



MESSAGE FROM THE PRESIDENT



As the weather gets warmer, and we are about halfway through the summer, I hope each of you has been able to take some time and enjoy the beautiful outdoors. Whether you head to the beach, enjoy some boating or camping in the area, hit a few golf balls, or just hang out at home, summer is a great time to remember that we live in a beautiful part of Maryland.

This month I want to comment on a few of the many economic development projects in eastern Baltimore County. This area has been fortunate that there is so much business growth, creating jobs and opportunities for local individuals and companies. As you drive through the area, you can see the cranes and construction equipment and watch the new structures taking shape, revitalizing the old and showcasing the new.

Greenleigh at Crossroads

Greenleigh at Crossroads, a 1,000-acre mixed use community in Middle River, is being developed by Somerset Construction Company, St. John Properties and Elm Street Development. The developers are midway through this \$750 million project, which will ultimately have 828,000 sq. ft. of flex/R&D space, 740,000 sq. ft. of class "A" office space, 230,000 sq. ft. of retail space, and will create 10,000-12,000 jobs. The project also includes approximately 1,900 residential units. For those who are new to the area, Greenleigh is located just minutes from I-95 and I-695 on MD Route 43 between U.S. Route 40 and MD Route 150 (Eastern Boulevard), with immediate access to White Marsh, Perry Hall and Essex.

Among the new business tenants opening their doors in Greenleigh just in the last year are Chamber members Michael's Café, Warm & Fuzzy Veterinary Center and Pooles Island Brewing Company as well as Fortune 500 company Stanley Black & Decker, L2 Defense, Inc. and, opening later this year, Steak 'n Shake.



Michael's Café, the popular restaurant in Timonium, just opened its second location in Greenleigh at Crossroads. Both locations are owned and operated by the Dellis family (pictured above).

Nottingham Ridge Logistics Center

In a joint venture, Atapco Properties and Chesapeake Real Estate Group LLC (CREG) are developing Nottingham Ridge Logistics Center, a class "A" master planned park on approximately 50 acres off I-95 near White Marsh. The partners purchased the land from Paragon Outlets Baltimore for \$15.3 million last summer. Construction now has begun on two industrial buildings totaling more than 750,000 sq. ft. The space is scheduled for delivery in the first quarter of 2020.

Aviation Station

Local real estate investment and management firm Blue Ocean, is close to finalizing the acquisition of the 50-acre Middle River Depot property, located at the intersection of MD Route 43 and MD Route 150 (Eastern Boulevard). The large and historically-significant structures on the property were built in 1929 for the Glenn L. Martin Company, later known as Martin Marietta and Lockheed Martin. The nearly two million sq. ft. of space were once home to over 50,000 workers, who built the world-famous B-26 Martin Marauder bomber aircraft to support WWII efforts.

Blue Ocean will be rebranding the Depot to "Aviation Station". In May, Blue Ocean announced that they secured Coppermine Fieldhouse as an anchor tenant for Aviation Station. The 120,000 sq. ft. Coppermine complex will house a training facility, a full-sized indoor soccer and lacrosse field (slated to open later this year) and will eventually include space for basketball, volleyball, baseball, futsal, gymnastics, sports performance training, a health club, and a family entertainment center. A host of new jobs and coaching opportunities will be created with the expansion to this new location, which will be one of Maryland's largest indoor sports complexes. Blue Ocean's plans to improve the remainder of the property and existing structures are still in the development phase.

Tradepoint Atlantic

Tradepoint Atlantic, the 3,100-acre multimodal global logistics center in Sparrows Point, offers a gateway to markets around the United States and the world, featuring an unmatched combination of access to land, deep-water berths, rail and highways. Approximately 1,000 acres are slated for 15 million sq. ft. of logistics, distribution, manufacturing and retail space. Tradepoint provides in-house planning, engineering, design and development services and already has secured major tenants such as Amazon, FedEx Ground, Harley-Davidson, Under Armour, Volkswagen, Pasha Automotive, Home Depot, Perdue Agribusiness, Floor & Decor and Gotham Greens.

Tradepoint Atlantic anticipates that it will generate 9,500 permanent, direct jobs, and nearly 17,000 jobs in the Baltimore region once multiplier effects are considered.

Back River Waste Water Treatment Plant

Over the last two years, you may have noticed all the construction at the Back River Waste Water Treatment Plant. Clark Civil, in a joint venture with Ulliman Schutte, is improving the headworks and wet weather equalization facilities at the plant. Prior to construction, Clark Civil's Water Group developed alternative technical concepts to comply with stricter water quality requirements. Onsite, the project team is replacing the existing headworks to increase influent capacity to 469 million gallons per day. The team also is improving screening facilities, pumping stations, and the grit removal process, as well as constructing two above-grade tanks to provide 36 million gallons of storage for wet weather. These improvements, costing \$429 million, will address storm water run-off and hydraulic restrictions to prevent backups and overflows to the wastewater system during storm events.

Eastern Baltimore County Task Force

Speaking of revitalization, I would be remiss if I did not mention that the Chamber's Eastern Baltimore County Task Force has been working closely with state and local government representatives to reduce litter, graffiti, plant overgrowth, alley potholes and rat infestation and beautify the Eastern Boulevard business district with flower pots and gardens. Later this year, you also may see better lighting and signage as well as decorative banners along the Boulevard.

The next time you see our local government representatives or business leaders from the organizations mentioned above, please remember this article and thank them for all they have done to bring businesses, jobs and a better quality of life to eastern Baltimore County.

I hope you have a great rest of the summer.

John Hess
Chamber President

UPCOMING CHAMBER EVENTS

Don't miss the following upcoming Chamber events. Additional details and registration information can be found on our website – www.chesapeakechamber.org.

Cyber Safe - What Every Business Needs to Know

Featuring a Special Guest from the FBI

Wednesday, August 21, 8:00 am-10:30 am

Registration 8:00 am, Program 8:30 am, CCBC

Cybersecurity Institute Tour: 10:00 am-10:30 am

CCBC Essex Campus

7201 Rossville Blvd, Baltimore, MD 21237

\$20 for Chamber Members; \$25 for Non-Members

(includes breakfast)

MEGA Networking on the Waterfront

Wednesday, August 28, 5:30 pm-7:30 pm

Eastern Yacht Club

2909 Eastern Blvd, Baltimore, MD 21220

\$30 for Chamber Members; \$35 at the Door; \$40 for Non-Members

MD Insurance Commissioner Al Redmer, Jr.

Thursday, September 5, 8:30-10:00 am

Alice's—A Family Restaurant

2909 Eastern Blvd, Baltimore, MD 21220

\$20 for members, \$25 for non-members (includes breakfast)

WELCOME NEW MEMBERS

The Chesapeake Gateway Chamber of Commerce thanks and welcomes the following new members. Please support these

Aflac 410-499-3209 www.aflac.com	Capital Sports Group 410-707-4393 www.capitalsportsgroup.com	Tea You There 410-404-1805 www.facebook.com/TeaYouThere
Balm of Gilead Health & Wellness Center 443-868-7405 www.balmofgileadhealthwellness.com	NYC Catering 410-960-4638 www.easternyachtclub.com	Town Square 443-948-6166 www.shtownsquarecorp.com
Rod McMillion - Board of Education District 7 410-687-5242 www.bcps.org	M&T Bank 410-686-8823 www.mtb.com	Germer Energy LLC 410-472-2022 www.gernerenergy.com
	Prudential Advisors 443-886-2248 www.prudential.com/advisor/Michael-Rogers	

THANK YOU FOUNDATION SPONSOR



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