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February 26, 2026

Testimony in Support of Senate Bill 622
Maryland Senate

Chair, Mr. Vice Chair, and Members of the Committee:

My name is Ernie Rafailides, and I respectfully submit this testimony in strong support of Senate Bill 622.

This bill is not about ideology. It is about practicality, predictability, and fairness.

Maryland has set ambitious energy and climate goals. Many of us in the private sector are doing our part to comply. However, compliance is not theoretical — it is capital intensive. In my case alone, I have already invested more than \$1.5 million in upgrades to meet evolving energy requirements. Those investments were significant and, frankly, not fully anticipated when the projects were originally underwritten.

Building electrification and transportation electrification are not minor budget adjustments. They require panel upgrades, increased electrical service capacity, EV infrastructure installation, HVAC conversions, engineering redesigns, and in many cases structural retrofits. These are substantial costs that property owners, institutions, and small businesses are being asked to absorb within a very short implementation window.

Senate Bill 622 offers a balanced and responsible solution. By directing the Maryland Strategic Energy Investment Fund to provide loans and grants specifically for electrification efforts, the State is not merely mandating compliance — it is partnering in it.

This approach protects jobs. It protects housing affordability. It protects nonprofit institutions and community anchors. Most importantly, it ensures that compliance with state policy does not unintentionally stall development or reinvestment in our communities.

If Maryland intends to accelerate electrification policy — and many of us support the long-term environmental goals — then it must also provide financial tools that make implementation achievable.

Senate Bill 622 properly aligns policy objectives with practical execution.

For these reasons, I respectfully urge a favorable report on Senate Bill 622.

Thank you for your consideration.

Respectfully submitted,



Ernie Rafailides