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March 13, 2024

- Sent electronically -

Dear legislators,

I am writing to relay my strong support of L.D. 2258, the tax credit for the Portland Sea Dogs. My case is three-fold:

1. As a life-long Portland resident and a local business owner, I have seen first-hand the incredible impact the Sea Dogs have had on our community. They provide affordable entertainment and bring in hundreds of thousands of fans and attendees to our city every year. The neighboring businesses clearly benefit from this traffic.
2. Beyond the economic impact, they provide something we all need more of nowadays; joy. In today's divisive and segmented world, we all need something to agree upon. And family fun at a baseball game is just that.
3. Lastly, I look at this from my professional perspective as a commercial real estate broker. The Sea Dogs are a fantastic long-term tenant. They pay a fair-market rent and that income will not simply be replaced. As a responsible steward/Landlord, it is perfectly reasonable to invest in impactful real estate in order to retain a quality tenant/business. This is just good business and an obvious win-win for our state and the team.

Thanks for your consideration and all you do for our state.

A handwritten signature in black ink, appearing to read "Justin Lamontagne". The signature is fluid and cursive, extending across the width of the page.

Justin Lamontagne, CCIM, SIOR
Managing Partner | Designated Broker
The Dunham Group