provide its members with an effective picture of the council's goals: to provide young building industry professionals with a strong network of peers as well as education and philanthropic opportunities through which they can advance personally and professionally. This vision was pursued by the YPBC throughout the year with a full calendar of events. In total, the YPBC hosted nine events with three points of focus: networking, education, and personal growth. This was the initial strategy of allocation that intentionally presented a roughly equal commitment to each focal point, effectively creating opportunities for young professionals to grow in any chosen aspect. These events proved to be successful due to the interest in such growth shown by young building industry professionals as well as the continued support of the FCBIA and its members who recognize the value of the Young Professional Builders Council.

Over the past year, the YPBC Board has had time to learn, gather feedback, and reflect. Moving forward, the YPBC would like to offer more opportunities for leadership and growth for young professionals, thus providing more value for FCBIA members while staying true to the council's original goals. In 2025, the YPBC plans to form sub-committees in order to allow more young professional voices to contribute and impact the council as it trailblazes forward. As the next year dawns, the YPBC does not intend to provide more of the same, but instead to expand upon what has been done thus far and create an improved calendar year for the FCBIA's young professionals.

With 2024 coming to a close, the Young Professional Builders Council would also like to thank all the companies that have believed in our initiative and supported the council through sponsorship:





★ = Platinum Premier Club ★ = Silver Premier Club
★ = Gold Premier Club ★ = Bronze Premier Club

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IN SUPPORT OF THE BUILDING INDUSTRY

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GOLD MEMBERS

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The Frederick News-Post

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Middletown Valley Bank

Woodsboro Bank

ZA+D

SUPPORT THE ASSOCIATION THAT SUPPORTS YOU.

Premier Club members distinguish themselves as the Frederick County Building Industry Association's most important benefactors. The FCBIA established the Premier Club to expand the association's resource base, enabling it to better respond to the growing demands of a rapidly changing building and business environment.

Consider upgrading your membership and joining the Premier Club today!

BENEFITS



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Council memberships

Affiliate memberships



TICKETS

*Tickets to all FCBIA General
Membership Meetings*



PROMOTION

On FCBIA website & social media

At events

In quarterly Builder Bulletin

TIERS

	PLATINUM \$5030*	GOLD \$3530*	SILVER \$2530*	BRONZE \$1280*
LAND USE COUNCIL MEMBERSHIPS	1	1	1	×
PROFESSIONAL WOMEN IN BUILDING MEMBERSHIPS	1	1	1	1
MULTIFAMILY COUNCIL MEMBERSHIPS	1	1	1	×
AFFILIATE MEMBERSHIPS	4	3	1	×
TICKETS TO EACH GENERAL MEMBERSHIP MEETING	4	3	2	1
ADVERTISEMENT SPACE ON QUARTERLY BUILDER BULLETIN	✓**	✓**	✓**	×

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PWB - ALL WELCOME (MEMBER DISCOUNT)
YPBC - ALL WELCOME
MFC - ALL WELCOME

2024

- November 21 Happy Hour
- December 3 Holiday Luncheon & 2025 BOD Installation
- December 12 Holiday Cookie Exchange

2025

- January 7 Happy Hour
- January 14 General Membership Meeting: *Data & Politics*
- January 23 Luncheon
- January 30 Happy Hour: *Toast the New Year!*
- February 4 Lunch & Learn
- February 11 General Membership Meeting: *Workforce Development*
- February 17 Reading at C.Burr Artz: *The House That SHE Built*
- March 15 & 16 50th Annual Frederick Home & Garden Expo
- March 25 General Membership Meeting: *Land Use Council Update*
- April 8 Lunch & Learn
- April 23 Spring Happy Hour
- April 24 Luncheon
- May 28 Awards of Excellence Gala: *Mystique & Merit*
- June 3 Lunch & Learn
- June 17 General Membership Meeting: *Legislative Update*
- June 26 Land Planning Happy Hour 2.0
- July 9 Annual Crab Feast
- July 24 Luncheon
- August 5 Happy Hour
- August 7 49th Annual Golf Classic

Register for an event today!



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Stay in the Loop!

