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March 5, 2021

Senate Education, Health and Environmental Affairs Committee
2 West
Miller Senate Office Building
Annapolis, MD 21401

RE: LETTER OF SUPPORT FOR SENATE BILL 547 - 45TH DISTRICT CLASS B-D-7 LICENSE

Dear Chairman Pinsky and Members of the Education, Health and Environmental Affairs Committee:

Property Consulting, Inc., owner of the property known as SoHa Union located at 4801 Harford Road in Baltimore City, writes in support of Senate Bill 547 creating a new B-D-7 Liquor License for this property. Property Consulting, Inc., the Waltherson Improvement Association (WIA) and the ultimate licensee, Fire & Rice sushi restaurant, have agreed upon and support the limitations on this license enumerated in the legislation and the letter of support provided by WIA.

SoHa Union is a brand new mixed-use apartment and commercial building along the Hamilton Lauraville Mainstreet housing five (5) retail/restaurant spaces and sixteen (16) two-bedroom apartments. One of the restaurant spaces is the home of Fire & Rice, Northeast Baltimore's newest Sushi restaurant. The two co-owners of Fire & Rice both live in Baltimore and one of the owners, Alex Champagne, lives in the Waltherson neighborhood where the restaurant is located. Mr. Champagne will be the ultimate license holder. The restaurant contains a small indoor dining room with about 25 seats (currently closed due to COVID-19) serving sushi, ramen, rice bowls and housemade mocktails. The restaurant is seeking a liquor license to help it sustain itself financially and to provide a service to the community that is difficult to find in Northeast Baltimore - craft cocktails and Japanese Sake.

After meeting with the leadership of the WIA and explaining our intentions with this new license, the WIA wrote a letter of support dated December 23, 2020. You will find the letter as part of your bill package. The business owners, property owners and WIA have agreed to abide by the various restrictions enumerated in the Community's letter of support as well as in the text of SB547, which is somewhat more stringent than asked for by the community association.

SoHa Union, as well as other properties along the Hamilton Lauraville Mainstreet, such as Zeke's Coffee, the Children's Bookstore, Function Coworking Community, and more are owned by Property Consulting, Inc. (PCI). Property Consulting has invested more than \$10 million in Northeast Baltimore in the last five years and is deeply committed to the community. We are investing in the community for the long term and maintain the properties we own in excellent condition. We are responsive to the community's wishes as well as their concerns. We will be good stewards of SoHa Union and this license for years to come.

Thank you so much for your attention to this legislation and for your support. If you have any questions, please do not hesitate to contact me at 443.250.8509 or samuel@cormonydevelopment.com

Sincerely,

Samuel Polakoff, Owner
SoHa Union
4801 Harford Road
Baltimore, MD 21214