

BuilderBulletin



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'Tis the Season to Be an FCBIA Member

A Fall Happy Hour & Holiday Luncheon Recap

Fall Happy Hour Called, and Members Answered.

We had an amazing turnout for the Fall Happy Hour & 2024 Board of Directors Vote in November! Members sipped and socialized with fellow building industry peers after casting their ballots for the 2024 FCBIA Board of Directors.

The Professional Women in Building Council also hosted a very successful Wine & Whiskey Pull table at the Fall Happy Hour! Proceeds from the table benefited Platoon 22, an organization with a mission dedicated to combating veteran suicide rates. The Wine &

301.663.3599
FrederickBuilders.org
 203-B West Patrick Street
 Frederick, MD 21701

Danielle Adams, Executive Officer
danielle@frederickbuilders.org

Whiskey Pull was kindly sponsored by Fortress Foundation Solutions, Details Matter Bookkeeping & Advisory, American Community Management, and Wegmans.

We are so appreciative to Natelli Communities for allowing us to use their gorgeous space at the Woodlands of Urbana as the venue for this event. We would also like to thank the Savory Spoon Catering Company for their delicious offerings. We are especially grateful to our generous Happy Hour sponsors: Presidential Bank Mortgage and Preferred Insurance Services, Inc.!

Eat, Drink, and Be Merry

In December, members gathered together at Ceresville Mansion for the Annual Holiday Luncheon & Installation of FCBIA Board of Directors and Officers. We hope that those who attended the Holiday Luncheon & Installation had a wonderful time celebrating the 2024 FCBIA Board Members and Officers with us! We are so grateful to Frederick County Office of Economic Opportunity Executive Director Lara Fritts and Frederick County Council President Brad Young for being a part of such a special day. We look forward to seeing what is in store for 2024!

Overwhelmed by the attendees' generosity, we collected over 260 household items for Platoon 22! We appreciate all those who showed support to veteran families in need.



FCBIA

February General Membership Meeting

YOUTH & WORKFORCE DEVELOPMENT

featuring Kara Fritz & Patty McDonald of Frederick County Workforce Services

February 13 | 8:30-10 a.m. | Ceresville Mansion

MEMBERS: \$30 | NON-MEMBERS: \$35

All About Dry Utility

An October General Membership Meeting Summary

In October, the FCBIA held a General Membership Meeting where we discussed the subject of dry utility. We are thankful to the representatives of Potomac Edison, Washington Gas, Comcast, and Thompson Gas for participating in this panel discussion. We are also grateful to Dane Durinzi of Rodgers Consulting, Inc. for facilitating the panel.

We learned that it is critical for a builder or developer as soon as they have plans to reach out to Potomac Edison to get the site onto their dashboard. As much advance notice as possible can mean the difference in having all the electrical support needed to finalize a home or neighborhood on time. Furthermore, we learned that propane gas burns cleaner than ever before and is also a more energy-efficient source of heat.

A carbon intensity comparison infographic from the Propane Education & Research Council can be found below. FCBIA takes the position to support consumer choice that is cost-effective and energy-efficient.



79 g/MJ

Carbon Intensity of conventional propane for residential usage, national average

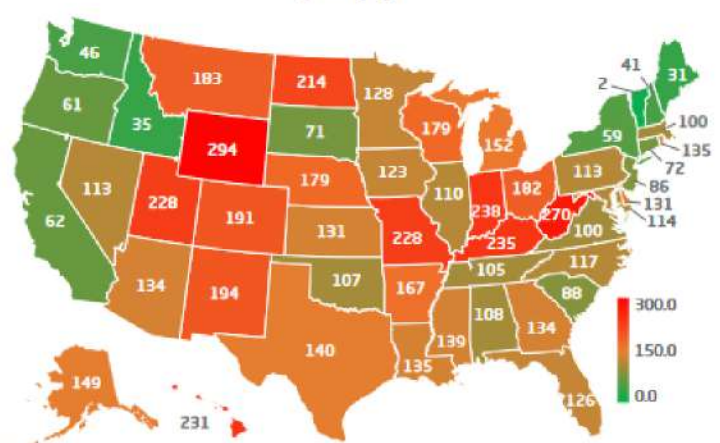
130 g/MJ

Carbon Intensity of grid electricity for residential usage, national average

CONVENTIONAL PROPANE CARBON INTENSITY
(gCO₂eq/MJ)



ELECTRIC GRID CARBON INTENSITY
(gCO₂eq/MJ)



Source: Propane Education & Research Council.



President's Letter

Nicholas Wade, 2024 FCBIA President

Greetings,

My name is Nick Wade. I am honored to serve as the incoming President of FCBIA. Growing up, I worked for my family's construction business and developed a strong passion for homebuilding. The smells, the lessons learned, the relationships – I am sure many of you can relate in some way. Since graduating from Purdue University, I've spent the past 19 years at NVR Inc. in a variety of roles; currently, I am the Division Manager/ Vice President of our Frederick market. My wife Lindsey and two boys, Calvin (7) and Clark (5), reside in Frederick City – we love calling Frederick home!

As we prepare our strategic initiatives for 2024, FCBIA must continue to be a key resource for housing solutions in our community. Working with local and state governments to find viable affordable housing solutions and designated growth areas is paramount to keeping our industry healthy in Frederick. As the fastest-growing county in Maryland, it is important for FCBIA to help provide support for housing supply shortages and the natural economic stress of supply and demand. While doing this, we will have the unique opportunity to strengthen the workforce in our industry. FCBIA and many of its members are working with FCPS to expand the CTC programs by offering summer internships and apprenticeships. With the average cost of in-state tuition at a four-year public institution exceeding \$100,000 over 4 years, it makes a lot of sense for some to pursue a career in the trade industry. This is vital not only for our homebuilding industry, but also for us to maintain a thriving community.

While serving on the FCBIA Board over the past 10 years, I have truly enjoyed learning about the many building sectors that FCBIA supports. The adage "it takes a village" holds true in our industry. So many different professions and people play a role in getting to the finished product. FCBIA and its members build communities – whether that is through supporting various local non-profit organizations, being involved in training future generations through courses such as the CTC program, assisting our local government in workshops, or being a part of building somebody's dream home. Being a part of an association that takes such pride in the community where we live and work is something we should all be proud of.

Happy New Year,

Nick Wade

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Fall 2023 Membership Drive Results

Expanding the FCBIA Network

Because of you, our members, we've reached our goal of **30 new members!** 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 to membership dues, charitable donations, and more!



Congratulations to **Pleasants Development, LLC** for being the top earner with 2 new members and 1 new Premier Club member recruited during the drive!

Thank you to all of our members who participated in the drive:

AMI Signs

Eagle Transfer Services, Inc

Elm Street Development

Fox & Associates

Goodwill Industries of Monocacy Valley

Habitat For Humanity of Frederick County

NVR, Inc.

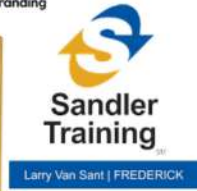
The Van Sant Group, Sandler Training

Triple Crown Construction, LLC

Winsupply of Frederick



Thank you for your support:





Thank you for your support:



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Look out for the next
Membership Drive in Spring 2024!



Executive Officer Update

Danielle Adams, FCBIA Executive Officer

Moving the Chains

A Coach must focus on the basic moves and plays of a football game to “move the chains.” If a running back is consistent in gaining the necessary yardage in each play, an effective strategy can result in winning the game.

I would like to apply the same concept with FCBIA designing a playbook to get more job seekers connected to employers, and subsequently, getting the employer to the endzone to score a touchdown. In addition, we are

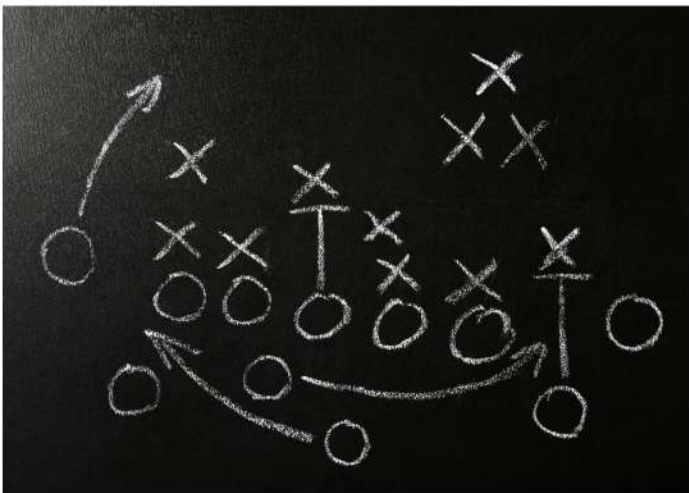
going to plan on several field goal kicks to be nimble in getting points on the board. Big and bold moves may look great; however, consistently moving the chains is sustainable and can win you a game. FCBIA is prepping our first-string players to create a Workforce Development Committee (WDC), chaired by one of our esteemed Board Members, Scottie Pitts.



Playbook & Tactical Moves

Time for an Ice Bath

Frederick County Career & Technology Center (CTC) offers a fantastic education! It is so popular that Frederick County Public Schools reported that 1,389 students applied, and 430 applicants were waitlisted. According to the CTC application portal, when courses are over-enrolled, acceptance is based on attendance, grade point average, and performance during a shadow experience. Ice baths can repair the muscles after a workout, especially with injuries. Our skilled trades high school program needs some recovery strategy. FCBIA’s WDC is hyper-focused on working with the FCPS Blueprint for Maryland Career Coaches to get these waitlisted students who are not only choosing to pursue an education in the skilled trades, but also their parents and/or guardians, who are a captive audience to support them.



Staying in the Pocket

One of the best untapped resources in Frederick County is Workforce Services. They work with FCPS to provide

apprenticeship programming to employers, recruit talent, and work with job seekers who have barriers to employment.

FCBIA is working closely with Workforce Services to provide a turnkey process for employers to promote their job openings, identify funding sources for paid apprenticeships, and develop a “Construction Bootcamp.” Initially, the camp will be open to middle and high school students as a free summer program that would provide experiential learning in the skilled trades. Subsequently, FCBIA would like to be instrumental in getting a Construction Bootcamp for young adults over 18 years of age for a free, 4-week, training program designed to help job seekers gain the fundamental skills necessary to enter employment within Frederick County’s building industry. The program is intended for both first-time and experienced workers looking for a new career pathway.

Pass Protection

If we hope to get the ball down the field, we need to protect the quarterback. This player must be agile enough to run the ball themselves when necessary. We can do this by supporting a host of opportunities that will start to align a countywide effort to increase awareness, programming, and a job seeker pool for the building industry.

- **Building Tomorrow’s Workforce Today**

The Frederick County Building Industry Association, in partnership with Frederick County Public Schools and the Frederick County Chamber of Commerce, is encouraging you to hire an apprentice to advance your company’s goals, reduce your costs, and prepare a high school student for a rewarding career in the building industry. The Maryland Department of Labor (DOL) has allocated \$700K in funds to share with employers to pay for a high school apprentice from January to August 2024. [Sign up today at https://www.doit.state.md.us to participate!](https://www.doit.state.md.us/to-participate/)

- **Good Jobs, Great Cities**

Focusing on emerging adults between the ages of 14-24 years old, this collaboration by the City of Frederick established partners across the workforce services, education, business, and non-profit sectors to develop a workforce development pipeline providing employment opportunities for these job seekers and future leaders. Their strategy includes fair wages, good jobs, re-entry opportunities, apprenticeships, and learning. For more information, visit the City of Frederick website (<https://cityoffrederickmd.gov/1673/Good-Jobs-Great-Cities>).

- **Project G.U.I.D.E.**

Project G.U.I.D.E. aims to build the pre-employment skills and leadership capacity of youth 16-24 years old by connecting them with businesses and organizations that will provide meaningful hands-on work experience and professional development training. If you are an employer that is interested in providing a paid internship in August 2024 for Project G.U.I.D.E. participants, please contact me at Danielle@FrederickBuilders.org.

- **Women in Trades**

This is a partnership between FCPS and Frederick Community College to increase awareness and opportunities to increase women of all ages to pursue a career in the skilled trades. How can you get involved? Join, invest your skills, resources, and time, and find ways to foster learning at your companies that will mobilize more women into the trades. For more information, please email me at Danielle@FrederickBuilders.org.

These are just a few of the exciting initiatives in moving the chains in our industry to create a sustainable pipeline of job seekers. Our home team is back to building a strategy that creates a pathway to success that could maybe collect some Super Bowl Rings in the process!



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Awards of Excellence



5.29.2024

It's Almost Your Time to Shine!

We will start accepting entries later in January, so be sure to get those submissions ready!

More details coming soon! Stay tuned!

Questions? Email us at events@frederickbuilders.org.

FCBIA
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BUILDING
INDUSTRY
ASSOCIATION



Land Use Council Update

Lisa Graditor, 2024 LUC President



As incoming President of the Land Use Council, I can say with confidence that 2024 is going to be a dynamic and important year for FCBIA. The City of Frederick will be hiring a new Planning Director for the first time in twelve years due to the recent retirement of Joe Adkins. Frederick County is gearing up to adopt the South Frederick Corridors (“SFC”) Plan, the County’s first urban redevelopment plan, and County Staff appears ready to spearhead the significant changes to its Adequate Public Facilities Ordinance (“APFO”) that are needed to implement it. Both the City and County are in the process of developing separate form-based codes (“FBC”) that will regulate future development within the SFC planning area (in the County) and the East Street Corridor (in the City). Finally, FCPS is actively working to develop urban school prototypes that can be constructed within urban centers and redevelopment areas. I am honored to have the opportunity to serve as President of the Land Use Council and to bring my many years of professional experience as a land use attorney to advocate on behalf of FCBIA as these groundbreaking proposals make their way through the public approval process. While all of these policies will have long-lasting impacts on our community, several merit particular emphasis.

An FBC is a new form of governmental oversight. While traditional Euclidean zoning ordinances focus on regulating the density of development and uses of property, an FBC primarily regulates the form of buildings, leaving density and uses within the approved building form to the discretion of the developer. With this limited scope of governmental review, approvals under an FBC can proceed on an expedited approval track with determinations largely made at the administrative (staff) level. This regulatory structure works because FBCs are typically utilized within urban areas where high-density and diverse mixtures of uses are the accepted norm. For the development community, an FBC offers more predictable and timely approvals – but only if there is a market for the building forms that the FBC prescribes. Frederick County intends to draft its own FBC, and County staff have consistently indicated that they will work with and solicit feedback from FCBIA. The City of Frederick retained a consultant to draft its FBC. The Land Use Council and FCBIA leadership have serious concerns about the current draft of the City’s FBC and are actively advocating with City planning, legal, and engineering staff for changes that will ensure that any FBC adopted by the City can be supported by the market, and will both complement and further the unique character of Downtown Frederick.

For Frederick County, the development of its FBC is only one of several implementation tools needed to transform the SFC into vibrant, urban mixed-use communities that include significant residential development not in existence today. Another crucial implementation tool, if the County is to achieve this radical new

planning vision, is a revamped APFO. School capacity challenges have effectively shut the SFC planning area off to all residential development, which County staff acknowledges will be absolutely critical to jump-start redevelopment within the SFC. Thus, County Staff, with support from the County Executive, is actively exploring creative ways to restructure the APFO to address current school capacity issues and intends to present amendments to the APFO as part of its SFC implementation plan. While the County Council gears up to consider and adopt the SFC Plan, beginning with a series of workshops early this year, County Staff have already started working through the SFC implementing regulations with the County Planning Commission.

The success or failure of the FBCs currently under development, and the ability of City and County officials to redirect their attention from calls for development moratoriums to the hard, but critical, work of restructuring the APFO and facilitating the construction of urban schools will determine the development potential of the East Street and SFC over the next several decades. I dare say that the Land Use Council has its work cut out for it in 2024, and I look forward to working with all of you as we tackle these important issues!



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Multifamily Council Update

Antonio DiDomenico, 2024 MFC President



The Frederick County Building Industry Association's Multifamily Council has achieved significant success with the implementation of a consistent Board of Directors (BOD) meeting schedule. This structured approach has allowed the council to streamline its operations, enhance communication among members, and foster a more collaborative environment. The regular BOD meetings have become a cornerstone for strategic planning and decision-making, providing a forum for key stakeholders to discuss and address multifamily housing challenges and opportunities.

One of the council's primary areas of focus is building energy performance standards. With a commitment to sustainable and energy-efficient practices, the Multifamily Council aims to drive innovation in the construction and operation of multifamily properties. By emphasizing the importance of meeting or exceeding energy standards, the council not only contributes to environmental conservation but also promotes long-term cost savings for property owners and residents.

The council's attention to the growth of Frederick County is another crucial aspect of its mission. By actively engaging with local development and planning initiatives, the Multifamily Council strives to ensure that the county's expansion is well-managed and sustainable. This approach aligns with the broader goals of fostering a vibrant community and meeting the evolving housing needs of Frederick County residents.

Looking ahead, the Multifamily Council will be gearing up for the housing summit later in the year. This summit will serve as a platform for industry leaders, policymakers, and stakeholders to come together and discuss strategies for addressing housing challenges, exploring innovative solutions, and promoting responsible development practices. By attending such events, the council demonstrates its commitment to actively contributing to the growth and prosperity of Frederick County's multifamily housing sector. Through its consistent BOD meeting schedule and targeted areas of focus, the Multifamily Council is well-positioned to continue driving positive change and shaping the future of multifamily housing in the region.





Professional Women in Building Council Update

Sandra Hofmeister, 2024 PWB President

Starting 2024 Off Strong

2023 has been productive for the Professional Women in Building Council with several new members, fresh ideas, and helping our beloved community! We can say with confidence that our mission was completed well this year. We culminated our success in 2023 with a White Elephant Gift Exchange, where we presented Platoon 22 with a \$3000 check!

As the year draws to a close, take the time to reflect on your accomplishments, set goals for the new year, and celebrate your journey. Support our new Board of Directors and Councils! As you start 2024, remember to focus on your strengths, seek new opportunities, keep dreaming, and never give up.

I can't wait to share what's in store for the PWB Council in 2024! The PWB Board of Directors is working on strategic planning and will have much to share very soon. I invite all PWB Members to join us on January 25th to attend the "Toast the New Year" event where we will be discussing all the exciting plans for 2024!



Young Professional Builders Council Introduction

Davien Benjamin, 2024 YPBC President



In November of this year, the FCBIA founded the Young Professional Builders Council (YPBC). This exciting new council was added to the FCBIA's infrastructure to serve the young professionals of our industry and support those members in their professional journey as participants in our FCBIA community. Over the past several months, we worked to shape the vision and goals of the council to truly provide young professionals with a new meaningful relationship with the FCBIA.

The YPBC identified some tenets regarding how it will interact with the young professionals within the FCBIA's membership to provide the most benefit:

- *Connections* - Provide lasting connections with peers across the industry through networking and relationship-building opportunities.
- *Education* - Ensure the expertise within the organization presently is transferred to guarantee continued growth industry-wide.
- *Community Involvement* – Interact with Frederick County at multiple levels, from providing services to the community to engaging with governing officials.

Members can expect several events hosted by the YPBC throughout the upcoming year that align themselves with one, or multiple, of the aforementioned tenets. The YPBC hosted its first event, the Council Kickoff Happy Hour, at Steinhardt Brewing Company. This kickoff event introduced the council to the broader FCBIA membership and provided an initial networking opportunity for young professionals. Please look forward to more to come in 2024 as the YPBC moves forward in service of FCBIA's membership!



HELLO!

New Members!

★ = Platinum Premier Club

★ = Silver Premier Club

★ = Gold Premier Club

★ = Bronze Premier Club

Armor Fence of Maryland

Beltway Blinds

Benjamin Obdyke

Blue-Collar Project Inc.

Hart Home Solutions, LLC

Illumine8 ★

J & D Kitchen Distributors, Inc.

Mailbox Man of Maryland

Maryland Excavation, LLC

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Harris, Smariga & Associates	The Frederick News-Post
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Builders First Source	Intelice Solutions	The Clabaugh Law Firm
Charles P. Johnson & Assoc.	Kramon & Graham, P.A.	Triple Crown Construction
Clagett Enterprises	Macris, Hendricks & Glascock	VCRE.CO
Cohenterprises, Inc.	Matan Companies	Vintage Security
Dewberry	McCaskill Financial	W.F. Delauter & Son
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Fox & Associates	Miller & Smith	ZA+D
Frederick Magazine	Morgan-Keller	

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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!

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At events

In quarterly Builder Bulletin

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	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 ALL GENERAL MEMBERSHIP MEETINGS	4	3	2	1
ADVERTISEMENT SPACE ON QUARTERLY BUILDER BULLETIN	✓**	✓**	✓**	×

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LUC - COUNCIL MEMBERS ONLY

PWB - ALL WELCOME (MEMBER DISCOUNT)

YPBC - FCBIA MEMBERS ONLY

2024

January 25	Municipal Leadership Luncheon
January 25	Toast the New Year
January 30	New Member Orientation
February 13	General Membership Meeting: <i>Youth & Workforce Development</i>
February 15	Happy Hour
February 22	Lunch & Learn
March 16-17	49th Annual Home & Garden Expo
March 19	General Membership Meeting: <i>Land Use Council Update</i>
April 11	Spring Happy Hour
April 18	Lunch & Learn
April 30	Speed Networking
April 25	Luncheon
May 16	Happy Hour
May 21	Lunch & Learn
May 29	Awards of Excellence
June 11	General Membership Meeting
July 10	Crab Feast
July 18	Lunch & Learn
July 25	Luncheon
August 8	48th Annual Golf Classic
September 10	General Membership Meeting
September 12	Fall Fundraiser
September 19	Happy Hour
October 8	General Membership Meeting: <i>Dry Utility Panel</i>
October 17	Lunch & Learn
October 24	Luncheon
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

Stay in the Loop:



Frederick County Building Industry Association



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