



323 Sollers Point Road
Turner Station, MD 21222
www.turnerstation.org

President: **Gloria E. Nelson**
Secretary: **Maurisha Graves White**
Treasurer: **Joyce Curbean**

TSCT Virtual Community Zoom Meeting Monday, January 25, 2021

Opening Prayer – Pastor Eric Johnson – Union Baptist Church

Gloria Nelson, President – Welcome

Introduction – Colonel Kevin Anderson, Chief, MD Transportation Authority Police
Jessie Hillman – Dept. of Planning new Planner for Southeast Area

Guest Speaker - Aaron Tomarchio – Sr. Vice President, Tradepoint Atlantic in Sparrows Point. This is Aaron's sixth year presenting to the community. Turner Station is our neighbor, and we are pleased to be able to help. Gloria reached out to Aaron on January 12, 2021 to assist with heating during the outdoor Food Distribution. Aaron sent two huge heaters. They also made a large annual donation which was used to print 3,000 Turner Station 2020-2022 Guides and toward our monthly food distribution expenses.

"The Continued Transformation of Sparrows Point" - Tradepoint has developed 9.3 million square feet. There are over 20 tenants and 8,000 jobs. They have been able to work & develop ahead of plan. They have been updating an internal roadway. They have completed modernization of the Port. They have been going strong through COVID. The tenants are 24/7 operations. COVID tested the nations supply chain. Many companies moved forward with their plan. This caused a backlog in industrial real estate. The latest tenant is McCormick Spice Company. They will have a 1.9 million square foot facility. Another company with lab & distribution space will be opening. Volkswagen opened. BMW is coming to Tradepoint Atlantic. The building is taking shape. Pompeian Olive Oil will be leasing 400,000 sq feet. Enios will lease 120,000 sq feet. BMW will go just outside of the Volkswagen site. There is a lot of development around Under Armor & Amazon. The State Highway Admin. has contracts to replace bridges. This is affecting the traffic. They are encouraging the tenants to use an alternate site to take pressure off Sparrows Point Blvd. Traffic is a nightmare right now. That will end soon. Sparrows Point was made up of slag. There is a lot of uneven surface. They are grading this out, crushing it and using it as a fill for the projects. They are making way for new development. Tradepoint Atlantic started a new company called Maryland Material Management to help with this. This is happening on site. Gotham Greens Building, Aluminum Safe way, 2 Home Depot buildings (will start another hiring process). The VW facility has high end vehicles coming through Tradepoint Atlantic. The berth has been strengthened to improve and prepare for offshore wind. There will be recommissioning of Sparrows Point dry dock. Rail operations continue to grow as they bring in more customers to use the rail services.

BMW will be using the rail. Revision was made to the retail section. It was shrunk and moved to the north of the property. This was shifted toward the industrial area. Retail will be broken down into phases. Royal Farm opened last year. They are now in Phase 1 A. Tradepoint will have its own office onsite. In a couple of months, they hope to have some information for other retail tenants. The local M63 is one of the fastest growing MTA services. They are trying to get an east side connection to get people there from Essex & Middle River.

Tradepoint has partnered with Community College of Baltimore County (CCBC). They opened a CDL training site at Tradepoint. They have begun the legacy work for Beth Steel. There is a buy a brick program. There is a 6 series podcast started. There is an oral history on WYPR on the men and women who worked at Sparrows Point. Advertisement will be sent through FB, LinkedIn and Instagram. A link to the slides will be sent. Tradepoint Atlantic.com has a career site. They are continuing to grow. They are very thankful for the partnership. Mc Cormick will be done in Spring 2022. It will be one the largest buildings in the state, approximately 250-300 jobs opportunities will be available. Some will be relocated & some will be brand new positions. They will expand as they grow. Baltimore County Workforce Development also shares job information.

Baltimore County Athletic Fields will be right across from the North Point Community. Phase 2 environmental is being done now. This is great land for this type of project. The County will hold a stakeholder meeting. They are looking at building a boat ramp, community center and multi-use fields. The county will share more information in the next couple of months. This is being done in collaboration with the North Point Community. The County Executive, Johnny O asked them to donate land and work on the project. The property will be formally transferred to Baltimore County. They will work with their tenants to try to get private donations.

The truck traffic has increased substantially. They will be making improvements to help with capacity. They created the loop, so everyone is not being run through North Point Road. They are hoping in the next year to see the benefit. They always use dust compression measures as the work is being done. There have been times this did not happen. Aaron can be reached at 443-299-9803. His presentation slides will be placed on the TSCT website.

The Census Bureau accepted the request to merger it's census track with Turner Station community. They are waiting to hear from the Treasury Department for clarification on the census track and the Opportunity Zone. Gloria requested to contact Steve Lafferty. Thank you, Aaron & participants for your questions and answers.

U.S Army Corps of Engineers – Jason Stick- Storm Water Survey Update – They became aware of flooding in Dec 2019. They were briefed regarding sea level issues and flooding situation in Turner Station. They are using a technical assistant program. They are doing a storm water analysis in Turner Station. They are going through and

surveying the system. The next step is to model the issue. The last step is to alleviate the issue. They have been in the community for 4 days. They started in the southern area off Fleming Drive. The concrete channels need to be cleaned out. There is a storm drain line behind Sollers Point Rec Center. Those pipes are totally full of water. There is no flap gate on the pipe. The water backs up from the field to Oak Street. Any time there is any rain, the water will not run out of the community. They noticed a strong smell. This was noted Thursday of last week. They reached out to the County to make them aware of the issue. They will try to reach them again. They were wondering if there has been a gas spill in the area. They will do 1 more day of field work. The modeling will be done later this year. Gloria mentioned 1-2 years ago residents noticed a smell of gas in the area. She also noted that we are finally getting somewhere with this issue. Gloria asked if installing a flap is an option. Yes, it is but they do not know if this will be enough. They could need a pump station to keep the water out of the pipe. The water backs up to Oak Street. BGE has been contacted regarding the smell of gas. Please report hazardous material to MDE. Jason will keep us up to date. They have never seen a situation like this. The oil was coming up from the bottom. They are concerned about health and safety issues.

Lyons Homes – Chris Wood - Construction is starting up. The construction trailer is up. They are working with the county for local hiring. Each set of buildings will take about 8 months for complete rehab. The property will be split in half to help with relocating residents. First phase completion will be for residents to move back into their homes. Additional housing will be open to the public for rental. There were concerns about the dumpster on Fleming Drive. There is now a fence around it. This dumpster belongs to the contractor. When Phase 1 occurred, there was an influx of rats. They are not doing anything to treat this. Chris will speak with the construction team about this. Demolition disturbs the rodents, and they are migrating throughout the community.

Sollers Point Library – Elizabeth Slack - There is a new Director starting. She is coming from Newport News and they are excited. Free meals will be available on Monday, Wednesday & Friday 12 noon - 2:00pm. They would like to increase those numbers. The Baltimore County Food bus is also in the parking lot and they think therefore some of the kids are not coming to the library. Due to COVID there is no foot traffic in the library however, they are open by appointment to use the computers. Visitors can print up to 20 pages per day for free. The library has started something new called Be Surprised. This program allows you to send a list of items of interest. A staff member will select books for you. You will be surprised when you pick up your books.

Ecologix – Daniel Spack – sent information. This information will be shared.

Code Enforcement – Edie Brooks was filling in for Joyce Curbean. They are partnering. We had a cleanup of Carver Manor. 115 Trash Cans were donated by Dundalk Renaissance Corporation (DRC). There is a rat problem. "Keep T.S Clean" signs are being placed throughout the community. Rat eradication – yellow ribbon means no holes; red ribbon means hole found and treated. It is up to the homeowner to

fill the hole. Recommend filling with steel wool, poison, or concrete. You will get a violation if there is a rat hole in your yard. They will be out again, and those people will get a violation. A letter will be sent with tips and resources. 319 Pine Street had a fire a few years ago. The tenants lived in the damaged home. We are concerned about the former tenants. The home is now owned by a bank. It will be repaired and sold. Last Friday 2 mattresses and a box spring were dumped **on** a main road. It was an eye sore. It was moved by a community member. If you see something, say something.

Community Service – Next Wednesday, February 3, 2021, Johns Hopkins will host their legacy series, "Building Trust with Science". It is a free event. The topic will be covid and the vaccine. A diverse group of people will meet with the communities, talk to them and answer questions. The information will be posted on our website. This is a zoom meeting.

Fleming Park – Larry Bannerman – replying to Jason Stick, USACE, regarding gasoline in the storm drains; says there were 4 historical gas stations at the site. Thank you, Col Anderson, for patrolling and keeping the big trucks out of Turner Station. Fleming Park Project offshore sampling was just completed. Contamination levels go from 1-7. Most of the level in the area is a 1, this was good news.

The Little Library - Arkia Gowins - Granted a little library by DRC. Will be placed on Main Street & Avon Beach Road in front of Speeds Barber Shop. We will have a socially distanced unveiling. There will be books placed in there. Due to COVID, you can keep the books. There will be more details to come. Arkia is working on a 2nd little library. We are seeking donations of books.

Annual Dues. All are encouraged to pay \$20.00. Most will be coming in through PAY PAL which charges a fee of 76 cents. We are asking donors to pay \$20.76. A receipt will be sent. So often supplies come out of our own pockets. We do get donations from our partners.

Announcements: November 30th minutes will be on the website. It was an excellent meeting on housing. Next housing meeting will be February 18, 2021 at 6:00 pm. Zoom link will be sent.

Food Distribution Saturday at 10:00 a.m. done by Rec & Parks. T.S. Conservation Teams Food Distribution is every 2nd Tuesday.

Pearls by the Bay has been helping out in the Community. Thank you for all you are doing. On MLK Day of Service they highlighted the Fleming Center and the Essex Shelter. Thank you, Cynthia Mingo. Their one-year anniversary of helping with the Community and Eastern Baltimore County is upcoming. The annual Pink Goes Red for Heart Health will be celebrated on Friday. Put on a red shirt and join this free event. They will send the flyer and zoom information. Heart disease kills more women of color than breast cancer. This a National partnership.

Closing Prayer – Pastor Johnson