

NPMHU ON THE MOVE . . .

NPMHU MOVING TO NEW LOCATION AT 815 16TH STREET, NW

Timothy M. Dwyer, National Secretary-Treasurer



The NPMHU has been headquartered at 1101 Connecticut Avenue, NW in Washington, DC for almost twenty years. The current lease is set to expire on June 30, 2019. As with most leases in DC, the provision regarding extensions or terminations of a lease require a minimum notification of one year. So, our deadline on notification to either seek a lease extension or notify our landlord that we intended to terminate was June 30, 2018.

We formed an exploratory team to start the process of informed lease extension. The loosely assembled team consisted of NPMHU Comptroller Mitzi Montemore, Mail Handlers Benefit Plan Executive Director and Assistant to the National Secretary-Treasurer Mike Hora, Internet Technologies and Special Projects Manager Noah Giebel and yours truly, National Secretary-Treasurer Tim Dwyer, with President Hogrogian overseeing the entire process.

Faced with deciding on extending or terminating our lease, in September 2017 our team began the exploration of available locations in the immediate area of our current Washington, DC office location for comparison and to prepare for expected economic negotiations to extend the lease at our current location. Over the next four or five months, we reviewed hundreds of available locations and visited dozens of buildings. What we found was as we expected: comparable office space in the immediate area was generally the same price as our current location or even more expensive, depending on the precise condition of the building and its particular

amenities. When we factored in the daunting prospect of picking up and moving twenty-seven employees and tons of office equipment and files, we knew any minor savings we might obtain would be overwhelmed by the cost of moving. So, we began negotiations to extend our current lease.

A bit of wonderful coincidence and luck intervened on behalf of our organization in March 2018, when President Hogrogian received an internal notice from our Brothers and Sisters at the AFL-CIO. The notice stated that the AFL-CIO was consolidating its own office space in their headquarters building at the corner of 16th and I Streets, NW, and making space in their building available for lease to affiliated Unions.

Brother Hora and I decided we should go look at the space. We made a few calls and arranged for a tour. What we found was a real eye opener: A large building full of affiliated Unions located about three blocks from our current site, with tremendous additional features. Upon touring the building, we were truly taken with the beauty of the building and many of the available amenities we might need: an on-site Union print shop; dozens of meeting and conference rooms; fantastic location (one block from Lafayette Square and two blocks from the White House), and 100% UNION!

Brother Hora and I gathered up the remaining members of our team, and we all went over for another look. We wanted to hear our companions' views on the available space, the technology compatibility, and everything else that must be considered for our Union's future offices. We all concurred that this space would be perfect for the NPMHU. We set a meeting to discuss lease terms, expectations, requirements, and of course, price. What we found was that our Brothers and Sisters at the AFL-CIO were offering a better space at a significant savings to our Union. As a group, we were all in agreement that we had to explore the possibility and the costs associated with moving our National Headquarters.

During most of this activity, Brother Hogrogian was traveling around the country, attending various Local Union activities, so upon his return, I asked him to accompany me over to the AFL-CIO building for a look at the space. He was immediately taken with the location, the space, and all the



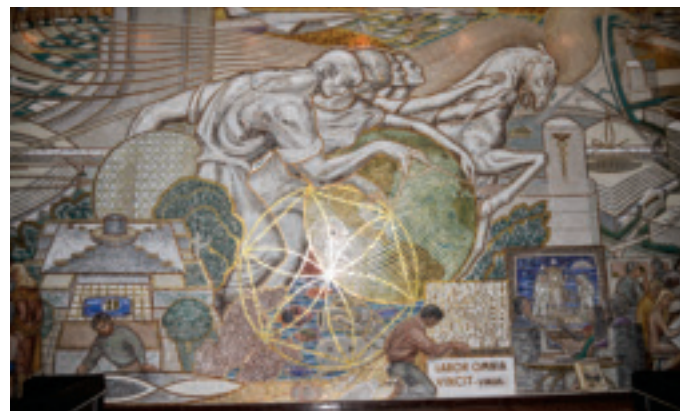


available amenities that would benefit our Union. He authorized me to begin negotiations on a lease.

On June 27, 2018, just three days before our self-imposed deadline, I signed a ten-year lease with the AFL-CIO to occupy the South half of the Fifth Floor in their building starting next year and continuing until the year 2029. The office will cover approximately 11,500 square feet of prime space, that is one half block away from our parent organization, the Laborers' International Union of North America (LIUNA). For those wondering why we wouldn't just move in with our Brothers and Sisters at LIUNA, the answer is simple: they did not have the space to accommodate our needs.

We will begin the process of re-shaping the space to fit our needs in January 2019, and by April 2019, we expect to begin moving our Contract Administration Department, MHBP Department, Legislative Office, and the Resident Officers into the new space. It is expected that by the end of May 2019, the remaining departments (Accounting and Membership Services) will move into the new space. It is essential to our organization that we move the first group a little early, so that our preparations for 2019 National Negotiations—which begin in earnest in May or June 2019—are not in any way interrupted.

The AFL-CIO Headquarters building boasts dozens of conference rooms and meeting spaces that will be available to us for use as a member-tenant. As I mentioned above, there is a Union Print Shop on-site to assist with all of our printing needs and will save our organization significant dollars and help to support the AFL-CIO at the same time. We will be able to use the purchasing power of millions of workers/members



to save money on everything we need to run our organization, from printing to office supplies. We will be supporting our Sisters and Brothers in the Union movement while they support us. And we will be in a 100% UNION environment. Everyone is excited and elated to be sharing a building full of Union Brothers and Sisters, and we are certain you will agree should you have the opportunity to visit.

More details to follow in the upcoming months.

I remain,
Fraternally,

Timothy M. Dwyer
National Secretary-Treasurer