

BuilderBulletin



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49th Annual Frederick Home & Garden Expo

A Frederick Tradition Since 1975

The 49th Annual Frederick Home & Garden Expo, which took place on March 16th and 17th at the Frederick Fairgrounds, was a raving success! With over 150 exhibitors, delicious bites, family fun, and more, this year's rendition of a Frederick tradition will be a tough one to beat! With Digging & Rigging raising the

American flag almost 100 feet above the fairgrounds with one of their cranes, our event was like a beacon that could be seen from miles away. Thanks to the support of AMI Signs and Morgan Keller, we were also able to have promotional signage informing and guiding attendees all weekend long.

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

Danielle Adams, Executive Officer
danielle@frederickbuilders.org

KID'S FUN ZONE

The Kid's Fun Zone in Building 8 was jam-packed with fun for the whole family! On Saturday, the day teed off with t-ball with the Frederick Keys Keyote, followed by an enchanting day with Pirate Magic. On Sunday, Mr. Jon & Friends raised the roof of Building 8 with a concert like no other! The Kid's Fun Zone sponsor, Ruppert Landscape, also hosted a garden activity center all weekend.

CTC BUILDER OLYMPICS

The Frederick County Career And Technology Center and FCBA highlight a rewarding career in skills trades via the Student Builder Olympics during the Frederick Home & Garden Expo. Over 60 FCPS CTC students participated in this year's Builder Olympics!

This skills competition gives students hands-on experience while showcasing the CTC program and celebrating hard work. Through their efforts, the students constructed 2 10'x12' sheds to be judged and then sold to support the trades program.

EXHIBITOR SPACES

On Sunday, in collaboration with our sponsor Frederick Lifestyle, we hosted an Exhibitor Networking Breakfast with a scrumptious spread compliments of Set The Table LLC. We also added a new benefit for exhibitors - the Exhibitor Hospitality Suite! Sponsored by Sandy Spring Bank, the Exhibitor Hospitality Suite in Building 12 ran all weekend long, providing snacks, drinks, and a place to take a break and chat with other vendors.

SPECIAL THANKS

We would like to take the time to thank our media partners at Frederick News-Post, Frederick Lifestyle, Frederick Magazine, Valpak, and WFRE/WFMD for featuring the Frederick Home & Garden Expo through their respective channels. We also want to thank Kourtney Roman of Empire Photography for covering our event with her amazing photography skills!

We look forward to celebrating with you for our 50th Annual Frederick Home & Garden Expo on March 15th and 16th, 2025!



Left: Kristen Wojdan of Frederick Lifestyle speaking at Exhibitor Networking Breakfast
Right: Executive Officer Danielle Adams with Houston Darling of Sandy Spring Bank in front of Exhibitor Hospitality Suite



Top Row, Shown from Left to Right:
 Winner of Best Booth in Building 9, Casey Fence & Deck
 Winner of Best Booth in Building 12, Strat Security
 Winner of Best Booth in Building 13, Outdoor Solutions, LLC
Bottom Row, Shown from Left to Right:
 Winner of Best Booth in Building 14, Classic Home Advisors
 Winner of Best Booth in Building 14A, Bartz Landscaping
 Winner of Best Booth in Show, Garrety Glass

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President's Letter

Nick Wade, 2024 FCBIA President

Greetings FCBIA Members,

I hope everyone's 2024 is off to a prosperous and successful start. In my last letter, I laid out FCBIA's strategic initiatives for 2024 surrounding being a key resource for housing solutions in our community, working with local governments on designated growth areas, and strengthening the local workforce in our industry. Our first three General Membership Meetings of 2024 have provided all of us with some great insight on these topics.

On January 9th, NAHB Chief Economist Dr. Robert Dietz and NAHB CEO Jim Tobin presented their economic and political forecast for the year to come. Some of the key takeaways from Dr. Dietz and Mr. Tobin's presentation:



- Although Frederick County's population grew faster than the national and state rates over the past two years, building permits decreased by 31% in 2022 and 27% in 2023. This is certainly a statistic we are focused on turning around.
- Building material pricing has started to stabilize, however, lumber prices are expected to increase as new construction increases to keep up with demand.
- Regulatory costs are a major contributor to the lack of affordability – averaging \$93,870 per new home. This is an 11% increase from 2016 to 2021.
- Rising population will provide solid demand for housing during the second half of the decade.
- NAHB's focus for 2024 includes: Ensuring energy codes affordability, addressing transformer shortages, and advocating for more workers.

On February 13th, Program Managers at Frederick County Workforce Services Patty McDonald and Kara Fritz shared some amazing resources you can use to build your business and workforce – all free of charge to you and your business. Workforce Services is here to support you in the following ways:

- Recruitment support – promote job openings and announcements, candidate sourcing, screening and referrals, and recruitment events.
- Employer education – provide consultations to your business to help drive the right candidates to fill your vacant position(s).

- Assist in accessing funding for workforce training.
- Introducing and connecting youth and young adults to career possibilities and opportunities in in-demand industries in our community.
- Visit online at www.frederickworks.com



On March 19th, we wrapped up our March General Membership Meeting with presentations surrounding Urbana school design, specifically focused on the South Frederick Corridor. Eric Soter of Rodgers Consulting kicked off the presentation by sharing the land pipeline in Frederick County and where the designated future growth areas are located. Mary Cardello of GTM Architects and Mary Paxton of Fox & Associates demonstrated a few recent projects they have collaborated on to convert existing office space into Monocacy Valley Montessori School and Carroll Creek Montessori Public Charter School. They discussed their approach to the project's:

- Close partnership with School & Staff is key to a successful project
- Zoning Code challenges
- Change of use requirements, forest conservation requirements, traffic study is critical
- Site opportunities and constraints
- Vehicular circulation – How do existing circulation patterns assist drop-off and pick-up?
- Parking – Code may consider a site over-parked, but function may say otherwise
- Multi-purpose, flexible outdoor spaces
- School safety vs. landscape/planting requirements



Assuming adequate building area, office buildings have strong potential for converting to schools and provide a great option to utilize existing buildings and infrastructure to convert within a short timeframe and at a much lower cost of construction. What are your thoughts? Is Frederick ready for Urban school designs?

Sincerely,

Nick Wade

Awards of Excellence
2024

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Awards Gala
May 29th | Union Mills Public House

Raise The Roof

for the

SPRING

All participants will be featured in the next Builder Bulletin!



Membership Drive



Help us gain 15 new members & earn rewards!

MAY 1-JUNE 30



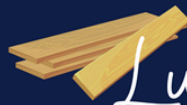
Each tier awards you additional credits toward any of the listed prizes!



Concrete

1-2 Members

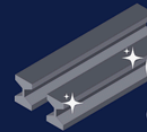
\$50-100



Lumber

3-4 Members

\$150-200



Steel

5+ Members

\$500+

Prizes Include:

Gift Certificates | Credits toward FCBIA Annual Dues | And More!



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Executive Officer Update

Danielle Adams, FCBIA Executive Officer

ad·vo·ca·cy

/ˈadvəkəsē/

noun Public support for or recommendation of a particular cause or policy.

Your membership dues are hard at work, contributing towards the relentless efforts of the National Association of Home Builders (NAHB), Maryland Building Industry Association (MBIA), and FCBIA to be **THE VOICE** of the building industry! Your membership fights for housing affordability and workforce development while working against building codes and legislation that make homeownership and business infrastructure out of reach. Advocating on these matters is critical for a healthy Frederick County where we live, work, and thrive. Engaging in local, state, and national legislation would not be possible without your membership and support.

AT THE LOCAL LEVEL - FCBIA

FCBIA works diligently to have a seat at the table. We engage elected representatives, municipality and county managers, policy makers, and the community to break through local roadblocks, providing information and recommendations on zoning, construction, permits, planning, codes, and workforce development needs.

Whether it is Historic Preservation Ordinance changes, the County's South Frederick Corridor Form-Based Code, Adequate Public Facilities Ordinance, or updated building, plumbing, and electrical code adoptions, we advocate and work with staff to share unintended consequences or advise on the best possible outcome.

AT THE STATE LEVEL - MBIA

It's that time of year! From January to April, our MBIA's Government Affairs team sifts through over 3,000 bills at the county and state level to analyze the potential impact on the industry. Our lobbyists go to work building coalitions, meeting with legislators, testifying at hearings, generating grassroots messages to elected officials, and organizing rallies. As a result, industry positions are heard loud and clear, and legislators take our concerns seriously and work with us to compromise. Often, their work prevents flawed policies from being introduced or passed, or they advocate for revisions to proposals to eliminate a negative impact on our members.



#mbiaworkingforyou

MBIA 2024 SESSION SUMMARY

241 Bills Reviewed by the MBIA Legislative Committee

174 Positions Recorded by MBIA

116 Hearings in which MBIA Submitted Testimony

@marylandbuilders
 @buildmd
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 301-776-MBIA

Please join us on your lunch break for a legislative wrap-up with MBIA's CEO, Lori Graf, on April 29 at 12 p.m.:

REGISTER HERE: web.frederickbuilders.org/events/FREE-MBIA-Legislative-Wrap-Up-Session-20214056/details

MBIA LEGISLATIVE WRAP-UP: marylandbuilders.org/2024-legislative-wrap-up.html

AT THE NATIONAL LEVEL - NAHB

The most pressing national piece of legislation has centered around the distribution of transformers. On April 4, 2024, the Department of Energy (DOE) issued a final energy efficiency rule for distribution transformers that explicitly heeded NAHB's call to ensure that it would not impede the production of badly needed transformers. NAHB also worked with lawmakers on Capitol Hill to oppose the original rule, with transformers a key focus at the 2023 Legislative Conference, and lawmakers from the Senate and House sent letters to Energy Secretary Jennifer Granholm to urge DOE not to move forward on its proposed rule to regulate energy conservation standards for distribution transformers because it would exacerbate an already acute supply-chain shortage.

Letter to Secretary Granholm: harshbarger.house.gov/sites/evo-subsites/harshbarger.house.gov/files/evo-media-document/quill-letter-l9828-doe-distribution-transformer-letter-version-3-04-03-2023-09-15-am-jg2.pdf

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Land Use Council Update

Lisa Graditor, 2024 LUC President



Since my January land use update, Frederick County took its first official step in the direction of transforming the South Frederick Corridors (generally MD 355 and MD Route 85) into mixed-use urban redevelopment corridors utilizing a form-based code (“FBC”). On April 2nd, the County Council unanimously adopted the South Frederick Corridors Plan. The County Council lauded the plan’s vision, and the Council unanimously supported locating a significant amount of the County’s future residential growth with these Corridors.

However, the Council also insisted, at times over staff objections, on incorporating strong transitional provisions intended to blunt the impact of potentially crushing future exactions from private developers for the large network of comprehensively planned roadways outlined in the plan. How and when these planned roadways will be constructed over time and made part of the public roadway system will be the subject of much discussion over the coming months. Indeed, whether the SFC Plan will evolve into an implementable regulatory framework that paves the way for catalyst mixed-use projects to move forward will depend on what happens over the course of the next quarter.

Livable Frederick Planning Staff is now tasked with creating the first FBC to ever be utilized anywhere in Frederick County. They are doing this in-house with the aim of producing an FBC that is “homegrown” and consistent with existing development and the local culture. Staff is also preparing a companion set of comprehensive amendments to the Frederick County Zoning Ordinance needed to implement the FBC code within these Corridors.

While each of these tasks is individually monumental, perhaps the heaviest lift needed to get the South Frederick Corridors Plan off the ground is an amendment to the Adequate Public Facilities Ordinance that will re-focus road adequacy requirements within these Corridors on pedestrian and transit-oriented improvements, and that will change the school adequacy provisions in a way that allows residential development to move forward despite existing school overcrowding within the Corridors.

Staff has already met with members of the building industry to discuss these implementation regulations and acknowledged that future meetings and open collaboration with the development community will be critical if the County truly wants to transform the South Frederick Corridors through redevelopment. If Staff has developed drafts of these regulations by the time of my next land use update to you, we will know that the County is clearly committed to making the SFC Plan more than just an aspirational vision document.

Stay tuned!

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Multifamily Council Update

Antonio DiDomenico, 2024 MFC President



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.

Over the first quarter of 2024, we have seen progressive regulations proposed. Now, we are sorting through all the newly passed legislation that is impacting development, rentals, and more - everything from Building Energy Performance Standards on new or existing construction to affordable housing. I encourage you to tune in virtually to MBIA CEO Lori Graf's briefing on April 29 to hear the latest.

With the adoption of the South Frederick Corridor Small Area plan on April 2, 2024, Frederick County will see its first GROWTH plan in a long time! The Multifamily Council will be hosting an engaging land planning event for those who may have never experienced the process. Livable Frederick Planning Manager Denis Superczynski will be facilitating. Stick around afterward for cocktails and networking! You can register for both of these events online at FrederickBuilders.org!



Boundary lines: New Design Road to below Metro Landscape & Construction to Monocacy River to Reichs Ford Road to I-70 back to New Design Road.

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Professional Women in Building Council Update

Sandra Hofmeister, 2024 PWB President

As we just celebrated Women’s History Month in March, I would like to take the time to hone in on the impact of women leaders in the building industry. A great example of a female leader in this industry who is making history is the NAHB’s Immediate Past Chairman Alicia Huey. When asked about the influence of the assumption of her role would have on other women leaders in the industry in an interview with *BUILDER* when she started her journey as Chairman in 2023, she said:

“I believe I am here not because I am a female, but because I am the right leader at the right time for our association and our industry...It is my hope that other women leaders will not concentrate on making a mark because they are female but making their mark because they are good leaders.”¹

Being a female leader in this industry involves navigating a unique and demanding terrain. Being a woman in construction who holds a leadership role is about leading with resilience, adaptability, and a commitment to fostering a more inclusive and diverse industry. It is about inspiring others and leaving a lasting positive impact on the field. It is imperative to remember that we are history-makers as women in the building industry, and we can do anything we set our minds to as we break industry barriers while also building each other up.



¹ Strong, Symone. “Q+A with 2023 NAHB Chairman Alicia Huey.” *BUILDER*, 17 Feb. 2023, www.builderonline.com/builder-100/leadership/q-a-with-2023-nahb-chairman-alicia-huey_o.

SPEED NETWORKING

Tuesday, April 30th | 5-7 p.m. | Dutch’s Daughter

MEMBERS: \$20 | NON-MEMBERS: \$25

Young Professional Builders Council Update

Davien Benjamin, 2024 YPBC President



The Young Professional Builders Council is now about 5 months old. The YPBC came into 2024 with the aim to provide a welcoming community through which connections may be built and professional knowledge gained. So far, two events have been held in service of this goal with several more to come in the remainder of the year.

Engaging in the industry and building relationships with peers is an essential aspect of one's development and professional career. YPBC aims to demonstrate that it is extremely important to establish avenues by which young professionals can ingratiate themselves in the community they work within, and as the year progresses, the Council is committed to expanding the means by which this can be accomplished. Presently, there have been links identified between other essential organizations within Frederick County that provide unique opportunity to collaborate, widening the scope of impact for Young Professionals involved as well as exposing them to a wider knowledge base to derive value from. Efforts with the Frederick County Chamber of Commerce's Generation Connect and Nonprofit Alliance are already underway, creating a relationship between each organization, connecting and bringing together more disciplines within Frederick County, producing lasting relationships and leverageable pathways for young professionals. There is an upcoming long-form educational workshop being developed in collaboration with Generation Connect and the Nonprofit Alliance that will be centered around mentorship that YPBC hopes will be the first of many future collaborations.

Member engagement is essential to YPBC's success. Look forward to YPBC's April Lunch & Learn centered around the homebuying process, and then enjoy a drink and some networking with us at our May Happy Hour! Also, be sure to stay in the loop by subscribing to our monthly newsletter or following us on social media!

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Young Professional Builders Council



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Young Professional Builders Council



★ = Platinum Premier Club ★ = Silver Premier Club
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NCE Construction LLC
Pella Mid-Atlantic
Polished Concrete Systems
Potomac Edison
Shulman Rogers



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IN SUPPORT OF THE BUILDING INDUSTRY

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GOLD MEMBERS

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Elm Street Development

Rodgers Consulting

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Fox & Associates

Miller & Smith

Woodsboro Bank

ZA+D

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PROMOTION

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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 - FCBIA MEMBERS ONLY
- MFC - ALL WELCOME

2024

April 17	Spring Happy Hour
April 18	Lunch & Learn: <i>Becoming A Homebuyer</i>
April 25	Luncheon: <i>South Frederick Corridor Presentation</i>
April 29	MBIA Legislative Wrap-Up Session
April 30	Speed Networking
May 16	Happy Hour
May 21	Lunch & Learn
May 29	Awards of Excellence
June 11	General Membership Meeting
June 20	Land Planning Happy Hour
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	<i>Give Thanks</i>
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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