



January 29, 2020

Senator J.B. Jennings
423 James Senate Office Building
11 Bladen Street
Annapolis, MD 21401

Dear Senator Jennings:

On behalf of the Chesapeake Gateway Chamber of Commerce, we wish to express our support for House Bill 0027 and Senate Bill 0185. The proposed sales and use tax exemption will be of tremendous assistance to Blue Ocean Realty, Inc. in its efforts to redevelop the Middle River Depot property. It is our understanding that a similar sales and use tax exemption was approved for Tradepoint Atlantic. We applaud the General Assembly for supporting the exemption for that critically important development and hope that this legislation also will be passed.

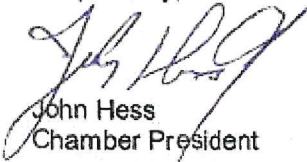
This historic property is a major focal point in our community but has been vacant for many years. We are excited to see that Blue Ocean has purchased the property and has considerable plans already in the works for Aviation Station. The Economic Impact Study conducted last year by Sage Policy Group, Inc. confirms the tremendous, positive impact that this development can have on an area where significant revitalization efforts are essential to future quality of life.

As you know, Blue Ocean estimates that, when completed, Aviation Station may have over 50 tenants, encompassing over 1.6 million square feet of built space, including retail, offices, industrial, residential, event and culinary space, an athletic center, a museum, a self-storage facility and a hotel. Also currently proposed is over 60,000 square feet of outdoor athletic areas and over 540,000 square feet of parking. According to the Economic Impact Study, this development will support nearly 1,600 Baltimore County jobs during construction and approximately 2,900 county positions on an ongoing basis once operational. The economic impact is significant, potentially bolstering Baltimore County tax collections by \$3.1 million per year and State of Maryland revenues by \$11.7 million at a time when this income is desperately needed.

The mission of the Chesapeake Gateway Chamber of Commerce, which has been serving eastern Baltimore County for over 70 years, is to promote an economic environment which attracts new businesses while allowing established business to prosper. The Chamber is dedicated to enhancing the quality of life in the region it serves. Aviation Station meets all of those objectives and more.

Thank you for introducing Senate Bill 0185 and for your continued assistance and support toward the approval and success of the Aviation Station project.

Respectfully,


John Hess
Chamber President


Sharon Kihn
Executive Director

cc: Sandy Marenberg, Director, Blue Ocean Realty, LLC and Bob Bendler, Co-Chair, Middle River Roundtable