

**Resolution of Agreement Between Tradepoint Atlantic, LLC  
and  
Turner Station Conservation Teams, Inc.**

- Whereas; The site of the former Sparrows Point steel mill and the community of Turner Station have strong historical and cultural connections; and
- Whereas; Since 2014, Tradepoint Atlantic has fostered a strong community focused partnership with the Turner Station Community as part of its effort to revitalize and redevelop the former steel mill into a global logistics industrial park; and
- Whereas; In 2017, the Federal Tax Cut and Jobs Act created the federal Opportunity Zone program; and
- Whereas; In accordance with program guidelines the State of Maryland designated select Opportunity Zones; and
- Whereas; The census tract comprising of Turner Station received an Opportunity Zone designation; and
- Whereas; The adjacent Sparrows Point census tract, formerly the site of an integrated steel mill industrial complex, now comprising of the Tradepoint Atlantic industrial redevelopment did not receive an Opportunity Zone designation due to being designated a zero-population census tract; and
- Whereas; Turner Station supported efforts during the 2020 Decennial Census to merge its opportunity zone census tract with the adjacent zero population Sparrows Point census tract in an effort to rectify a policy disconnect within the federal Opportunity Zone program that excluded zero population census tracts from consideration; and
- Whereas; The U.S. Treasury Department issued Announcement 2021-10 which states that Qualified Opportunity Zone boundaries are unaffected by the 2020 Decennial Census; and
- Whereas; Considering the U.S. Treasury Announcement, federal legislation is needed to clarify the treatment of Qualified Opportunity Zone boundaries that were merged as a result of the 2020 Decennial Census; and
- Whereas; Tradepoint Atlantic approached the Turner Station community to request support for federal legislation; and

Whereas; Tradepoint Atlantic wishes to ensure Turner Station will directly benefit from a merged Opportunity Zone; and

Whereas; The Turner Station community met publicly on multiple occasions to discuss a Opportunity Zone partnership with Tradepoint Atlantic; and

Whereas; On June 28, 2021, The Turner Station community met and agreed to support legislation to recognize an Opportunity Zone census tract merger; and

Whereas; Should legislative efforts be successful, and the entirety of the merged Turner Station and Sparrows Point census tract receive Designated Opportunity Zone status; therefore, be it

Resolved, Tradepoint Atlantic will develop and engage in a joint marketing campaign with Turner Station Conservation Teams, Inc. to promote Opportunity Zone investment opportunities directly into Turner Station as well as Tradepoint Atlantic.

Resolved, Tradepoint Atlantic or a designated entity will contribute \$1,000,000.00 per year over a three-year period, totaling \$3,000,000.00 to a designated community fund established and managed by Baltimore County for the sole use of supporting community enrichment, programs and projects that benefit the Turner Station Community and its residents.

Resolved, It is the intent of Tradepoint Atlantic that Turner Station Conservation Teams, Inc. be the recognized community organization with which Baltimore County will collaboratively work with to identify projects and programs to be funded from proceeds of the aforementioned contribution.

Resolved, This resolution is a binding agreement of commitment between Tradepoint Atlantic, LLC. and Turner Station Conservation Teams, Inc.



\_\_\_\_\_  
Aaron Tomarchio, EVP, Corporate Affairs  
Tradepoint Atlantic, LLC

July 6, 2021

\_\_\_\_\_  
Date



\_\_\_\_\_  
Gloria E. Nelson, President  
Turner Station Conservation Teams, Inc.

July 6, 2021

\_\_\_\_\_  
Date