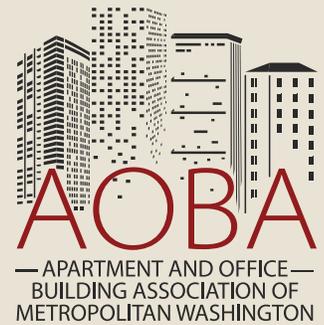


# INSIDE

News & Advocacy Recap September/October 2017



## September is National Preparedness Month AOBA Seminars Focus on Best Practices

*“Private-sector preparedness is not a luxury; it is a cost of doing business in the post-9/11 world. It is ignored at a tremendous potential cost in lives, money and national security.”*  
— The 911 Commission Report



Every September, FEMA encourages citizen participation in National Preparedness  
*Continued on page 5 >>*

## With Gratitude: Celebrating AOBA's Generous Sponsors

*“grat-i-tude: the quality of being thankful; readiness to show appreciation”*

Our front page feature this month is dedicated to our generous company sponsors who make AOBA's events and programs (pictured above) possible. Their many contributions are greatly appreciated throughout the year.

AOBA's Associate (vendor) members lend their support to the Association not only in sponsorship dollars, but with their valuable time, passion and talent -- serving on AOBA's committees and as the backbone of our vibrant community outreach efforts. Our staff and Board of Directors extend sincere thanks to each of you, and we encourage all members to use the goods and services of these sponsors, and other members, whenever possible.

Please visit [aoba-metro.org/Events](http://aoba-metro.org/Events) to find these terrific contributors listed. You'll see their support of our Community Outreach programs, Commercial Awards, the Golf Tournament, Holiday Party and Maintenance Mania. Also, don't miss our AOBA Program Sponsors on AOBA's homepage!  
*Continued on page 7 >>*

## SAVE THESE DATES!

**AOBA HOLIDAY PARTY**  
**Thursday, December 7**

6:00 to 9:00 pm, Four Seasons Georgetown

Plans have already begun for AOBA's Holiday Party, which brings together lots of happy members and colleagues to welcome the season with wonderful food, beverage and music. **Great sponsorships** are available. For details, please contact Pam Oeler, [poeler@aoba-metro.org](mailto:poeler@aoba-metro.org)

**2018 ANNUAL MEETING**  
**Thursday, January 18**

11:30 am to 1:30 pm, Mayflower Hotel

At this luncheon program, we'll introduce our 2018 leadership and recognize outstanding members with prestigious industry awards. ■



AUGUST 2017  
 Advocacy Recap  
**DISTRICT OF  
 COLUMBIA**

*Note: This content, plus more detail, appeared in the August At Issue – DC edition.*

**HEARING ON PAID LEAVE ALTERNATIVES  
 SCHEDULED OCT. 10**

The DC Council continues to seek changes to the “Universal Paid Leave Act of 2015,” even though it has taken effect and received implementation funding in the FY 2018 budget. **On October 10 at 10:30 am, the Committee of the Whole will hold a hearing** on the five proposals pending in the Council, summarized below. **It is important that we hear from members on the impact of the proposed measures.** *Please share your feedback on these recent versions of paid leave bills by emailing Kirsten Williams.*

1. **Bill 22-130**, “Paid Leave Compensation Act of 2017” **Summary:** Would require large employers – an entity with 50 or more employees or annual payroll of \$3.5 million or more – to provide family, medical, and parental leave, while maintaining a District-run program for small employers and exempting businesses with fewer than five employees from any obligation to provide family, medical, or parental leave. To fund the District-run program, Bill 22-130 requires small businesses to pay a tax of 0.4% of its employees’ wages, while large employers would pay a 0.2% tax. The bill also establishes a Paid Leave Compensation Board and expands the definition of family under the “Accrued Sick and Safe Leave Act of 2008.”
2. **Bill 22-133**, “Universal Paid Leave Compensation for Workers Amendment Act of 2017” **Summary:** Would require employers, except for those with fewer than 50 employees,

to obtain insurance to cover family, medical, and parental leave and to pay a fee of 0.1% or less to fund a tax credit for small businesses. Small businesses may participate in the insurance program or may receive a tax credit if the cost to the small business to provide family, medical, and parental leave exceeds 0.62% of its employees’ wages. Bill 22-133 also establishes a Paid Leave Compensation Board and expands the definition of family under the “Accrued Sick and Safe Leave Act of 2008.”

3. **Bill 22-302**, “Large Employer Paid Leave Compensation Act of 2017” **Summary:** Seeks to repeal the 2015 Act and replace it with an employer mandate for employers with 25 or more employees. It eliminates the two weeks of medical leave provided for in the 2015 Act. Instead, this bill increases the number of sick days an individual can accrue pursuant to the “Accrued Sick and Safe Leave Act of 2008.” Additionally, Bill 22-302 creates a hardship exemption for employers who can demonstrate that they cannot feasibly provide family or parental leave, and it requires the Mayor to conduct a feasibility study regarding the possibility of requiring paid leave of District employers with fewer than 25 employees.
4. **Bill 22- 325**, “Universal Paid Leave Amendment Act of 2017” **Summary:** Would require covered employees to pay a fee of 0.42% of his or her wages into the Universal Paid Leave Implementation Fund. Subsequently an employer would pay a tax of 0.2% of its employees’ wages.
5. **Bill 22-334**, “Universal Paid Leave Pay Structure Amendment Act of 2017” **Summary:** Would require employers with more than 100 employees to provide family, medical, and parental leave to its employees but maintains a government-run paid leave program for businesses with a 100 or fewer employees. Additionally, it amends the tax rate paid by small employers and large employers to 0.54% and 0.15%, respectively, of their employees’ wages. Further, Bill 22-334 mirrors the enforcement mechanisms provided for in the “Accrued Sick and Safe Leave Act

of 2008,” and it explicitly authorizes third-party administration of the District-run program.

**EFFECTIVE OCT. 1: DC WATER’S FY 2018  
 MULTI-YEAR RATES AND FEES**

DC Water’s approved Fiscal Year 2018 rates will be effective Oct. 1, 2017. These increases in rates *do not include the Water System Replacement Fee*, which was implemented in 2016. As a reminder, DC Water now separates out the cost of replacing aging pipes. The Water System Replacement Fee is intended to ensure that there is a dedicated funding source for this effort, rather than relying on revenue from water and sewer charges, which fluctuate based on usage.

Also, beginning Jan. 1, 2018, DC Water’s Water System Availability Fee will take effect. As a reminder, this is a one-time fee assessed to a property owner of any premises, building, or structure to recover the cost of system capacity servicing, all meter water service, and sanitary sewer connections which result from renovation or redevelopment projects that require an upsized meter service connection to the District’s potable water system. This fee is assessed based on the peak water demand, excluding fire demand, for new meter water service connection and renovation or *Continued on page 7 >>*



**Training for Multifamily Members:** *On a hot and humid Friday in August, DC members participated in a training session on the implementation of the “Fair Criminal Record Screening for Housing Act of 2016” law, hosted jointly by AOBA and the DC Office of Human Rights (OHR), the agency charged with administering the law and ensuring awareness of the law through a public education campaign. Pictured speaking is Teresa Rainey, Community Outreach Coordinator, District of Columbia Office of Human Rights.*



## AUGUST 2017 Advocacy Recap MARYLAND

*Note: This content, plus more detail, appeared in the August At Issue – MD edition.*

### A QUIET SUMMER

State issues have been quiet during the summer, with legislative committees on limited schedules. Meanwhile, candidates are lining up for their next run at state and local elected offices in 2018 in an extended version of musical chairs. The Maryland AOBA PAC will meet soon to start reviewing potential contributions for Maryland races. The filing deadline for candidates is Feb. 27 and the all-important 2018 primary is June 26.

### MINIMUM WAGE INCREASES

The minimum wage required to be paid by employers in Montgomery County increased from \$10.75 to \$11.50 per hour

effective July 1. That same minimum wage rate will be applicable in Prince George’s County effective Oct. 1. The county minimum wage laws do not apply to an employee who is exempt from the minimum wage requirements of state or federal law or to an employee who is younger than age 19 and is employed for no more than 20 hours per week.

The state minimum wage rate in other Maryland jurisdictions increased to \$9.25 per hour effective July 1, and will increase to \$10.10 per hour next July 1. As we head into an election year, there will be pressure to further increase the minimum wage rates at the state and local levels.

## Prince George’s County Update

### Recycling Bill Poses Issues

Legislation was presented to the Prince George’s County Council that would mandate waste, recycling and linen chutes

for certain new multifamily construction, and possibly make changes to the existing recycling programs in the County required of multifamily rental facilities. CB-78-2017, sponsored by Council Member Glaros, has been assigned to the Transportation, Housing and the Environment Committee and will likely be considered by the Committee in September.

AOBA staff has met with the bill sponsor to discuss the issues raised by this bill and we anticipate substantial revisions to the legislation. For further info, contact AOBA Maryland VP Ron Wineholt at [rwineholt@aoba-metro.org](mailto:rwineholt@aoba-metro.org).

### Committee Ponders Occupancy Standards

In July, the Transportation, Housing and Environment Committee further debated CB-37-2017 that would amend the County Housing Code to impose occupancy limits on dwellings based on the size of bedrooms, living rooms and dining rooms. The minimum size standards would largely be drawn from the 2015 International Property Maintenance Code (IPMC).

Although the use of current IPMC standards resolves some concerns, it remains unclear if all existing rental

*Continued on page 7 >>*

## Montgomery County Update

### Mandatory Minimum Work Week Proposal

A worksession is expected this Fall on Human Rights and Civil Liberties – Building Maintenance Worker – Minimum Work Week (B46-15). This follows a July 11th hearing at which AOBA testified. The bill seeks to mandate a 30-hour minimum work week for “building maintenance workers” in office buildings that are 400,000/sq. feet or more. AOBA is scheduling a member meeting to prepare for the Fall discussions. Members who own or manage properties 400,000/sq. feet or more, and those which employ persons defined as “building maintenance workers.” Note that bill’s scope is not limited to cleaning workers as “building maintenance workers;” it includes any person employed at a covered location as a janitor, building cleaner, security officer, concierge, doorperson, handyperson, or building superintendent.

### Elrich Introduces Second Minimum Wage Bill

On July 25, Councilmember Marc Elrich, joined by Councilmembers Leventhal, Riemer, Hucker and Navarro, introduced Human Rights and Civil Liberties – County Minimum Wage – Amount – Annual Adjustment (B28-17). The bill will increase the County’s minimum wage to \$15.00/hour by July 1, 2020 or 2021 based on the number of employers. Interestingly, language in the bill would direct the Office of Legislative Oversight to annually report to the Council by Jan. 1, on the impact of the minimum wage on the local economy. While such analysis is indeed critical, the bill’s sponsors did not wait to consider information from a similar report commissioned by the County Executive earlier this year. AOBA anticipates a fall hearing and worksession. ■



**Montgomery County Presentation:** At the Greater Bethesda Chamber of Commerce’s July 26 joint meeting of the Economic Development & Real Estate committees, AOBA’s Senior Vice President of Government Affairs Nicola Whiteman (center) and Montgomery County Council President Roger Berliner (far right), spoke about proposed recordation tax increase and minimum wage legislation.

Also pictured is Ginanne M. Italiano, President & CEO, Greater Bethesda Chamber of Commerce; Jennifer Russell, VP, Economic Development & Government Affairs for the Chamber; and Tim Dugan of Shulman Rogers, Co-Chair of the Chamber’s Economic Development Committee.



## AUGUST 2017 Advocacy Recap VIRGINIA

*Note: This content, plus more detail, appeared in the August At Issue – VA edition.*

### VIRGINIA GOVERNOR REVISITING ENERGY BENCHMARKING MANDATE FOR 2018

Gov. Terry McAuliffe and his administration have resurrected a plan to allow local governments the authority to mandate that commercial property owners participate in energy benchmarking and turn over consumption data to the locality. The administration is presently drafting legislation for consideration in the 2018 Virginia General Assembly session, which convenes in January.

Last year, as part of an initiative spearheaded by the National Governors Association (NGA), the administration convened a meeting to bring together various stakeholder groups to explore such a legislative initiative. AOBA participated in this meeting, offering feedback and concerns regarding the mandatory approach. While the vast majority of AOBA members participate in some form of energy benchmarking, many privacy-related, cost and administrative concerns still remain with legislation that would require those property owners to then turn over data to

local governments—not to mention what might come of that disclosure.

AOBA supports voluntary benchmarking, however, we have taken the position of opposing mandates for energy benchmarking, disclosure and labeling, since the ultimate decision to disclose building operating data and proprietary information should remain the building owner’s prerogative. Additionally, AOBA believes that mandatory public disclosure of Energy Star data could unfairly disadvantage a property/building owner in the marketing of a property.

**Next Steps:** The McAuliffe administration plans to hold four meetings between August and December to explore the concept of a local option mandate and attempt to work through issues that have been raised. AOBA will continue to be an active participant in these discussions and keep members apprised as legislation takes shape.

### NORTHAM HOLDS SLIGHT LEAD OVER GILLESPIE IN VIRGINIA GOVERNOR’S RACE

As one of only two states holding gubernatorial elections in 2017, the nation will be watching as Republican candidate Ed Gillespie and Democratic Lt. Gov. Ralph Northam square off for the opportunity to succeed the term-limited Gov. Terry McAuliffe in Virginia. Coming on the heels of last year’s Presidential election, many see the Virginia Governor’s race as a referendum on national politics and the President’s performance in his first year in office. Yet in spite of the President’s

low approval ratings and Virginia voters having supported Clinton over Trump by a margin of roughly 50-44 percent, the Governor’s race remains close.

While Northam campaigns on a platform of continuing the political trajectory set forth by Gov. McAuliffe, Gillespie has released detailed plans for addressing several policy issues. Of particular note to AOBA members, Gillespie’s tax reform plan would cut income taxes across the board by 10 percent and phase out the local BPOL tax.

Party control over the Governor’s mansion is not the only thing at stake. Republicans currently control both chambers of the Virginia General Assembly, but they hold a narrow 21-19 margin in the Senate. The Lieutenant Governor presides over the Senate and casts votes when there is a tie, making the race important for both parties. Republican State Sen. Jill Vogel is running against Democratic candidate Justin Fairfax for the opportunity to succeed Ralph Northam as Lieutenant Governor. **All 100 seats of the Virginia House of Delegates are also on the November ballot.** Republicans presently hold a 17-seat margin of control. However, Democrats are expected to make only modest gains during this year’s election cycle.

### ALEXANDRIA BEGINS PHASE II OF STUDY ON PARKING STANDARDS

The City of Alexandria has begun a study to review the City’s parking standards and propose updated standards that reflect existing parking demand and market trends. The need for the study is due to a steady increase in transit use since the City’s current standards were set, and declining household car ownership in areas with better access to transit. The City Council established the Parking Standards for New Development Projects Task Force to work with City staff in reviewing existing parking standards and updating standards for new development projects.

Phase I of this two-phase project, focused on new residential development parking standards, was completed in April 2015 with an amendment to the Zoning Ordinance. Phase II of the study, now underway, will evaluate the parking standards for new commercial development, including office and retail uses. ■

## Take Full Advantage of AOBA’s Website

**Friendly Reminder:** Have you taken a few moments to register for your online AOBA member account?

Having a “**Member Compass**” at [aoba-metro.org](http://aoba-metro.org) allows you to:

1. **Register for upcoming events taking advantage of the member rate.**
2. **Access the Advocacy pages.** You must be logged in to access the Member Directory and Advocacy pages. You’ll know if you are logged in because your name will appear at the top right of the screen.
3. **Update or change any information on your “Profile.”**
4. **Pay invoices,** keep track of paid invoices, or check for any outstanding invoices.

It only takes a few moments to register! If questions arise, please contact Eliot Hubbell, [ehubbell@aoba-metro.org](mailto:ehubbell@aoba-metro.org). ■



## MEMBER SPOTLIGHT: Alison Punsalan, Foulger-Pratt

A native of England who grew up in Maryland, Alison Punsalan brings more than 20 years of experience in the multifamily industry to her position as Senior Vice President of Property Management at Foulger-Pratt. She has recently engaged with AOBA on several Montgomery County

advocacy issues, providing valuable insight on new development, lease-up and market-rate properties.

Before joining Foulger-Pratt in 2011, Alison was Vice President of the Northeast Region for Fairfield Residential. A graduate of Ohio State University and an avid tennis player, she serves as a Director for IREM, and as a Board member for PMA.

**What brought you to Foulger-Pratt?** "In 2011, Foulger Pratt had just acquired three multi-family properties and had a property under construction in Downtown Silver Spring. They needed someone to head up their new property management department, with residential management expertise. We have since opened three new multifamily properties in Montgomery County, and we will start lease up of our next property in Alexandria, VA early next year."

**What are key challenges that you (and others in the multifamily industry) are currently facing? Any tips for handling these challenges that you'd be willing to share?** "The software needed to run today's property involves several platforms. The software is constantly being upgraded, and each week the platforms could change. It is a constant challenge to understand the data and make sure you are getting the right information to make decisions on property operations. In addition, there are new opportunities to enhance property performance with new technologies on the market. One of the challenges, is being able to evaluate tools for our onsite teams and make decisions if there is a cost benefit." ■

## COMMERCIAL AWARDS – Plan Now to Enter for 2018!



There's no better time than the present! Plan now to participate in one or more of AOBA's outstanding commercial awards programs, which bring recognition to your commercial office building management teams, engineers, and emergency preparedness plans.

Members will find lots of helpful info, videos and resources about all of these awards at [aoba-metro.org](http://aoba-metro.org) (see About/ Awards.) A **TOBY Info Happy Hour** will be scheduled in October for companies considering entering TOBY. Contact Pam Oeler [poeler@aoba-metro.org](mailto:poeler@aoba-metro.org) for details!

**For your 2018 calendar:** the evening that will feature social time, dinner and presentation of these awards is now officially entitled AOBA's **Commercial Awards Celebration** and is set for *Thursday, June 14, 2018, 6:30 to 9:30 pm*.

Contact Pam Oeler with questions about TOBY and Engineer Awards; and Marie Tibor at [mtibor@aoba-metro.org](mailto:mtibor@aoba-metro.org) regarding K.E.E.P. Awards. Official entry materials will be available online by January. ■

## NATIONAL PREPAREDNESS MONTH *Continued from page 1 >>*

Month. FEMA's online toolkit at [ready.gov](http://ready.gov) provides helpful resources to do just that. There are links to the **Emergency Financial First Aid Kit** and a **Family Communication Plan**, and links on how to join proactive programs like CERT and the Medical Reserve Corps.

AOBA encourages all members to use this month to review plans for emergencies in your buildings and invites members to seminars for property managers and security professionals. Register for these programs (first-come, first served) at [aoba-metro.org](http://aoba-metro.org):

**Sept 19 – Emergency Preparedness Seminar for Multifamily Professionals** – 8:00 to 10:30am, 10023 Greenbelt Road in Lanham, MD, *hosted by Southern Management*. Program features Prince George's County police and fire officials providing safety and security tips; a real estate attorney outlining legal aspects of emergency planning; and a multifamily industry VIP sharing best preparedness practices for apartment communities.

**Oct. 5 – 2017 Emergency Preparedness Seminar for Commercial Management and Security Professionals** – 8:30 to 11:00am, 1200 K Street, NW, *hosted by Brookfield*. Our popular, annual education program takes on a timely topic: the strategic use of technology (including social media) during an emergency. We'll also have a panel featuring the three winners of AOBA's 2017 KEEP Awards (Knowledge and Excellence in Emergency Preparedness).

AND, consider purchasing BOMA's **Emergency Preparedness Guidebook** which is available at a 20% discount through September at [store.boma.org](http://store.boma.org). This practical guidebook gives property managers advice and checklists related to various types of emergency situations. ■

## COMMUNITY OUTREACH: Volunteer Opportunity on Oct. 20

### Volunteers Needed for Renovation Project at Duckworth School

Our fearless (and ever-popular) Community Outreach Committee is diving into a major construction project next month – dubbed “DIY Duckworth,” following discussions with leaders at the James E. Duckworth School for children with disabilities in Prince George’s County. On Friday, Oct. 20, AOBA volunteers will renovate the Faculty Lounge (including restrooms), AND the school’s critical Independent Living Area (including a kitchen.) This project was made possible thanks to a \$5,000 donation from **Daycon Products Company**; commitments for plumbing from **Raine & Son LLC Plumbing & Heating**; painting from **CertaPro Painters of Rockville**; construction from **Toepfer Construction Company** and **CSI International**.

Also, in a unique connection, AOBA scholarship recipients will donate their time and energy on Oct. 20 at *DIY Duckworth* as their community service project!

**How Members Can Help:** AOBA needs in-kind contributions, donations AND members willing to roll up their sleeves and make this renovation a reality for the school’s faculty and students. To volunteer or learn more, please email Jeanne Clarke, [jclarke@aoba-metro.org](mailto:jclarke@aoba-metro.org).

### Also...THANKS to all member firms who contributed generously to our annual spring programs at Duckworth!

At the auction held at the 2017 Challenge Day in May, AOBA helped the school raise \$5,300 for the school’s Parent Teacher Organization, \$1,300 in sponsorships for the Special Olympic games and \$775 in proceeds from Duckworth tee shirt sales. AOBA still has high-quality Duckworth tee shirts available for purchase for \$20, with proceeds going to the school. To purchase your tee (so you can wear it on Oct. 20!), email Jeanne Clarke, [jclarke@aoba-metro.org](mailto:jclarke@aoba-metro.org) ■

## UTILITIES UPDATE

*This copy, plus more detail, was included in At Issue – Utility Update – August edition.*

### PEPCO FILES NEW BIENNIAL UNDERGROUNDING PLAN FOR THE DISTRICT *Charges to Commercial Customers will be Significant*

As a result of an emergency amendment passed by the Mayor on May 17, 2017, the DC Public Service Commission opened a new proceeding (FC 1145) to consider applications for Biennial Underground Infrastructure Improvement Projects. AOBA was an active participant in the last undergrounding cases, FC 1116 and 1121, and strongly opposed Pepco’s proposed undergrounding project plans.

On July 3, 2017, Pepco and DDOT filed a Joint Application for Approval of the First Biennial Underground Infrastructure Improvement Projects Plan. The Biennial Plan identified six feeders that DDOT and Pepco plan to place underground. The Application also requests approval of an Underground Project Charge (UPC) to recover the costs Pepco incurs during the undergrounding of the feeders. The Application states the UPC will remain in effect for two years and will collect **\$5,602,940** in total revenues.

In addition to the Joint Application filed by DDOT and Pepco, Pepco included an application for a Commission issued financing order that would allow Pepco to recover the costs DDOT will incur as a result of the undergrounding of the designated feeders specified in the Biennial Plan. If granted, the financing order would permit Pepco to recover the DDOT costs through an additional charge, i.e., an Underground Rider charge. The Underground Rider will also remain in effect for two years and is designed to collect **\$30 million per year**.

The charges for the combined Underground Rider and UPC for the first year by rate class are shown below:

Rate Schedule	Underground Rider (per kWh)	UPC Charge (per kWh)	Combined Rate Underground Rider + UPC Charge
R	\$0.00155	\$0.00021	\$0.00176
AE	\$0.00155	\$0.00016	\$0.00140
RTM	\$0.00481	\$0.00064	\$0.00545
GS ND	\$0.00296	\$0.00039	\$0.00335
T	\$0.00296	\$0.00039	\$0.00335
GS LV	\$0.00568	\$0.00076	\$0.00644
GS 3A	\$0.00288	\$0.00038	\$0.00326
GT LV	\$0.00352	\$0.00047	\$0.00399
GT 3A	\$0.00209	\$0.00028	\$0.00237
GT 3B	\$0.00020	\$0.00003	\$0.00023
RT	\$0.00218	\$0.00029	\$0.00247
SL/TS	\$0.00078	\$0.00010	\$0.00088
TN	\$0.00170	\$0.00023	\$0.00193

AOBA has intervened in this proceeding and will file testimony opposing the Joint Application and Pepco’s financing order request. A final Commission decision is expected on or about Nov. 7, 2017.

For important updates on Pepco rate increases in Maryland and DC, and increases for Dominion Virginia Power customers, please see the August edition of *At Issue – Utilities*.

*Continued on page 7 >>*

*For Commercial Members*

## FALL INTO RPA COURSES WITH AOBA

Don't miss these outstanding RPA classes. See details at [aoba-metro.org](http://aoba-metro.org):

**RPA – Asset Management (ELECTIVE) – Sept. 20, 22 and 23** from 8:00am to 4:00pm at AOBA (Accelerated); INSTRUCTOR: *Charlotte Strain*, Senior Vice President, Asset Management, Rappaport

**RPA – “ENVIRONMENTAL HEALTH AND SAFETY ISSUES” (REQUIRED) – Oct. 31-Nov. 2** (ACCELERATED) from 8:00am to 4:00pm at AOBA; INSTRUCTOR: *Chris Baker*, VP of Operations, Hillmann Consulting, LLC

**RPA/FMA – (ACCELERATED) “DESIGN, OPERATION AND MAINTENANCE OF BUILDING SYSTEMS, PART I” (REQUIRED) – Nov. 16-19** (Thursday-Sunday) from 8:00am to 2:00pm at 1425 K Street, NW; INSTRUCTOR: *Bill Clark*, Director of Operations, Blake Real Estate, Inc. ■



## NAA Update: Members Bring Home Awards from NAA Education Conference

Major kudos are in order! At the annual NAA Conference held in late June in Atlanta, **Kettler Management** and **Bozzuto Management Company** each brought home an “Excellence Award” for a building in the DC area.

Kettler's *Solaire Bethesda* received the “Best Community” award in the “1 to 5 Years (Up to 150 Units)” Category. The pet-friendly apartment building features all the latest amenities of “a luxury lifestyle experience.”

Bozzuto won in the “Return on Energy, Whole Building Data” category for *The*

*District* – a 125-apartment building in DC which features a green roof and modern new boiler.

Also, big news from NAA's national Maintenance Mania competition in Atlanta...local winner Jorge Blanco, Kettler, received the HIGHEST score of all competitors and took home the First Place prize for the second time.

AND, thanks to an enthusiastic crowd from the DC region who cheered voraciously, AOBA received the 2017 Spirit Award for this year's national competition. ■

UTILITIES UPDATE *Continued from page 6 >>*

### ALTAGAS TO ACQUIRE WASHINGTON GAS LIGHT FOR \$6.4 BILLION

WGL Holdings, Inc. and AltaGas Ltd. announced on Jan. 25, 2017 that the Board of Directors for both companies have approved an agreement and merger plan for AltaGas to acquire WGL for \$6.4 billion. WGL has stipulated it will retain its headquarters in Washington DC to manage its utility business and will remain regulated by the Commissions in DC, MD, and VA.

On April 24, 2017, AltaGas Ltd and WGL Holdings, Inc. filed their Merger Application with the DC Public Service Commission, the Maryland Public Service Commission, and the Virginia State Corporation Commission.

AOBA submitted expert witness testimony in Maryland on August 14, 2017 stating that “*from the perspective of Washington Gas utility customers, this merger is not well-conceived and well-structured, and it will expose them to substantial harm if approved*” and will submit testimony in DC on Sept. 29, 2017. ■

WITH GRATITUDE *Continued from page 1 >>*

Hats off to all the member companies who do well by doing good. Outstanding attendance at AOBA's popular events throughout the year is a testament to the value that these firms—and their caring representatives—bring to our association community. ■

DC ADVOCACY *Continued from page 2 >>*

redevelopment projects that increase the peak water demand and associated SAF meter size for the property.

AOBA is working with DC Water to host a meeting in the fall to discuss the existing rates and fees, as well as other issues, including DC Water's billing processes and impervious surface credits. Watch for details. *Questions/concerns about the new rates and fees? Please contact Kirsten Williams.* ■

MD ADVOCACY *Continued from page 3 >>*

units of AOBA members would meet these minimum requirements. Also, no one has been able to explain how rental property owners or DPIE will be able to prove with certainty that individuals beyond the allowed limits are illegally occupying a dwelling unit. The bill will likely be considered again by the Transportation, Housing and the Environment Committee in September.

### Commercial Building Construction

The County's Department of Permitting, Inspections and Enforcement (DPIE) announced that plans for all new commercial building construction projects are required to be submitted through the County's electronic plan review system (ePlan). Users should visit the Online Permit Services section of DPIE's website to access the online portal. Training for using the ePlan system is provided on the third Thursday of every month. ■

# BOMA "Poster Child" Kathy Barnes Wants to Help Promote Engineering Careers



A former AOBA President and recipient of the 2006 Sidney Glassman Award, Kathy Barnes oversees Akridge's regional portfolio and is responsible for all property management. Active in AOBA and a "poster child" (pictured above) for BOMA International, Kathy is a "go to" executive known as a dedicated volunteer leader and outstanding mentor to rising industry professionals. Under her leadership, Akridge has won seven TOBY (The Office Building of the Year) Awards.

AOBA is extremely fortunate to have such a talented professional engaged in so many aspects of our work. *And the reveal...* Kathy has agreed to take a lead role in an exciting new initiative: the establishment of a nonprofit Educational Foundation for AOBA that will be focused, at least initially, on promoting careers in commercial building engineering. This initiative follows the recommendations of the hard-working AOBA Engineering Talent Task Force. Kathy answered a few questions for INSIDE readers:

**Why do you believe promoting commercial building engineering careers should be a priority for your company and for our industry?** "The wonderful thing about the property management industry is that it is always

challenging and always changing. Now more than ever, we need to make sure that we are up for what lies ahead. We can't do that without a dedicated and well trained staff. The talent pool has been shrinking as baby boomers have started to leave the work force. It is critical that we reach out to the next generations to assure that we can successfully operate."

**How could fellow members help spread the word about jobs in this sector?** "Tell your kids, your kids' friends, your kid's teachers, the neighbors, the guy at the car wash. Tell anyone that will listen! Tweet it! Snap it! Post it! There are interesting, challenging and lucrative positions in the building engineering field. And when our workforce development initiative gets up and running, the AOBA Educational Foundation will be able to help them learn about the best job they never heard of!"

**What do you enjoy doing when you are not working or volunteering in the industry?** "Now that I am an empty nester, I am spending a lot of time trying to relive my twenties. I'm having a blast." ■

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