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The Honorable Paul G. Pinsky
Chairman, House Education, Health, and Environmental Affairs Committee
2 West, Miller State Office Building
Annapolis, MD 21401

RE: Senate Bill 764 - Workgroup on Adaptive Reuse of Vacant Commercial Spaces - FWA

Dear Chairman Pinsky, Senator Washington and Members of the Committee,

I am writing on behalf of my client, the Building Owners and Managers Association of Greater Baltimore (BOMA) in support of Senate Bill 764, with amendments.

BOMA, through its nearly 300 members, represents owners and managers of all types of commercial property, comprising 143 million square feet of office, industrial and mixed use space in Baltimore and Central Maryland. BOMA members' facilities support over 19,000 jobs and contribute \$2.5 billion to the Maryland economy each year.

Senate Bill 764 is a timely piece of legislation, and BOMA applauds Senator Washington for its introduction. Massive changes are occurring in the places where Americans live and work – none more so than the office buildings and similar structures that comprise a substantial portion of BOMA members' properties. Adaptive reuse of commercial properties has already begun in many American cities, including Baltimore. BOMA has a distinct interest in public policies affecting that phenomenon.

Among the membership categories in Senate Bill 764 to participate in the workgroup, we note on page 2, lines 4-6, a representative of both commercial real estate development and a "construction agency" engaged in the rehabilitation and renovation of commercial buildings. Those precise categories do not include a representative from a commercial building owner. BOMA strongly believes that commercial building owners should have a seat at the table and a voice in this process.

Accordingly, BOMA respectfully requests the addition to the workgroup of a representative of a commercial building owner. With that addition, BOMA would also respectfully request a favorable report on Senate Bill 764.

Very truly yours,



Bryson F. Popham, Esq.

cc: The Honorable Mary Washington - mary.washington@senate.state.md.us
Kevin J. Bauer