



March 8, 2021

Baltimore City Council
100 N. Holliday Street, Suite 400
Baltimore MD 21202

Re: Proposed City Council Bill 21-0029 to Increase Annual License Fee for Parking Facilities

Dear Councilmembers and City Council President,

I am writing to voice my opposition against the proposed bill to increase the Annual License Fee for Parking Facilities. As the President and CEO of Bay City Management Company, I am responsible for managing a 927 space parking garage and 260,000 square feet of office space in Downtown Baltimore.

There are many reasons why constituents oppose this Bill, but I would like to focus on the effect it would have on the office market. Act Now Baltimore has been very bullish in pushing the reality of **Baltimore needing more jobs** to guide us out of the tailspin of youth crime. We know that these children have very little options as they are thrust into adulthood. As we are reeling from the pandemic, we are seeing companies downsize, cutting expenses, and having to make decisions on where each dime is best spent. With vacancies in my building I have heard companies decline tours of this area because of crime, cost of parking for their employees and general questions about the future of the area. These companies have opted to tour other parts of the city, but mostly are focused on the county. We, as building operators, have to start packaging parking with office space just to get touring companies interested in stepping foot in Downtown. This causes the office rates to increase, which in turn causes the perspective tenant's interest in the space to decrease. The result is that these jobs that Baltimore needs opt to go elsewhere.

In no way should we be limiting the users of Baltimore City to companies that don't use cars. We NEED TO accept all people and all companies. It shouldn't matter if they drive, walk, take public transportation; just as it shouldn't matter their gender, race, religion, political affiliation, or nationality. **We cannot be the judge of who is acceptable to be in Baltimore.** We need to welcome all companies that want to be here. This Bill is telling them, if your employees want to drive their own cars, we don't want you here. The choice is not whether they will pay it or choose another means of transportation. Companies are making it very clear that the choice is: their employee's park or they will move outside of the city. This is just a barrier for these companies. To get Jobs into Baltimore, we need to eliminate these barriers, not create them.

Lastly, as a result of the vacancy in the area, the tax assessments will plummet. These taxes are used to provide the City and its residents with essential resources to be successful.

Thank you for your Consideration,

A handwritten signature in blue ink, appearing to read "Tim Polanowski", with a long horizontal flourish extending to the right.

Tim Polanowski, CPA

President and CEO

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