

## Sparrows Point Terminal Holds Second Community Open House

*CEO Michael Moore and senior leadership update community partners and neighbors in Baltimore County on the site's redevelopment*

**BALTIMORE, MD (October 15, 2015)** – Tonight, Sparrows Point Terminal, LLC (SPT), held its second community open house to update neighbors and local partners on progress at the site. At the open house, team members, including CEO Michael Moore, provided updates to the community on many aspects of the site, including the completion of the Master Plan and next steps for the site's redevelopment.



"As we continue to re-envision the site through the master planning process that we have underway, we're not only building on the legacy of Sparrows Point as a regional economic generator, we're also creating a world-class center for business and trade," said **Michael Moore, CEO of Sparrows Point Terminal**. "We look forward to connecting and working with the community over the coming months and years as we redevelop the site and bring jobs back to Baltimore County, and our region."

More than 250 individuals attended the open house where several project teams provided updates on community engagement, the redevelopment process, port upgrades, railways, the progression of the environmental cleanup, and the Master Plan. Additionally, Sparrows Point Terminal has teamed up with the University of Maryland, Baltimore County to interview former employees of Bethlehem Steel for a project that will share and preserve the site's history for future generations. Tonight, UMBC signed up attendees to participate in the project, titled "Mill Stories," which will kick off with interviews in early November.

Sparrows Point Terminal will continue to hold open houses throughout the redevelopment process to meet with the community and provide updates on the site. The next open house is planned for late winter/early spring 2016.

In addition to providing updates at the event, Sparrows Point Terminal continues to update community members through a quarterly newsletter, which can also be found on the website at [www.sparrowspoint.com](http://www.sparrowspoint.com).

### About Sparrows Point Terminal LLC

The 3,100-acre industrial site in Baltimore, Maryland, offers a gateway to markets around the United States and the world, featuring a unique combination of access to deep-water berths, rails and highways. Ground-breaking agreements signed with federal and state environmental regulators in 2014 to remediate the legacy from a century of steel-making enable the redevelopment of the site with the potential to become one of North America's most strategic multi-modal, multi-commodity terminals. For more information visit: [www.sparrowspoint.com](http://www.sparrowspoint.com).

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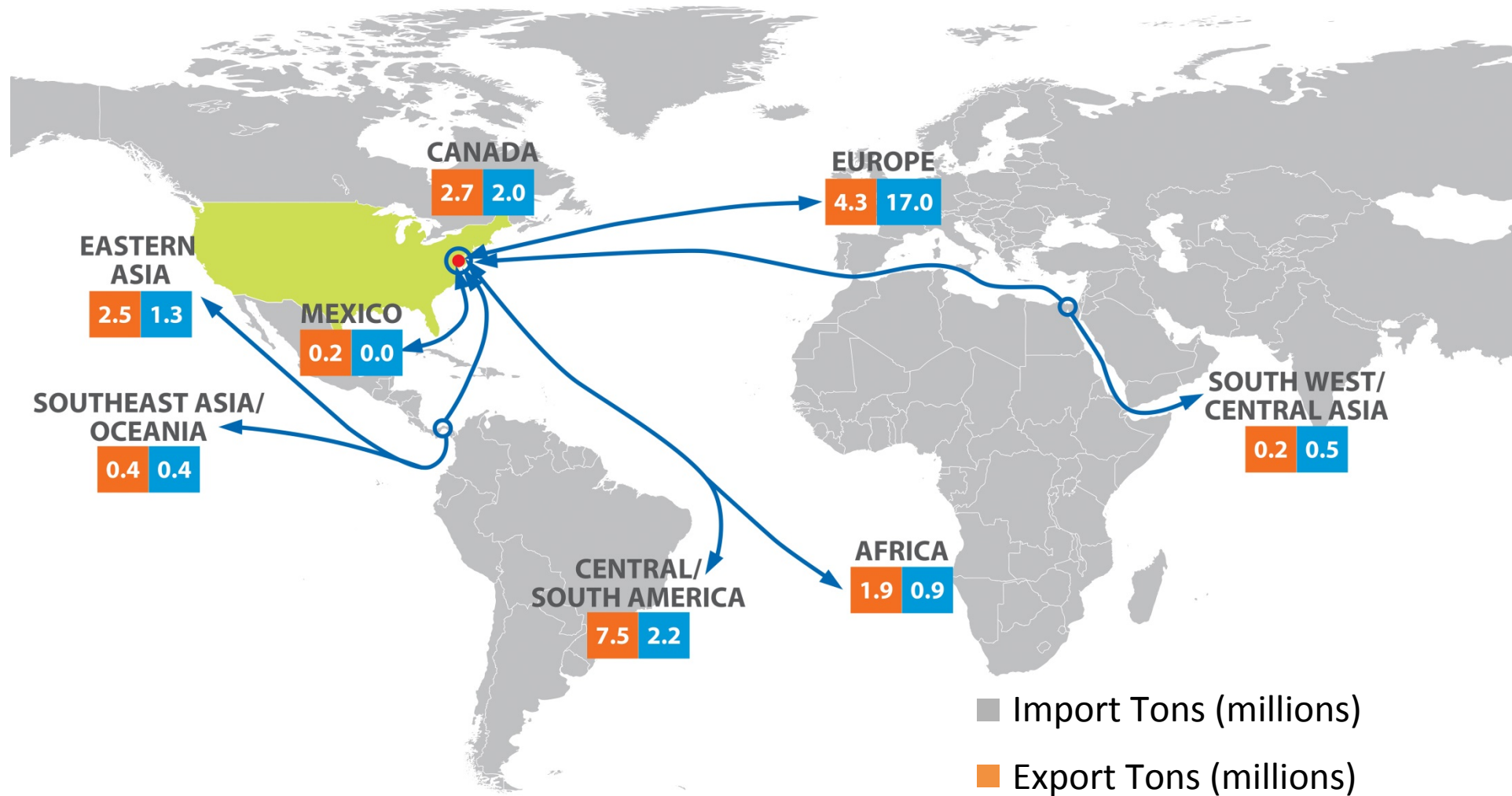
## Global Logistics Center

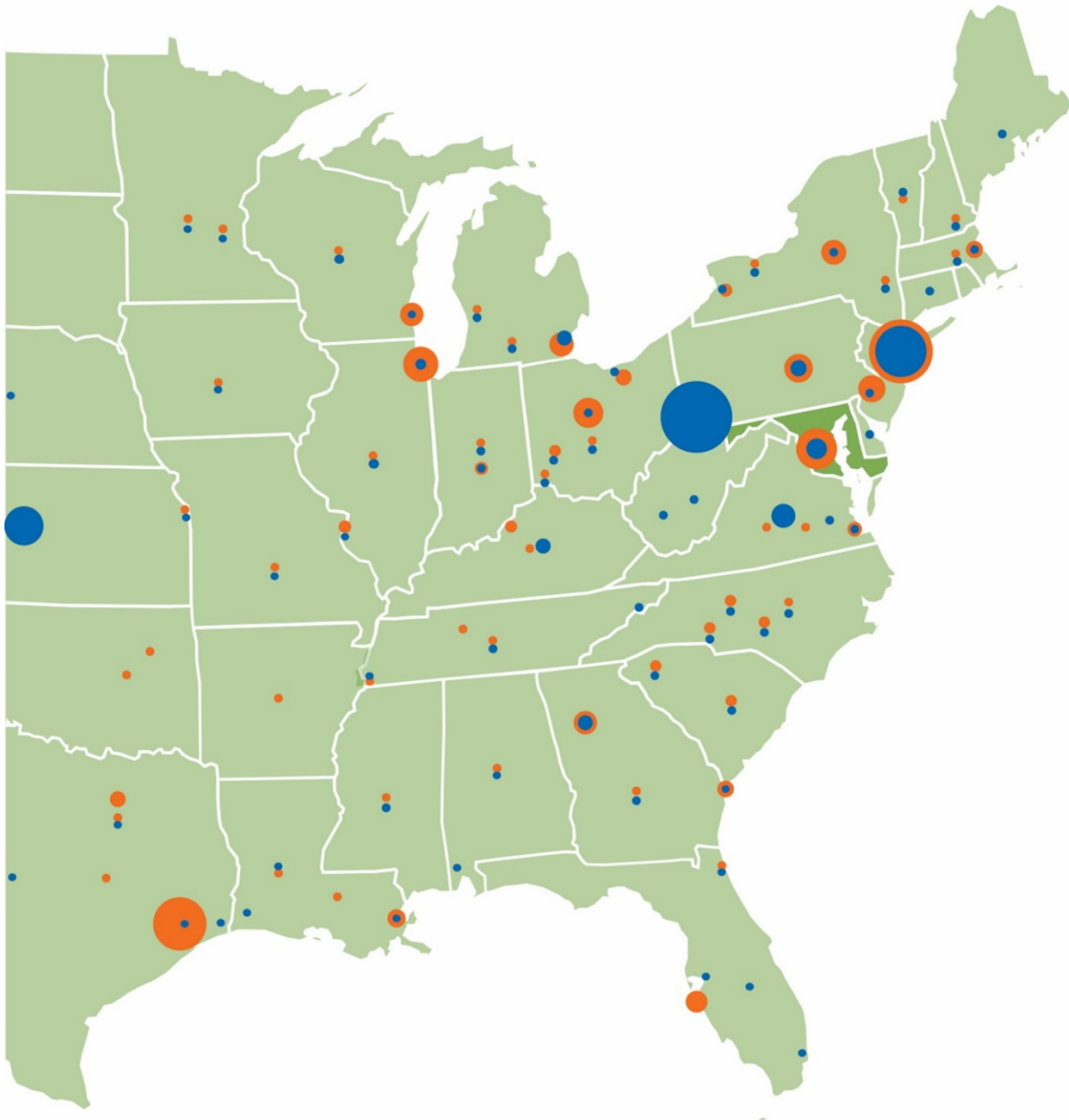
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Jobs for Our Communities

October 2015



# GLOBAL REACH

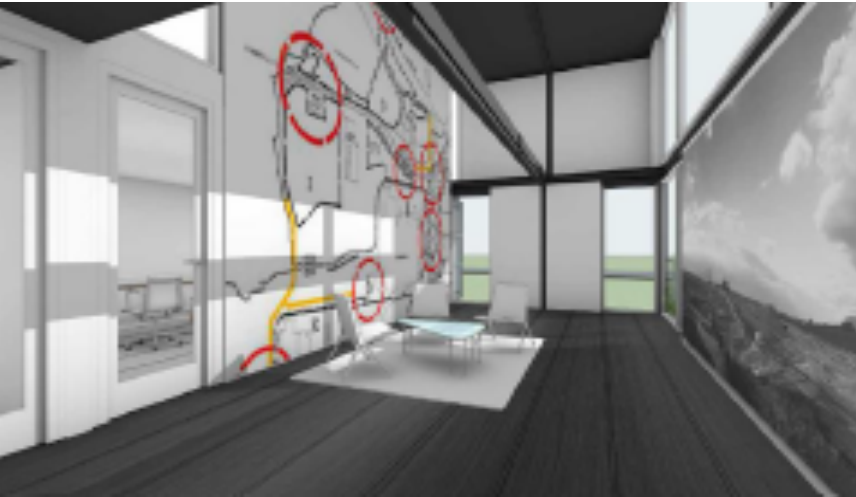




# U.S. FREIGHT VIA PORT OF BALTIMORE

- Port of Baltimore Imports to Other Regions (tons)
- Port of Baltimore Exports from Other Regions (tons)

# MARKETING CENTER



# TRANSFORMATION

- Demolition of existing buildings is nearly complete
- Protocols for environmental investigation and cleanup are in-place
- Planning for infrastructure needed to support new industries
- Masterplan guides the orderly development of Sparrows Point
- Sparrows Point is open for business
- Committed and visionary investment group
- SPT a world-class team
- New vision and global brand for Sparrows Point

# TRANSFORMATION

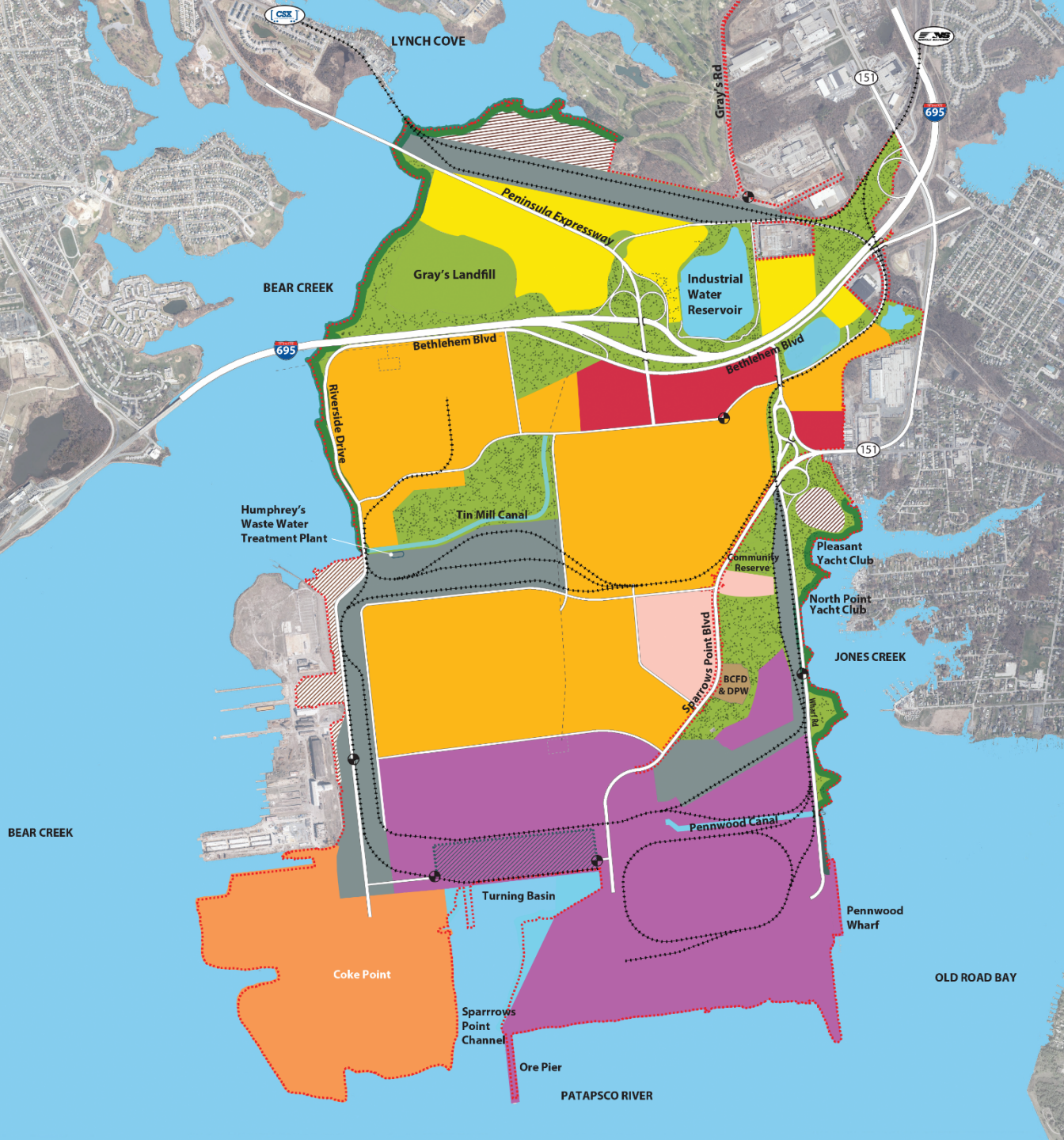
“We are on our way to transforming Sparrows Point into the most strategically significant redevelopment project on the East Coast.”

# CASE STUDY: FORTUNE 100 COMPANY

- Signed first major ground-up development for Fortune 100 company
- Completed our first environmental investigation and site remedial plan approval under Maryland Voluntary Cleanup Program
- Site design incorporates advanced stormwater management practices
- Construction underway on 350,000 SF distribution warehouse
- Rigorous environmental controls during construction
- Great example of effective collaboration between SPT, Developer, MDE, USEPA, and multiple State and Baltimore County agencies
- An announcement coming very soon!

# WHAT THE MARKET IS TELLING US...

- Sparrows Point has the potential to capture new rail and marine business for Maryland
- Baltimore/Washington metro area is the preferred East Coast location for warehousing and distribution of products from around the globe
- Sparrows Point is leading industrial space absorption in Baltimore
- There is a shortage of quality, community-serving retail. Over \$68 million in annual retail spending 'leaks' out of the community
- The regional manufacturing sector is advancing at a slow but positive pace
- Sparrows Point offers a quality local workforce, market-comparable occupancy costs, and excellent access to rail, port and highway distribution channels



## SPARROWS POINT FRAMEWORK PLAN

LAND USE TYPE	ACRES
Distribution Warehouse, Manufacturing	777
Terminal Warehouse & Marine Terminal	686
Marine Terminal Expansion	390
Rail/Support Areas	298
Service Warehouse	178
Retail	85
Office/Warehouse	60

	Chesapeake Bay Critical Area
	Green Space
	Future Development
	Security Gate
	Property Boundary
	Roads
	Rail
	High Voltage Line
	Secured Port
	Water

# VISION: THE NEW SPARROWS POINT

“We’ve combined our market research and planning to describe a new vision for Sparrows Point. We will become an unparalleled global logistics center.”

# VISION: THE NEW SPARROWS POINT

- Deepwater port, terminal warehousing, bulk cargo loading/storage
- Warehousing and Manufacturing
- Office and Retail
- Service Warehouse
- Shortline Railroad service
- Enhanced road, rail and utility network
- Unprecedented environmental cleanup
- Partnership with State and County to attract high-wage industries

# OUTCOMES: THE NEW SPARROWS POINT

“A vision is nothing if it does not serve a purpose. Our purpose, everyday, is to deliver tangible outcomes to our customers, our investors, the State and County, and to the Community.”

“Here are some of the Outcomes that guide our efforts.”

# OUTCOMES: THE NEW SPARROWS POINT

- To become the most strategically significant logistics center on the East Coast
- Baltimore County will become visible on the global map
- Multi-billion dollar private investment will create 21st century jobs
- Redevelopment raises property values and demand for local services
- 'Cleaner & Greener': a new standard of environmental stewardship
- 'Pride of Place': greater attention to landscaping, lighting, and appearance
- Preserving the legacy of Sparrows Point: artifacts and 'Mill Stories'

# SPT AND THE COMMUNITY

“We’ve seen many of you at our previous meetings. We’ve made a point of connecting with you and staying connected. We’ve come to understand many of your concerns, and we work hard to be responsive.”

# SPT AND THE COMMUNITY

- We will preserve over 500 acres of green space on the property
- We will maintain shoreline buffer along Jones Creek and Bear Creek
- Pleasant and North Point Yacht Clubs continue as legacy tenants
- New jobs for local residents
- Planned community recreation space<sup>1</sup>
- New retail services<sup>1</sup> to meet the needs of business and the community
- We are part of your community and responsive to your concerns

<sup>1</sup> Subject to MDE approval of amendment to Voluntary Cleanup Program application.

# Questions?

An aerial photograph of the Sparrows Point Terminal, a large industrial facility situated along a river. The image shows various industrial buildings, storage tanks, and a complex network of pipes and roads. The river is visible in the foreground and background, with a bridge crossing it in the distance. The overall scene is a mix of industrial development and natural landscape.

# THANK YOU