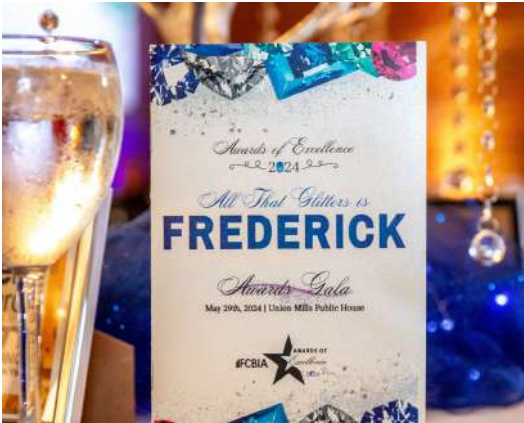


BuilderBulletin



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The Most Dazzling Evening in Frederick

2024 Awards of Excellence

It was our members' time to shine, and boy did you shine brightly! Our 36th Awards of Excellence was truly a dazzling affair, showcasing the best of the best in Building, Design, and Trades in our building industry. The theme for this year was *All that Glitters is Frederick* as an homage to the FCBIA's 65th anniversary gem, the sapphire.

We would like to extend our gratitude to our show-stopping co-emcee Amber Smith from Frederick Lifestyle, the gracious staff at Union Mills Public House, Wizer Productions for keeping the night going with their disk jockeying expertise, and Ak's GraFix & Photo for covering our event with stellar photography!

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 Frederick, MD 21701

Danielle Adams, Executive Officer
 danielle@frederickbuilders.org

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DESIGN & ARCHITECTURE |

HONORABLE MENTION

ZAVOS ARCHITECTURE & DESIGN

BLACK FLAG SOCIAL HOUSE

MULTIFAMILY CONSTRUCTION |

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MORGAN-KELLER | CAPITAL CITY

REAL ESTATE

MAGNOLIA HAUS

FOUNDERS DIVISION

BEST COMMUNITY BUILD

LINGG PROPERTY CONSULTING

FOUNDRY SQUARE

HISTORIC DIVISION

BEST RENOVATION/

RESTORATION

PDR HOMES

BENNIE DUNCAN FARMHOUSE

INDIVIDUAL DIVISION

YOUNG PROFESSIONAL OF THE YEAR

DAVIEN BENJAMIN, RODGERS CONSULTING

SALES PERSON OF THE YEAR

AUTUMN HOLLIS, DRB GROUP

INDIVIDUAL DIVISION

(CONTINUED)

TRADES PERSON OF THE YEAR

SANDRA HOFMEISTER, A&S CONSTRUCTION

PROFESSIONAL WOMEN IN BUILDING COUNCIL

MEMBER OF THE YEAR

ELIZABETH CHAN, MINER FEINSTEIN

ARCHITECTS

PROJECT MANAGER OF THE YEAR

JOHN "JT" TALLEY, RYAN HOMES

MULTIFAMILY COUNCIL MEMBER OF THE YEAR

DEANNA GRIMM, ACNB BANK

LAND USE COUNCIL MEMBER OF THE YEAR

ERIC SOTER, RODGERS CONSULTING

MEDIA MARKETING DIVISION

BEST MEDIA MARKETING

PLEASANTS DEVELOPMENT

CORPORATE | BROCHURE

MULTIFAMILY DIVISION

BEST DESIGN & ARCHITECTURE

ZAVOS ARCHITECTURE+DESIGN

CAIN COMMONS

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BEST DECK NEW BUILD

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ADAMSTOWN CABANA PROJECT

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OUTDOOR SOLUTIONS

IJAMSVILLE RETREAT

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SINGLE-FAMILY HOME |

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RYAN HOMES

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JR CAPITAL BUILD

MEWS ON MAXWELL

BEST RESIDENTIAL REMODEL/

RENOVATION

PDR HOMES

RIDGE ROAD

BEST CUSTOM REMODEL/

RENOVATION

NEW LONDON HOMES

THE WATERVIEW

CUSTOM BUILD & DESIGN

NEW LONDON HOMES

THE MEADOW

ASSOCIATE OF THE YEAR

TONY DIDOMENICO

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Denise Greenbeck Hess
First United Bank & Trust

Jaime Shelton
First United Bank & Trust

Ryan Borleis
NVR/Ryan Homes

Samantha Cutrona
Woodsboro Bank

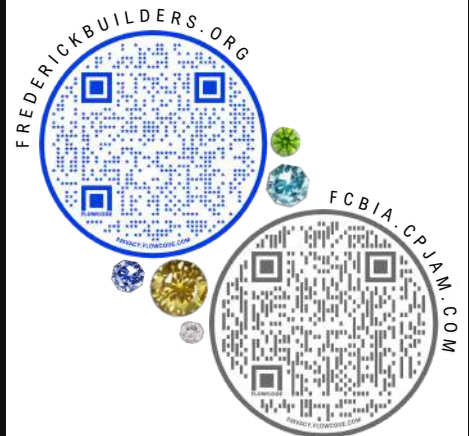
Danielle Adams
FCBIA Executive Officer

Kimberly Mazziott
FCBIA Marketing & Communications

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WINTER 2024



Building Your Security

A June General Membership Meeting Summary

The General Membership Meeting for June was all about providing both physical and digital security for your business. Our industry expert guest speakers discussed the significance of maintaining security in all aspects, and urged the importance of utilizing preventative measures before disaster potentially strikes.

Meeting attendees garnered valuable information about securing their businesses with the guidance of knowledgeable guest speakers, Kevin Price of Guardian Protection, Deputy Chief Kirk Henneberry of the City of Frederick Police Department, and Brian Loughlin of Intelice Solutions.

Deputy Chief Kirk Henneberry relayed his personal experiences as an officer dealing with construction business-related thefts in Frederick County. He then shared insightful local crime statistics and how members can protect their businesses from becoming victims of such crimes. Deputy Chief Henneberry masterfully demonstrated how the physical safety of one's assets is paramount to their prosperity and well-being.

As a Builder & Residential Sales Manager of Guardian Protection and founder of Vintage Security in 2001, Kevin Price has seen a thing or two. Kevin shared his knowledge amassed from over 30 years of experience in the industry, divulging the many ways he has seen his company's services protect the physical safety of his clientele.

As a Partner at Intelice Solutions, Brian Loughlin has provided IT systems design, development, implementation, and administration expertise to clients in a range of industries. Brian went into great detail regarding the significance of digital security for one's business, and how quickly a situation can become detrimental when digital safety is not properly implemented.



President's Letter

Nick Wade, 2024 FCBIA President



Greetings, FCBIA Members!

The summer of '24 is shaping up to be a busy one from a governmental planning perspective. Some key members of FCBIA are participating in a Frederick County advisory group around Investing in Workers and Workplaces.

- What does Frederick County look like in 5, 15, and 30 years from now?
- How do we grow – is it revitalization, going vertical, or expanding?
- What industry sectors does Frederick appeal to?
- How do we preserve our agricultural heritage, parks, streams, and rivers?
- How do we address the problems holding us back – transportation, schools, and healthcare to name a few?

All very interesting questions to tackle. It is certainly an exciting time to be a part of the growth in Frederick County as the South Frederick Corridor¹ and Livable Frederick² plans begin to take shape. The building industry is currently (and has been) a leading business sector in Frederick County. We can continue to benefit from our county's continuous growth and desirability, but how do we do it? With 460,000 acres of land and 160,000 acres currently targeted as agricultural preservation, there are a lot of directions planning could go. I encourage all of us to stay engaged in the planning process and to ensure our county officials have the right facts in order to make the best and most logical decisions.

Enjoy the remainder of your summer!

Sources:

¹"South Frederick Corridors Plan." *Frederick County Government*, <https://frederickcountymd.gov/8141/South-Frederick-Corridors-Plan>.

²"Livable Frederick Master Plans." *Frederick County Government*, <https://frederickcountymd.gov/7923/Livable-Frederick-Master-Plans>.

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You Raised the Roof!

Spring 2024 Mini Membership Drive Results



Expanding the FCBIA Network

Because of you, our members, we've exceeded our goal of 15 new members by 3 with a total of **18 new members!** Amongst those new members, we also gained 3 Professional Women in Building Council Members, 3 Land Use Council Members, 2 Multifamily Council Members, and 1 Affiliate!

We appreciate each member who contributed through their successes and support to make the FCBIA the voice of the local building industry!

Recruiting new members to our association during the FCBIA Membership Drive came with more than just the benefit of expanding the local building industry's network; members received rewards, too! For each additional fully realized member brought to our association during the drive, participants received more credits that went towards membership dues, charitable donations, and more!

Thank you to all of our members who participated in the drive! Be on the lookout for the next Membership Drive in Fall 2024!

Thank you for your support:





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Executive Officer Update

Danielle Adams, FCBIA Executive Officer

Making Housing More Affordable

The Frederick County Building Industry Association received its charter from the National Association of Home Builders (NAHB) on August 17, 1959. As we celebrate our 65th Anniversary at a luncheon on September 10, 2024, with Secretary of Housing Jake Day, we recognize that the need for building a community has not changed. Frederick County continues to be the fastest-growing county in Maryland, according to the U.S. Census Bureau.¹ We must focus our efforts on the continuum of housing, meaning that the housing needs are broad from subsidized to market rate. Making housing more affordable can best be achieved with many tools in the toolbox.

NAHB's research shows that the impact of government policies on affordable housing costs deter would-be home buyers from purchasing a home.² They indicate that regulations account for almost 25% of the cost of a single-family home and over 40% of the cost for the development of a multifamily property. Supply-chain challenges continue with the cost of materials, lack of workforce, impact fees, taxes, and more.

NAHB has outlined a 10-Point Plan to address the housing affordability crisis that resonates in every state, especially Maryland.

NAHB's Plan to Address the Housing Affordability Crisis³

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 provides this 10-point housing plan to help tame shelter inflation and ease the housing affordability crisis by removing barriers that hinder the construction of new homes and apartments.

Shelter inflation — rent and homeownership costs — is still rising well above a 5% rate, and for the past year, more than half of overall inflation in the economy has been due to rising housing costs. The only way to effectively tame shelter inflation — particularly with elevated interest rates for both mortgages and development/construction loans — is to build more attainable, affordable housing.

With policymakers at all levels of government looking for ways to provide more affordable homeownership and rental housing opportunities for all Americans, NAHB is offering a plan that outlines initiatives that can be taken at the local, state, and federal levels to address the root of the problem — the impediments to increasing the nation's housing supply.

NAHB's 10-Point Plan:

1. *Eliminate excessive regulations*
2. *Promote careers in the skilled trades*
3. *Fix building material supply chains and ease costs*
4. *Pass federal tax legislation to expand the production of affordable and attainable housing*
5. *Overturn inefficient local zoning rules*
6. *Alleviate permitting roadblocks*
7. *Adopt reasonable and cost-effective building codes*
8. *Reduce local impact fees and other upfront taxes associated with housing construction*
9. *Make it easier for developers to finance new housing*
10. *Update employment policies to promote flexibility and opportunity*

Sources:

- ¹ Jacoby, Ceoli. "Census data shows Frederick County's recent population growth is top in Maryland." *The Frederick News-Post*, https://www.fredericknewspost.com/news/politics_and_government/census-data-shows-frederick-countys-recent-population-growth-is-top-in-maryland/article_cb04a257-3a26-5e80-b09b-cf66056f398e.html
- ² "Understanding Housing Affordability in Today's Market." *National Association of Home Builders*, <https://www.nahb.org/blog/2024/07/understanding-housing-affordability-in-todays-market>
- ³ "NAHB's Blueprint to Address the Housing Affordability Crisis." *National Association of Home Builders*, <https://www.nahb.org/advocacy/top-priorities/solving-the-housing-affordability-crisis/housing-affordability-blueprint>



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Land Use Council Update

Lisa Graditor, 2024 LUC President



The Land Use Council hosted three insightful speakers: Maryland Interagency Commission on School Construction Executive Director Alex Donahue, Frederick County Public Schools Chief Operating Officer Dr. Paul Lebo, and District 3A Delegate Kris Fair at our Quarterly Luncheon on July 25th for our members on the matter of school construction. With the rising population in Frederick County that has also led to an increase in student population in schools, there is a dire need to understand the funding and timing of school construction.

What we learned was that the state has a set formula based on the square footage of a school design; it calculates the number of students that it can serve. Each jurisdiction in Maryland has the autonomy to adjust the number of students it may serve based on the programmatic functions of any given space. For example, if a classroom for specialized programs like art or technology is required, it might reduce the number of general education students the school can accommodate. The state's formula provides a baseline, but local jurisdictions, like Frederick County, have the flexibility to tailor designs to better fit their community's needs.

Our speakers highlighted that while the state provides a framework, local adjustments are crucial to meet the unique demands of growing student populations. They discussed how funding is allocated, emphasizing that timely and strategic planning is essential to align construction projects with population growth. The dialogue underscored the importance of collaboration between state agencies, local schools, and legislators to address the urgent need for new and expanded facilities. By understanding these dynamics, we can better navigate the challenges of school construction and ensure that our educational infrastructure keeps pace with our community's growth.



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CONGRATULATIONS, TONY!

Tony was promoted to Builders FirstSource Area Manager of Florida. We wish him much success in his new role!



Multifamily Council Update

Antonio DiDomenico, 2024 MFC President



Rent Control, Caps, and Stabilization, Oh My!

The Multifamily Council (MFC) is delving into the unintended consequences of government programs that place a limit on the amount that a landlord can require for rent.

According to a 2019 study by the Urban Institute, 182 municipalities in New York, New Jersey, California, Maryland, and Washington, D.C. have rent control regulations.¹ As for Maryland, Takoma Park passed a rent control ordinance in 1981, and Montgomery County Council approved rent stabilization in 2024.²

Since the 1970s, there has been no new multifamily construction in Takoma Park. It has resulted in tenants not moving from the only existing rental stock, increasing the senior population, and forcing young adults to move their spending to another jurisdiction. This creates economic challenges with the growing need to support seniors aging in place. Frederick County's Livable Frederick Master Plan outlines the importance of having a diverse community of economy, ages, and other factors to have a healthy thriving county.³

According to renowned economist and Sage Policy Group Chairman & CEO Anirban Basu, Montgomery County may exacerbate the affordable housing crisis with this new law. Basu shares that "This is no way to build a robust, vibrant economy. This is no way to support area small businesses and address the labor force shortage. Rather, it is a recipe for further economic decay in Maryland's most populous jurisdiction."⁴ Frederick is the fastest-growing county in Maryland. Could we expect the same anticipated negative impact here?

As the National Association of Home Builders (NAHB) works with the Biden Administration, NAHB Chairman Carl Harris has expressed that "rent control in any form is bad for housing and President Biden's tax plan to cap rents at 5% on existing multifamily structures will worsen the housing affordability crisis by discouraging developers from building new rental housing units at a time when the nation is experiencing a shortfall of 1.5 million housing units. These rent caps would also hurt existing tenants – those that the president is trying to help – because owners and developers would be unable to cover rising costs if rents are fixed."⁵ NAHB has developed a 10-point plan to implement practical solutions that will boost multifamily housing production and make renting more affordable.⁶

Sources:

¹ "Rent Control." *Urban Institute*, <https://www.urban.org/research/publication/rent-control-what-does-research-tell-us-about-effectiveness-local-action>

² "Rent Stabilization." *Montgomery County Government*, <https://www.montgomerycountymd.gov/DHCA/Tenants/RentStabilization.html>

³ "Livable Frederick Master Plans." *Frederick County Government*, <https://frederickcountymd.gov/7923/Livable-Frederick-Master-Plans>

⁴ "Could rent law harm Montgomery County's economy?" *NAIOP Maryland Chapter*, <https://www.naiopmd.org/news/could-rent-law-harm-montgomery-countys-economy/>

⁵ "Rent Caps Would Exacerbate Housing Affordability Crisis." *National Association of Home Builders*, <https://www.nahb.org/blog/2024/07/rent-caps-housing-affordability>

⁶ "NAHB's Blueprint to Address the Housing Affordability Crisis." *National Association of Home Builders*, <https://www.nahb.org/advocacy/top-priorities/solving-the-housing-affordability-crisis/housing-affordability-blueprint>



Professional Women in Building Council Update

Sandra Hofmeister, 2024 PWB President

I am very pleased to announce that the Professional Women in Building Council is forming a new annual tradition: The High Tea Fundraiser! Each year, we will be holding this event to fundraise for a nonprofit or charity of choice. The organization that was selected this year is Hearty House, Inc., an entity formed to end domestic violence, sexual assault, human trafficking, and child abuse and to provide victims with safety, shelter, and supportive services.

The theme for our inaugural High Tea Fundraiser is *Threads of Hope*. This theme was coordinated by Hearty House, Inc. Director of Development Amy Benton, who created the 52 Blazers Project in 2023. The 52 Blazers Project is a sustainable fashion effort where Benton purchased 52 blazers for the price of one new women's blazer. The majority of the 52 Blazers collection was sourced from Goodwill Industries of Monocacy Valley (GIMV) stores. Selections from 52 Blazers will be auctioned at the High Tea Fundraiser, and proceeds will be used to give jobseekers from the Hearty House the confidence and drive to be successful. Hearty House hopes to hold a new rendition of the *Threads of Hope* Fundraiser each year in the future.



Amy Benton, Director of Development at Hearty House, Inc. & Creator of the 52 Blazers Project.

NAHB Professional Women in Building Week September 9-13



PWB Week Sponsor



Young Professional Builders Council Update

Davien Benjamin, 2024 YPBC President



It is truly remarkable to see the progress and impact the Young Professional Builders Council has demonstrated in the short time since its inauguration! The YPBC has become a new lens through which motivated young professionals in the building industry can find a multitude of like-minded peers while developing their careers. It is encouraging to see the level of involvement from the community, and I hope to see that only expand.

The YPBC found itself uniquely positioned to offer more for its FCBIA members through external collaboration with other like-minded Frederick organizations. Galvanizing relationships with young professionals at the Frederick County Chamber of Commerce, the Frederick NonProfit Alliance, and the Frederick County Association of Realtors (FCAR) creates an unmatched value for our members. The benefits range from institutional knowledge gained in land use to building professional relationships that generate business and leadership skills. The YPBC provides opportunities to understand the economic, social, and political development of Frederick County through connection with other organizations, educational programming, and the power of networking in the building industry.

Get Involved!

The Young Professional Builders Council is organizing events for FCBIA's members *of all ages*. We invite you to join in on one of the YPBC's events to expand your network, leverage yourself professionally, and create valuable relationships with your fellow members.

YOUNG PROFESSIONAL BUILDERS COUNCIL

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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
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2024

August 22	Activating Success: Mentoring & Coaching
August 27	Threads of Hope: A High Tea Fundraiser
September 10	General Membership Meeting: Founders Luncheon
September 18	Happy Hour
September 19	Happy Hour
October 8	General Membership Meeting: Dry Utility Panel
October 17	Lunch & Learn
October 24	Luncheon
October 24	Activating Success: Mentoring & Coaching
October 29	Lunch & Learn
November 5	Give Thanks
November 13	Fall Happy Hour & 2025 BOD Vote
November 21	Happy Hour
December 3	Holiday Luncheon & 2025 BOD Installation
December 12	Holiday Cookie Exchange

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