



## Testimony Supporting Senate Bill 885 – Income Tax Credit for Catalytic Revitalization Projects

I am writing to support Senate Bill 885 – Income Tax Credit for Catalytic Revitalization Projects. As a neighboring property owner to the large historic campus of the Springfield Hospital in Sykesville Maryland, it is evident to me that expanded tax credit legislation is required in order to help redevelop and revitalize larger, multi-building historic settings in Maryland.

Current limits on historic tax credits work only for smaller sized projects and have left larger campus-like properties (i.e. Warfield) in a state of flux for decades. The Warfield campus has been in a state of decay with the hopes of significant redevelopment for over 20 years. The Town of Sykesville struggled to redevelop a couple buildings while other buildings fell into significant disrepair. The current state of the campus requires significant investment and an expanded thought process which this Bill represents.

Specifically to Warfield, but also to other large historic campuses in Maryland, the size and scale of revitalization requires access to expanded tax credit capabilities in order to approach a feasible redevelopment plan. I believe that any renovation of Warfield would be fiscally unfeasible without this tax credit expansion. I'm concerned not only with the preservation of historic resources, but also with the Warfield campus' role in the community both culturally and economically. Getting the historic buildings renovated to today's standards for use by local businesses and residents along with reasonable development of vacant parcels would be a major boost to the local Sykesville economy and provide the current residents of Sykesville addition services and community appeal with an additional historic resource for which it can be proud. More residents and employees in Sykesville with bring tax dollars to the local community and its locally owned businesses while increasing the tax base of the Town of Sykesville.

As Vice President for Elm Street Development and principal for Parkside at Warfield, L.C., we are very eager to see the renovation, redevelopment, and revitalization of the historic Warfield campus into a valued part of the Sykesville community.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason S. Van Kirk". The signature is written in a cursive style with a large initial "J" and a distinct "K".

Jason S. Van Kirk  
Vice President - Elm Street Development  
Manager – Parkside at Warfield, L.C.