



February 7, 2023

Chair Atterbeary and Members of the
House Ways and Means Committee
6 Bladen Street, Room 131
Annapolis, MD 21401

RE: HB270-SUPPORT

Dear Chair Atterbeary and Members of the House Ways and Means Committee,

I am writing today to voice my support for proposed HB270. Obrecht Commercial Real Estate is the developer of Brewers Hill in Southeast Baltimore City, a 30-acre parcel that used to be home to the Gunther and National Breweries. Today Brewers Hill includes roughly 300,000 square feet of office space, 75,000 square feet of retail space and 1,000 apartment units. We began our relationship with production companies in 2018 with Knight Takes King (House of Cards) and subsequently have worked with Possible Productions (The President is Missing), Random Productions (We Own This City), Eye on the Ball (Lady in the Lake) and most recently King Street Productions (Lioness). These companies typically lease large blocks of office space for their production, design, accounting, and logistics departments as well as secondary spaces for their costume department and storage. Additionally, they rent dozens of apartments for their staff while they are in production. Needless to say, the direct economic impact upon Brewers Hill is significant.

Film production provides many other economic drivers beyond just Brewers Hill. When a large production comes to town, and I will use Lioness as an example, they need to mobilize very quickly. Hundreds of people are hired to fill their administrative and creative needs. Local businesses are tasked with preparing and furnishing the new offices, furnishing all needed business equipment, supplying phone systems and internet, providing daily janitorial services and on and on. Many local restaurants benefit significantly as well as lunch is ordered daily and often dinner as well.

The stages are typically housed in massive warehouses located within reasonable proximity of the offices. Local crews are hired to build, decorate, and maintain the sets and local transportation companies used to shuttle people back and forth. Building supply stores are called upon for set construction materials including lumber, drywall, paint, carpet, and electrical supplies to name a few. Local restaurants, hotels, bars and even homes are used for scenes that cannot be filmed in the warehouse.

For selfish reasons I would like to see HB270 pass as it will increase the likely of other production companies coming to Baltimore and perhaps leasing space from us. From a larger perspective, though, I have seen first-hand the trickledown effect that film production has on communities. In these challenging economic times I strongly encourage our state leaders to support this bill as the impact it will have significantly outweighs the investment made.

I hope that you will feel free to reach out as I welcome the opportunity for further discussions.

Sincerely,

A handwritten signature in blue ink that reads "David S. Knipp". The signature is written in a cursive style with a large, stylized "D" and "K".

David S. Knipp
Obrecht Commercial Real Estate

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