

June 10, 2021

Minutes of the Virtual Special Board Meeting of the Urban Redevelopment Authority of Pittsburgh.

June 10, 2021 – 2:00 P.M., E.S.T.

Members Present: Williamson, Powell, Lavelle, Gainey

Members Absent: Hirsh

Staff Present: Walker, Flisram, Clark, Edwards, Geiger, Saladna, Grantham, Bohince and Schacht.

Mr. Williamson called the Special Meeting to order and declared a quorum present.

1. Roll Call
2. Public Comment – See attached.
3. Final Approvals for Block G-1 (FNB Tower)
 - a. Final Board Approval pursuant to the Comprehensive Option Agreement (the “Option Agreement”) among this Authority, the Sports & Exhibition Authority of Pittsburgh and Allegheny County, and Pittsburgh Arena Real Estate Redevelopment LP, of a Conceptual Development Plan for the Take Down of Block G-1 (a portion of Block 2-C, Lot 401), in the 3rd Ward (“Take Down Tract #10”) subject to all reviews and approvals provided in the Option Agreement.
 - b. Final Board Approval of Office Partners XXIII Block G1 LLC as a Redeveloper for the Take Down of Block G-1 (a portion of Block 2-C, Lot 401), in the 3rd Ward (“Take Down Tract #10”).
 - c. Final Board Approval of the Take Down of Block G-1 (a portion of Block 2-C, Lot 401), in the 3rd Ward (“Take Down Tract #10”) subject to all reviews and approvals provided in the Option Agreement.
 - d. The proper officers and agents of this Authority are authorized and directed to take all actions and execute such documents as are related and proper to affect the terms of the foregoing.

Ms. Walker requested Board approval of the above items.

Ms. Julie Edwards, Assistant Director of Neighborhood Development, Development Services Unit presented that In May 2020, the URA Board authorized a preliminary approval of a Conceptual Development Plan for the Take Down of Block G-1 and preliminary approval of Lower Hill Developer, LLC (an affiliate of the Buccini/Pollin Group, Inc.) as the Redeveloper.

Block G-1 (a portion of Block 2-C, Lot 401) comprises approximately 1.399 acres of the larger block bounded by Bedford Avenue to the north, Logan Street to the east, Wylie Avenue to the south, and Washington Place to the west. The property is owned by the Sports & Exhibition Authority of Pittsburgh and Allegheny County (**SEA**). Pursuant to the Amended and Restated Comprehensive Option Agreement

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dated June 20, 2018, the URA and the SEA are collectively referred to as Seller and both authorities must give final approval prior to a Take Down.

A new Single Purpose Entity, Office Partners XXIII Block G-1 LLC, (“Office Partners”) has been formed. Office Partners is a joint venture comprised of the Buccini/Pollin Group, Inc (**BPG**), Pittsburgh Arena Real Estate Redevelopment, LP (**PAR**), Clay Cove Capital, LLC, and First National Bank (**FNB**). Office Partners plans to construct a 26-story mixed-use tower that will include approximately 437,000 square feet of office space; approximately 35,000 square feet of retail space; and approximately 108 structured parking spaces. FNB, the anchor tenant for the project, will lease 165,000 square feet in the new tower. Project costs for the Block G-1 project are estimated at \$230 million. The building is expected to achieve LEED Silver certification. Office Partners is planning to close on the real estate by June 30, 2021. Office Partners plans to further subdivide the property into four condominiums after closing. Construction is slated to begin in Quarter 3 of 2021 and will take 36 months to complete. The Block G-1 and G-4 projects are projected to create a total of 1,454 direct and indirect construction jobs. Post development job creation is estimated at 2,194.

MWBE Participation

Office Partners has gone to extensive efforts to identify and engage with MWBE organizations to support the project’s predevelopment, construction, and operations phases for Blocks G-1 and G-4. Several local MWBE consultants were added to the team in late 2020. The development team received Equal Opportunity Review Commission (**EORC**) approval in March 2021 for its predevelopment work projecting 28.3% minority and 13.4% women business participation in predevelopment commitments at that time.

Workforce Inclusion

The Option Agreement requires Redevelopers to demonstrate a good faith effort to reach the City’s workforce goals of 25% minority and 10% women. The development team has also committed to maximizing local and minority workforce inclusion on the project.

Community Engagement

The development team has been engaged with the CCIP Executive Management Committee (**EMC**) since August 2019. The development team submitted the Block G-1 project to the Hill District’s Development Review Panel (**DRP**) in early January 2020 and presented to the DRP on April 1, 2020. The DRP’s initial scoring of the project was below a passing score. Since then, the development team and DRP have met several times, but the DRP has not rescored the project and as a result, the project has not advanced to a community meeting for resident scoring.

The project advanced to a community meeting on March 15, 2021, through a Development Activities Meeting (**DAM**) that was cohosted by the development team and the Hill CDC. A DAM meeting is a required meeting between the developer and the applicable Registered Community Organization (**RCO**) prior to a Department of City Planning Public Hearing. Over 200 attendees joined the meeting. The development team has conducted numerous other outreach activities including, but not limited to, an Economic Impact Roundtable, MWBE Information Session, and bidding classes through the Riverside Center for Innovation’s BizFIT Program.

At the May 2020 meeting, the URA Board requested a compilation of feedback from the CCIP EMC. URA staff developed a project scorecard. EMC members were asked to score the project for compliance with each of the seven focus areas of the CCIP; score the community benefits for alignment with the CCIP focus areas; and give additional feedback about the project.

Community Benefits

In a letter dated May 3, 2021 to the Hill District community, the development team committed to several community benefits that include:

COMMITMENT	CCIP GOAL TARGETED
Monetization of the LERTA for Block G-1	<ul style="list-style-type: none"> All
Monetization of the Block E Parking Tax Diversion	<ul style="list-style-type: none"> Inclusionary Homeownership Housing Programs Wealth Building Initiatives
Development Team has committed to raising a \$5M Opportunity Zone Fund	<ul style="list-style-type: none"> Job Creation, Local Inclusion, and Workforce Development
FNB has committed to investing an additional \$5M in funding toward closing gap funding for real estate projects in the Hill District	<ul style="list-style-type: none"> MWBE Inclusion Job Creation, Local Inclusion, and Workforce Development Inclusionary Homeownership Housing Programs Wealth Building Initiatives Coordinated Community Development Strategies
FNB has committed to investing an additional \$2M to support small to medium-sized businesses in the Hill District	<ul style="list-style-type: none"> MWBE Inclusion Job Creation, Local Inclusion, and Workforce Development Wealth Building Initiatives Cultural and Community Legacy Initiatives
Renovations of the First Source Center at the Hill House	<ul style="list-style-type: none"> MWBE Inclusion Job Creation, Local Inclusion, and Workforce Development Coordinated Community Development Strategies
Meeting with the EMC to consider a crowd sourcing mechanism	<ul style="list-style-type: none"> Wealth Building Initiatives Coordinated Community Development Strategies
PAR has raised \$2M toward the installation of Curtain Call and has reengaged Walter Hood	<ul style="list-style-type: none"> MWBE Inclusion Cultural and Community Legacy Initiatives Coordinated Community Development Strategies
Support arts entrepreneurs and business incubation in the open space	<ul style="list-style-type: none"> Wealth Building Initiatives Cultural and Community Legacy Initiatives Coordinated Community Development Strategies
Commitment to MWBE participation on the project, including a current demonstration of 41% MWBE participation in predevelopment	<ul style="list-style-type: none"> MWBE Inclusion Job Creation, Local Inclusion, and Workforce Development Communications, Reporting, and Tracking Coordinated Community Development Strategies
Multiple presentations from the development to confirm the team's MWBE inclusion plans	<ul style="list-style-type: none"> MWBE Inclusion Job Creation, Local Inclusion, and Workforce Development Communications, Reporting, and Tracking

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Development team has committed to exploring partnerships to alleviate poverty and advance generational wealth	<ul style="list-style-type: none"> • Coordinated Community Development Strategies
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Authorization is requested to approve Office Partners as Redeveloper and give final approvals necessary for the Take Down of Block G-1. This authorization is subject to receipt and staff review and approval of all outstanding items required by the Option Agreement prior to closing.

Office Partners XXIII Block G1 LLC is a Delaware Corporation with a mailing address of 1000 N. West Street, Suite 900, Wilmington, DE 19801. Christopher Buccini is managing member.

Upon a motion to approve by Mr. Lavelle, seconded by Mr. Gainey, and unanimously carried, the following resolutions were adopted.

RESOLUTION NO. 180 (2021)

RESOLVED: That Final Board Approval is given pursuant to the Comprehensive Option Agreement (the "Option Agreement") among this Authority, the Sports & Exhibition Authority of Pittsburgh and Allegheny County, and Pittsburgh Arena Real Estate Redevelopment LP, of the Conceptual Development Plan for the Take Down of Block G-1 (a portion of Block 2-C, Lot 401), in the 3rd Ward ("Take Down Tract #10"), subject to all reviews and approvals provided in the Option Agreement is hereby approved. This resolution is further conditioned upon receipt of evidence satisfactory to Authority staff that Officer Partners XXIII Block G1 LLC will not utilize the "Delaware Loophole" to avoid incurring revenue that is taxable in Pennsylvania.

RESOLUTION NO. 181 (2021)

RESOLVED: That Office Partners XXIII Block G1 LLC is approved as a Redeveloper pursuant to the Comprehensive Option Agreement (the "Option Agreement") among this Authority, the Sports & Exhibition Authority of Pittsburgh and Allegheny County, and Pittsburgh Arena Real Estate Redevelopment LP, for the Take Down of Block G-1 (a portion of Block 2-C, Lot 401), in the 3rd Ward ("Take Down Tract #10").

RESOLUTION NO. 182 (2021)

RESOLVED: That Final Board Approval is given pursuant to the Comprehensive Option Agreement (the "Option Agreement") among this Authority, the Sports & Exhibition Authority of Pittsburgh and Allegheny County, and Pittsburgh Arena Real Estate Redevelopment LP, for the Take Down of Block G-1 (a portion of Block 2-C, Lot 401), in the 3rd Ward ("Take Down Tract #10"), subject to all reviews and approvals provided in the Option Agreement. This resolution is further conditioned upon receipt of evidence satisfactory to Authority staff that Officer Partners XXIII Block G1 LLC will not utilize the "Delaware Loophole" to avoid incurring revenue that is taxable in Pennsylvania.

RESOLUTION NO. 183 (2021)

RESOLVED: That the Executive Director, Deputy Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute such documents as may be required to effectuate the Take Down of Block G-1 (a portion of Block 2-C, Lot 401), in the 3rd Ward (“Take Down Tract #10”) and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

4. Preliminary and Final Approvals for Block G-4 (Public Open Space)
 - a. Preliminary and Final Board Approval, pursuant to the Comprehensive Option Agreement (the “Option Agreement”) among this Authority, the Sports & Exhibition Authority of Pittsburgh and Allegheny County (SEA), and Pittsburgh Arena Real Estate Redevelopment LP (PAR), of a Conceptual Development Plan for the Take Down of Block G-4 (a portion of Block 2-C, Lot 401), in the 3rd Ward (“Take Down Tract #11”), subject to all reviews and approvals provided in the Option Agreement.
 - b. Preliminary and Final Board Approval of Office Partners XXIII Block G1 LLC as a Redeveloper, and Lower Hill District Conservancy, a to-be-formed Pennsylvania unincorporated association, as property owner and conservator, pursuant to the Comprehensive Option Agreement (the “Option Agreement”) among this Authority, the Sports & Exhibition Authority of Pittsburgh and Allegheny County, and Pittsburgh Arena Real Estate Redevelopment LP, for the Take Down of Block G-4 (a portion of Block 2-C, Lot 401), in the 3rd Ward (“Take Down Tract #11”).
 - c. Final Board Approval of the Take Down of Block G-4 (a portion of Block 2-C, Lot 401), in the 3rd Ward (“Take Down Tract #11), subject to all reviews and approvals provided in the Option Agreement.
 - d. The proper officers and agents of this Authority are authorized and directed to take all actions and execute such documents as are related and proper to affect the terms of the foregoing.

Ms. Walker requested Board approval of the above items.

Ms. Edwards presented that Block G-4 (a portion of Block 2-C, Lot 401) comprises approximately 0.671 acres of the larger block bounded by Bedford Avenue to the north, Logan Street to the east, Wylie Avenue to the south, and Washington Place to the west. The property is owned by the Sports & Exhibition Authority of Pittsburgh and Allegheny County (**SEA**). Pursuant to the Amended and Restated Comprehensive and Restated Comprehensive Option Agreement dated June 20, 2018, the URA and the SEA are collectively referred to as Seller and both authorities must give final approval prior to a Take Down.

Block G-4 will be redeveloped by Office Partners XXIII Block G-1 LLC (“Office Partners”) but will be owned by Lower Hill District Conservancy (“Conservancy”), a Pennsylvania unincorporated association. The Conservancy will be formed for the purpose of owning and maintaining public open space on the Lower Hill site. Members of the Conservancy shall consist of all owners and future owners of developed property on the Lower Hill site.

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Office Partners plans to construct publicly accessible open space on Block G-4. Due to the grade changes, the open space is envisioned as a series of terraced areas and stepped pathways that transition from the lower elevation of Washington Place. The large G-4 terrace area is envisioned as a multi-functional central urban green space. It will offer small gathering opportunities and will house retail kiosks. Total project costs are estimated at \$3.3 million. In the future, this green space will connect to the future Urban Open Space on Block F.

Authorization is requested to approve Office Partners XXIII Block G-1 LLC as Redeveloper and preliminary and final necessary approvals for the Take Down of Block G-4. This authorization is subject to receipt and staff review and approval of all outstanding items required by the Option Agreement prior to closing.

Office Partners XXIII Block G1 LLC is a Delaware Corporation with a mailing address of 1000 N. West Street, Suite 900, Wilmington, DE 19801. Christopher Buccini is managing member.

Upon a motion to approve by Mr. Lavelle, seconded by Mr. Gainey, and unanimously carried, the following resolutions were adopted.

RESOLUTION NO. 184 (2021)

RESOLVED: That Preliminary and Final Board Approval is given pursuant to the Comprehensive Option Agreement (the "Option Agreement") among this Authority, the Sports & Exhibition Authority of Pittsburgh and Allegheny County, and Pittsburgh Arena Real Estate Redevelopment LP, of the Conceptual Development Plan for the Take Down of Block G-4 (a portion of Block 2-C, Lot 401), in the 3rd Ward ("Take Down Tract #11"), subject to all reviews and approvals provided in the Option Agreement. This Resolution is further conditioned upon commitments, acceptable to URA staff, that Block G-4 will remain open and accessible for public uses, including but not limited to for public assembly purposes.

RESOLUTION NO. 185 (2021)

RESOLVED: That Office Partners XXIII Block G1 LLC is approved as a Redeveloper, and Lower Hill District Conservancy, a to-be-formed Pennsylvania unincorporated association, is approved as property owner and conservator for the Take Down of Block G-4 (a portion of Block 2-C, Lot 401) in the 3rd Ward ("Take Down Tract #11").

RESOLUTION NO. 186 (2021)

RESOLVED: That Final Board Approval is given pursuant to the Comprehensive Option Agreement (the "Option Agreement") among this Authority, the Sports & Exhibition Authority of Pittsburgh and Allegheny County, and Pittsburgh Arena Real Estate Redevelopment LP, for the Take Down of Block G-4 (a portion of Block 2-C, Lot 401), in the 3rd Ward ("Take Down Tract #11"), subject to all reviews and approvals provided in the Option Agreement.

RESOLUTION NO. 187 (2021)

RESOLVED: That the Executive Director, Deputy Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute such documents as may be required to effectuate the Take Down of Block G-4 (a portion of Block 2-C, Lot 401) in the 3rd Ward (“Take Down Tract #11”) and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

5 Lower Hill Local Economic Revitalization Tax Assistance (LERTA)

- a. Authorization to amend the LERTA by entering into the First Amendment to the Declaration for Restrictive Covenants, and authorization to accept funds and execute any documentation necessary for the Authority to administer the LERTA, pursuant to the Cooperation Agreement Regarding the Lower Hill Local Economic Revitalization Tax Assistance District.
- b. Approval of the Lower Hill Local Economic Revitalization Tax Assistance District Retained Amount Guidelines.
- c. Approval of Optionee’s Application for Proposed Retained Amount Investments, as submitted to the URA on May 25, 2021, for authorization to utilize the Retained Amount funds for such investments.
- d. Approval of Greater Hill District Reinvestment Fund Guidelines.

Ms. Walker requested Board approval of the above items.

Ms. Edwards presented that under the Lower Hill LERTA Cooperation Agreement, the URA was directed to split the future real property taxes owed (a maximum of \$250,000 from the City, County and School District annually, respectively, on each parcel) into two equal funds for a period of 10 years post-development:

- i. 50% of the real property taxes would fund the Greater Hill Reinvestment Fund, which would be used to invest in projects in the Greater Hill District
- ii. 50% of the real property taxes would be retained by PAR (the “Retained Amount”), which would be used to invest in infrastructure and other improvements to the Lower Hill District and Greater Hill District.

Lower Hill LERTA Retained Amount Guidelines *(Formerly Lower Hill Development Fund Guidelines)*

That the structure of the Lower Hill Development Fund has changed pursuant to a Term Sheet dated October 18, 2019, executed among Pittsburgh Arena Real Estate Redevelopment LP (the “**Optionee**” or “**PAR**”), SEA and the URA, as well as a Letter Agreement executed by the URA, the City of Pittsburgh, Allegheny County, and the School District. Now, in accordance with the LERTA Cooperation Agreement, as modified by the Term Sheet and Letter Agreement, PAR shall retain 50% of the abated property tax increment that was originally to be deposited into a Lower Hill Development Fund (“Retained Amount”).

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As such, there will be no Lower Hill Development Fund and instead 50% of PAR's real estate property taxes will be abated as the Retained Amount.

These Retained Amount Guidelines were presented to the Board in May 2020 and establish PAR's obligations for use of the Retained Amount funds that were originally to be paid with monies on deposit in the Lower Hill Development Fund. Under the Retained Amount Guidelines, the Retained Amount is eligible to fund, within the Lower Hill Site and Greater Hill District, (1) public infrastructure improvements or (2) privately owned infrastructure and redevelopment activities that serve the public interest. The Guidelines further require PAR to submit an application, a non-refundable \$5,000 application fee, and a commitment letter to the URA no later than 60 days before URA Board Approval of the proposed eligible improvements.

The Retained Amount Guidelines require PAR to submit bi-annual reports to the URA concerning its use(s) of the Retained Amount, but only after the URA Board has approved the use of the Retained Amount for eligible proposed improvements.

The use, approval and oversight of the Retained Amount shall be in accordance with the LERTA legislation, the LERTA Cooperation Agreement and these Guidelines.

Greater Hill District Reinvestment Fund

As part of the Lower Hill LERTA financing structure, the Greater Hill District Neighborhood Reinvestment Fund ("Reinvestment Fund") was established to attract funding and generate revenue for implementing the goals, objectives, strategies, and process outlined in the Community Collaboration and Implementation Plan (CCIP). The principal activity and purpose of the Reinvestment Fund is to attract investment in, or provide financing for, development projects, and funding other community needs on the 28-acre site (as defined in the CCIP) and elsewhere in the Greater Hill District geographic area. On a yearly basis, all property owners on the site are required to contribute half of the abated real estate taxes on buildings to the Reinvestment Fund. The Reinvestment Fund will be a segregated, restricted account held and administered by the URA. Monies in the Reinvestment Fund may be used for administration of the CCIP; activities and efforts of the CCIP and the Greater Hill District neighborhoods; and project development within the Greater Hill District. Details of the Reinvestment Fund can be found in the Greater Hill District Neighborhood Reinvestment Fund Guidelines.

Upfront Monetization at Block G-1 Closing

The developer has secured loan terms from FNB to provide upfront monetization of the LERTA Funds. The most recent FNB term sheet, dated May 19, 2021, lists Office Partners XXIII Block G1 LLC as a co-borrower. The loan amount would be \$16,450,000 (net proceeds are estimated at \$14.76 million after costs and interest reserves are funded at closing); 50% of the funds would be allocated to Office Partners for uses approved with the Retained Amount Fund Guidelines and the remaining 50% would be deposited into the Reinvestment Fund so that the Reinvestment Fund can begin to commit loans and grants as early as 2021.

Upon a motion to approve by Mr. Lavelle, seconded by Mr. Gainey, and unanimously carried, the following resolutions were adopted.

RESOLUTION NO. 188 (2021)

RESOLVED: That the Executive Director, Deputy Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute any such documents as may be required to effectuate the acceptance and administration of the Lower Hill Local Economic Revitalization Tax Assistance District ("Lower Hill LERTA") funds, including execution of the first amendment to the Declaration of Restrictive Covenants entered into between the Sports & Exhibition Authority of Pittsburgh and Allegheny County and the Authority on September 20, 2015. The Secretary or Assistant Secretary is authorized and directed to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 189 (2021)

RESOLVED: That the Lower Hill Local Economic Revitalization Tax Assistance District ("Lower Hill LERTA") Retained Amount Guidelines, drafted pursuant to the Cooperation Agreement Regarding the Lower Hill Local Economic Revitalization Tax Assistance District, entered into by the Authority, the Sports & Exhibition Authority of Pittsburgh and Allegheny County ("SEA"), the City of Pittsburgh ("City"), the County of Allegheny ("County"), and the Pittsburgh School District ("School District") on December 7, 2015, as modified by the (1) Blocks B and E October 2019 Term Sheet, entered into by the Authority, the SEA, and Pittsburgh Arena Real Estate Development LP, (2) the Declaration of Restrictive Covenants, entered into by the Authority and the SEA on September 10, 2015 (and any subsequent amendments thereto), and (3) the Lower Hill LERTA Letter dated November 21, 2019 from the Authority addressed to and counter-signed by the City, the County, and the School District, are hereby approved.

RESOLUTION NO. 190 (2021)

RESOLVED: That the Application for Approval of Proposed Retained Amount Investments ("Application") submitted to the Authority by Pittsburgh Arena Real Estate Development LP on May 25, 2021, is approved for use of the Retained Amount funds, pursuant to the Lower Hill LERTA Retained Amount Guidelines (the "Retained Amount Guidelines"). The 60-day notice requirement as set forth in the Retained Amount Guidelines is hereby waived for the submission of such Application dated May 25, 2021.

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RESOLUTION NO. 191 (2021)

RESOLVED: That the Greater Hill District Neighborhood Reinvestment Guidelines, drafted pursuant to the Cooperation Agreement Regarding the Lower Hill Local Economic Revitalization Tax Assistance District, entered into by the Authority, the Sports & Exhibition Authority of Pittsburgh and Allegheny County (“SEA”), the City of Pittsburgh (“City”), the County of Allegheny (“County”), and the Pittsburgh School District (“School District”) on December 7, 2015, as modified by the (1) Blocks B and E October 2019 Term Sheet, entered into by the Authority, the SEA, and Pittsburgh Arena Real Estate Development LP, (2) the Declaration of Restrictive Covenants, entered into by the Authority and the SEA on September 10, 2015 (and any subsequent amendments thereto), and (3) the Lower Hill LERTA Letter dated November 21, 2019 from the Authority addressed to and counter-signed by the City, the County, and the School District, are hereby approved.

here being no further actions to come before the Members, the Meeting was adjourned.

DocuSigned by:

Theresa Schacht

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Assistant Secretary



Public Comment: June 10, 2021 Special Board Meeting

LIVE Comment:

- Tonya Ford
- Rhonda Hall
- Kimberly C. Ellis
- Arbie Bankston
- Leonard Hammonds II, Chief of Staff for Rep. Jake Wheatley Jr., on behalf of Rep. Wheatley
- Marimba Milliones
- Felicity Williams

Written Comment:

Name: Suzie Silver

Subject: Civic Arena Development Plan

Comment: I cannot express strongly enough my disappointment and despair over the office tower that is going to be built on the former Civic Arena site. It is a shame and a travesty that the planning for this has gone this far. First of all it has taken way too long to come up with any plan. And it is shameful that the needs of the community that was destroyed in the building of the Civic Arena is not going to benefit in any way from this project. It is shameful that an office tower is even being considered. There is a lot of empty office space in that part of the city. What the city needs more than anything else is centrally located affordable housing. Pittsburgh is in dire need of affordable housing that is centrally located and close to public transportation. This site would be better utilized for low and middle income apartments with amenities on the bottom floors (grocery store, pharmacy, cafe).

Name: Nicole Narvaez Manns

Subject: LERTA Guidelines

Comment: I support:

- The Hill CDC's work and the necessary funding support
 - Our leadership role in the disbursement of the LERTA funds as they foster the implementation the community's vision
-

Name: Daniel Klein

Subject: Lower Hill Block G1 and Block G4

Comment: As a Hill District resident and a member of the Development Review Panel, I ask the Board to deny or postpone approval of the Lower Hill Block G1 and Block G4 land transfers. The reasons for my request stem from several months of engagement with the development team in which they have deliberately manipulated the community and our review process, attempting to hoard public funds that are designated to supporting small business, small scale development, and struggling organizations and people in our neighborhood. Now the price of only \$10 per parcel is proposed for the transfer of the City's most valuable land, which I find extremely problematic.

This project is a private business venture that is not providing any publicly-owned asset or ensuring long-term community benefit. Why should the City give away our land and receive nothing in return? The Penguins and FNB are wealthy companies who pay their executives and players millions of dollars per year, and they have put all of their efforts into avoiding their commitments as outlined by the CCIP and Greater Hill District Master Plan. From manipulating census boundaries with no community input to attempting to discredit community institutions such as the DRP, these entities have shown that their only real commitment is to their own wallets and not to the City and its people.

Wealthy companies ran by wealthy people should be required to pay the same or more for publicly controlled lands. Many small business owners, nonprofits, individual community members, and families typically pay tens of thousands to hundreds of thousands of dollars in order to realize their business goals, house their families, and acquire land. These parcels are some of the most valuable and culturally significant land to be transferred in decades, and I believe the cost must reflect their true value. It is well known that the City and URA needs more funding in order to provide affordable housing and commercial real estate options to local communities and to prevent further displacement. It's also well known that the City and the Penguins were and are responsible for much of the displacement that has happened and is still occurring throughout the Hill District and the City. So this process should be structured to repair that damage and restore funding to the community in order to support the healing and redevelopment that is needed. In short, the development partners and the URA owe it to the community to demand better and to provide for all of the needs of the lower and middle class in the Greater Hill District by leveraging this massive investment.

Name: William Bercik

Subject: Lower Hill Fund Guidelines

Comment: As a Hill District resident and Hill CDC Board member, I have found the efforts of the Hill CDC with regard to the Hill District Master Plan and the redevelopment of the Hill has been critical.

The Hill CDC has exhibited extraordinary leadership in promoting the growth and redevelopment of the Lower and Great Hill District.

The opportunity to continue the funding of projects sponsored by or facilitated by the Hill CDC would be for the benefit of the greater Pittsburgh community and those interested in projects related to the Lerta.

Finally, Marimba's work specifically has been extremely amazing and impactful in the Hill District and I believe that everyone knows that.

Name: Carmen Pace

Subject: FNB Lower Hill Development

Comment:

Dear Ms. Conturo:

I am writing to offer the full support of the Buccini/Pollin Group's Final Land Development Plan for the G1 and G4 parcels located on the Lower Hill Redevelopment site.

Though often delayed we believe this plan will reconnect the Hill District in every way – especially economically – with the greater downtown area. We believe the vision of the Lower Hill Redevelopment developed by the Buccini/Pollin Group and their development partners recognizes and considers the history and legacy of the Hill District community and will offer significant economic opportunities for the neighborhood as well.

Our review of the redevelopment and reinvestment plans shared by the project partners gives our Business Managers and members high confidence in these efforts to invest hundreds of millions of dollars of private capital into the Greater Hill District, to create much-needed construction and permanent jobs, to provide critical support for small business and workforce growth.

I congratulate the development team on their vision and am eager to see this critical project move forward and/also make the Hill District Community and its Residents an important part of this vision.

Sincerely,

Carmen Pace

Hill District Resident

Name: Janina Riley

Subject: The URA Lower Hill District deal

Comment: The idea that a million dollar corporation can buy a historic Black Neighborhood for \$10 a block is the definition of systemic racism. Are citizens able to purchase land for the same price? Why do the Penguins need more land? Why is the displacement of Black Pittsburghians the only plan being executed.

Name: Brenda Tate

Subject: Lower Hill Voting

Comment: Not only as a life long resident of the Hill District, but also we a life long advocate to ensure benefits and equity are returned to the Hill District, I am in support of the work and leadership of the Hill CDC. It is imperative that the advocacy work done on behalf of our community receives benefits and return to allow for our community leaders to continue their work. I support the Hill CDC's ask of a 4% return based on the result of the 2015 Settlement Agreement along with the co-chair position of the fund along with Councilman Lavelle. Our government and city leaders must aid in the protection of our community and insist on the continued equitable investment into the Hill District. Thank You.

Name: Renee Robinson

Subject: Redevelopment of Lower Hill Block G-1 (FNB Tower), Block G-4 (Public Open Space), and the Lower Hill LERTA District

Comment: Hello,

I'm writing you all today because I'm not in support for selling the redevelopment of Lower Hill Block G-1 (FNB Tower), Block G-4 (Public Open Space) to the Penguins and their Development Partners without a signed agreement with the signatories of the CCIP to increase returns to the Hill District. Especially, since it is being sold for \$10.

I'm born and raised in Pittsburgh. My family is originally from the Hill District. This is a chance to make things right with the Hill District residents which is predominantly Black & Brown people.

Many of you know the inequities that people of color experience in this city. The redevelopment of the Lower Hill should spur growth and renewal for the whole Hill District. Enough damage has been caused and today is a day to do what is right for the People of Color in the City of Pittsburgh .

Lastly, I support the Hill CDC and their work advocating for the Hill District community and Black Pittsburgh. I submit to you all that you find the time now to change the course of history for the Hill District and our whole city.

Name: Jann Council

Subject: Zone 2 Public Safety

Comment: I am writing to offer the full support of the Buccini/Pollin Group's Final Land Development Plan for the G1 and G4 parcels located on the Lower Hill Redevelopment site.

As a lifetime resident of the Hill District, I believe this plan will reconnect the Hill District in every way – especially economically – with the greater downtown Pittsburgh area. Also, I support the vision of the Lower Hill Redevelopment developed by the Buccini/Pollin Group and their development partners recognizes and considers the history and legacy of the Hill District community and will offer significant economic opportunities for the neighborhood as well.

I would also like to request that the URA identify a group other than the Hill CDC to manage the LERTA funds dedicated for the Hill District.

Thank you,

Jann

Name: Sauntee Turner

Subject: Lower Hill Development/Buccini Pollin Group

Comment: To Whom it May Concern:

As a lifelong resident of the Hill District, I am writing to provide my full support of the Buccini/Pollin Group's Final Land Development Plan for the G1 and G4 parcels located on the Lower Hill Redevelopment site.

After listening to multiple presentations by the Buccini/Pollin Group I believe they offer the most viable solution to positively impact the Hill District. Their plan will also reconnect the Hill District with the greater downtown area, which will provide immense opportunities for continued growth and development within our community.

Most importantly, I believe this project will have the greatest impact on the remaining residents of the Hill District and will begin the process of restoring our neighborhood and returning the vibrancy and pride that has always existed within Hill residents.

Please note, however, that I am not in support of the Hill CDC managing the LERTA funds that accompany this project. I believe that a group of resident leaders should be appointment to ensure that those funds are properly managed and benefit Hill residents to the fullest capacity.

Thank you.

Sauntee' Turner

Name: Tonya Ford and Tiffany Kinney

Subject: Lower hill project

Comment: Dear Ms. Conturo:

As a business owner and homeowner in the hill district I fully support the lower hill project.

I am writing to offer the full support of the Buccini/Pollin Group's Final Land Development Plan for the G1 and G4 parcels located on the Lower Hill Redevelopment site.

Though often delayed I believe this plan will reconnect the Hill District in every way – especially economically – with the greater downtown area. I believe the vision of the Lower Hill Redevelopment developed by the Buccini/Pollin Group and their development partners recognizes and considers the history and legacy of the Hill District community and will offer significant economic opportunities for the neighborhood as well.

The plans shared by the project partners gives me confidence in these efforts to create much-needed construction and permanent jobs, to provide critical support for small business and workforce growth.

I am also requesting additional community members or other non profit organizations be considered to manage the LERTA funds. Please consider adding new leadership to this task.

I am eager to see this critical project move forward.

PS: I did schedule for live comment but may be traveling and not able to connect.

Name: Jamar White

Subject: Lower Hill Fund Guidelines

Comment: I am a black business owner that values the work that the Hill CDC team continues to do for the Hill District community. It would be shameful to know that with how much effort has been done to bring benefits to the community from the Lower Hill, as well as restore and redevelop the Hill District, that the URA could not do their part to ensure only a 4% return to Hill CDC for their efforts securing the LERTA in their 2015 settlement agreement, the only funding stream that exists for the Reinvestment Fund, and their leadership as co-chair to bring transparency for the community.

It is imperative that we work to reverse the historic disinvestment. That we shield the neighborhood from displacement and return equitable investment back to the community. The Hill CDC is a continuous advocate to make sure that we all benefit. There is a responsibility to the community from the city and local government to protect and aid in the investment of the community. We must continue to ensure equitable investment returns to the Hill District and Lower Hill community specifically.

Name: Cleophus Harris

Subject: Lower Hill

Comment: My name is Cleophus Harris. I'm a Hill District resident and I'm writing to have my voice heard regarding the Lower Hill. I support this project because it time for the Hill to start moving forward. We want and need development to get the community out of this rut that we've been in since my grandfather worked in the steel Mills. The more I see from project and the people working on it. I remember working at the Hill House this project helped to get the First Source Center reopened. I get the sense this is only the beginning and I fully support the plan.

My second piece of feedback is that I've been a long-term skeptic of the Penguins and their motivations in our neighborhood. Hockey is not my thing but at least they put people in place who know how to benefit a community. What's sad is I've also become skeptical of the motivations of some organizations in the Hill and something has to be done about this and all these confusing messages. Just show us the projects and let us give our input. We are not stupid and can comprehend development. What's the filter for? I do appreciate Councilman Lavelle coming to a meeting to break everything down, but that needs to happen at the beginning not at the end when it's to late to give input. I need my elected politicians front and center with the truth from the beginning. As residents, we have no ability to inform the funding coming to our community because the same people are put on committees with no explanation. I hope the URA and all these government entities are paying attention to the fact

that community means more than how neighborhood non profits define them. I respect the institutions in my community but they do not speak for the while neighborhood they speak for themselves. Remember that when you're voting on something that impacts the broader Hill community or this neighborhood will always look the way it's looked and people wont have a fair shot.

Name: Lamont Cross

Subject: Lower Hill Project

Comment:

I support the Lower Hill project. Glad to see something finally happening with the neighborhood I grew up and all this good news surrounding the Hill.

Name: Stephen Edwards

Subject: lower hill

Comment: My name is Stephen Edwards and I am originally from the Hill and I support the Lower Hill plan to replace the old Civic Arena.

Name: Robert Damewood

Subject: 3.a, b and c

Comment: Good afternoon. My name is Bob Damewood and I am a staff attorney with Regional Housing Legal Services. RHLS provides free legal services to non-profit organizations that engage in affordable housing or community development activities that benefit low-income Pennsylvanians. Our mission is to create housing and economic opportunity in under-served communities in Pennsylvania and to effect systemic change for the benefit of lower-income households.

Over the last 20+ years I have represented several community-based organizations in the Hill District. What has struck me the most throughout that work was the extraordinary dedication and tireless effort of under-resourced civic organizations to improve living conditions for Hill District residents despite overwhelming disinvestment, community trauma and economic deprivation. It is that experience that compels me to comment on the vote today to consider transferring over two acres of prime Hill District real estate to the Pittsburgh Penguins for \$20.

The taxpaying public has already given the Penguins more than enough: exclusive development

rights to the Lower Hill, lucrative parking rights on that public land, multiple waivers of development deadlines, and probably over \$100 million in tax abatements and direct subsidies (over and above the parking revenue). Today the URA Board will consider adding to that list of gifts to the Penguins by approving a donation of public land.

If public entities are going to continue to grant public resources to the Penguins, they should insist upon concrete community benefits in return. With respect to the proposed gift of Blocks G1 and G4, those benefits can and should include:

- Community ownership opportunities for commercial space in the Lower Hill, or at the very least an enforceable long-term commitment for affordable commercial rents for Hill District residents and businesses
- A recurring revenue stream for community investment in the form of a dollar per car surcharge on Lower Hill parking
- A project labor agreement to ensure that Hill District residents and contractors can benefit from Lower Hill construction in a way that leads to long-term economic opportunities
- An agreement to include a statement of affirmation in their commercial leases for tenants to work with the First Source Center and endeavor to hire 1 in 10 new hires from the Hill District

If the URA Board is genuinely concerned about the lasting effects of urban renewal, disinvestment and multi-generational lack of opportunity in the Hill District, the Board take every opportunity to remedy that harm.

Thank you for this opportunity to submit comments.

Name: James Scott

Subject: LERTA MONEY

Comment: My name is James Scott. Not everybody has email so take that off of here so everyone can speak. I already stated I support the Lower Hill but today I want to make myself very clear that I do not support any of the money planned for the community going to the Hill CDC. I been around a long time and after listening to the meeting two weeks ago they basically called people in this neighborhood stupid. I may not have all these degrees But I know the hill like the back of my hand and I remember back in the day when the people at the Hill CDC were trying to get something happening in the Hill and things got done. This new breed don't do nothing but talk and try to get what they want no matter if the community don't like or do like it. All I hear is talk, talk, talk. The URA can change all =that to make sure these people do right by this money. All this money has come to the hill with nothing to show for it and to be

completely honest a lot of people are sick of these organizations getting money but there are no stores, can't buy a house, drugs and crime everywhere while just a few people live nice and talk about they are for the community I want to know what happen to the money the Credit Union supposedly had. Where is it and what do I need to do to ensure that the same people that spent that money can't spend the new money coming in. Bring it all out in the open if your so much for the community. All these secret meetings to keep true Hill people out of the loop. URA board vote for the project while you pay more attention to all this missing money and no buildings to show for it. Get the project going do something about these so called people getting money and nothing to show for it. some of them don't even live here!!!!

Name: LaKeisha Gray

Subject: Lower Hill Develp

Comment: My name is LaKeisha Gray, life long Hill District resident and homeowner. I support the Lower Hill District development moving forward without delay.

I don't support the LERTA guidelines as written. Prefer more transparency and accountability for how funds will be managed and utilized to support middle and upper Hill District revitalization.

Thank you.

Name: Joann Lewis

Subject: Lower Hill

Comment: My name is Joann Lewis. I have lived in the Hill for most of my life as a child and as an adult. I raised my children here. The Lower Hill was torn down around the year I was born I believe and all these years later the Lower Hill still has not been developed the proper way. The middle Hill and Upper Hill continue to decline. Families are hurting, young men and women need jobs and training to really get on their feet. I support the Lower Hill because I trust the leaders in charge of it now. I remember these young people when they were growing up and now they're making it happen for the Hill District. I support the Lower Hill because the neighborhood needs something to spark hope. If this development gets going more things will come to the neighborhood. We absolutely must have affordable housing in the Lower Hill and the URA, city of Pittsburgh, and all the other developers are going to have to put your smart minds and deep pockets to work to make it happen. I support this project because it will create a fund to help keep the neighborhood affordable which is important to me and my neighbors.
#HillResident

Name: Deborah Pittrell Parker

Subject: HillCDC LERTA FUNDING/CO-CHAIRMAN

Comment: I support the HillCDC in receiving 4% of the LERTA funding and as Co-chairs. It was the work of the HillCDC that ultimately secured this funding for the Hill community.

Name: Gerald J Parker Sr

Subject: HillCDC LERTA FUNDING

Comment: I want to support the HillCDC in their efforts to secure 4% of the LERTA funding. It was their efforts that secured the funds for the Hill District.

Name: Alexis Clipper

Subject: LERTA Funds Disbursement and Oversight

Comment: As a past member of the Hill CDC Board of Directors, serving for nearly a decade, I enthusiastically submit this public comment in support of the following LERTA guidelines:

- Appoint the Hill CDC as co-chair of the fund with Councilman Lavelle
- Funding to support the mission critical work of the Hill CDC in the historic Hill District

My support is rooted in (1) my firsthand knowledge of the need for transparent and sustainable Hill District community advocacy, which is aligned with the 2011 Hill District Master Plan, and (2) my on-the-ground experience with the Hill CDC's expertise, success, and unwavering commitment to this advocacy.

The Hill CDC is the ideal partner to preserve the Hill District legacy and promote the exciting growth of our region.

Thank you,
Alexis Clipper

Name: Deborah N. Parker

Subject: HillCDC funding/co-chairmanship

Comment: I support the HillCDC efforts in acquiring 4 percent of the LERTA funding and co-chairmanship.

Name: Deirdra Washington

Subject: Lower Hill Voting

Comment: I, Deidra Washington, am in full support of the Hill CDC's advocacy and work. As a life long resident and community advocate of the hill district and have had generations of family native to this community, I must insist that our local government and city leaders pay close attention to the matter at hand. The Hill CDC along with their unified community review process has attempted to steward this process in the most fair and equitable manner possible, despite continued push back from the development team. The length of time that it has taken the development team to CONSIDER remaining accountable to their commitments made to the community as a result of the Lower Hill Development Project and the 2015 Settlement Agreement has been outright disrespectful to the community and its leaders. Hill CDC staff have given their community countless hours of advocacy in effort throughout the last 24 months and have proven they deserve to be granted their request to receive a 4% return as a result of the 2015 Settlement Agreement. The Lower Hill development project has the potential to benefit not only the Development team but the entire Hill District if led in a manner that will continue to remain culturally sensitive to the historical trauma that has been experience by our community. As a business owner in the Hill District I am excited to see the project see completion but not at the cost of any additional trauma or robbery to our community. The Hill CDC should remain at the forefront of leading this endeavor and be granted a Co-Chair position of the fund along with Councilman Lavelle. These requests have been made to allow our leadership to continue the advocacy work for our community and any disregard of these would be a clear understanding of how little our Local government cares for its residents. I am in full support of the Hill CDC's request and I urge you to not pass the land transfer without the proper leadership and benefits in place. Thank you.

Name: Sonita L. Pittrell

Subject: HillCDC LERTA Funding and Co-chairmanship

Comment: I support the HillCDC in receiving the 4 percent LERTA funding you will be voting on today and them being Co-chairs.

Name: Jim Jackson

Subject: Lower Hill Matter

Comment: I would like to say that I am a longtime Hill resident/homeowner and I am in full support of the redevelopment in the Lower Hill. I would love to see the Hill go from dilapidation

to development promises to progress and most importantly from the darkness of our fears from a wronged history to bright future after. Afterall, it's hard to move forward if all we ever do is look back. Sincerely, Jim Jackson

Name: Kim Montgomery

Subject: Lower hill project

Comment: Hello

I am writing to support the lower hill project. It's time to move forward with these projects.

We also need to make sure the LERTA fund is managed with integrity, accountability and transparency.

There is a need for more than just the Hill CDC oversight on these funds. Another organization or community leaders need to be involved to ensure the integrity of the funds.

Respectfully submitted

Name: Daniel Armanios

Subject: LERTA guidelines

Comment: As a current board member for the Hill CDC, I want to express my support of the organization to a 4% return of the projected \$40 Million in LERTA funds made available to the community as well as a co-chair position for the fund. The Hill CDC has always and shall remain dedicated to its community. Examples of such immense responsibility is evident by the effort put into protecting the community during the 2015 Settlement Agreement, which secured the \$40 Million LERTA return to the Hill District followed by Councilman Lavelle's legislative action. Taking into consideration the countless hours of labor and groundwork that Hill CDC staff pour into the community on an ongoing basis is barely scratching the surface of what actually is done to uplift the Hill District Community. I am in total support of not only their effortless dedication but also in requesting ONLY a 4% return of the total fund, which in fact is less than a few years of operating support. Additionally, to ensure the community remains at the forefront of all conversations and decisions made regarding the LERTA, Hill CDC is best positioned to co-Chair the fund along with Councilman Lavelle.

Name: Carol Hardeman

Subject: the Greater Hill District Neighborhood Reinvestment Fund and adoption

Comment: My name is Carol Hardeman, a long time Hill District resident, and I am a representation of my ancestors that were made to build this city and great country.

I am calling on you as a taxpayer and all that is written above to postpone your vote today, because this is a time of equity and equality for all resident of the Hill District to be included in decisions as well as thrive in future prosperity regarding the Greater Hill District Neighborhood Reinvestment Fund and adoption.

I state my case for: In particular.

For homeowners who homes are being devalued while gentrifying predators are lingering at their doors.

For public housing renters that have been systematically denied full opportunities to participate in economic opportunities to have their say in decision-making.

For low-wage workers and women with children who have lost the most in this unequal pandemic.

Most important, I state my case for Hill District residents that have been struggling within an obsolete AMI income system that does not account for inflation and the current cost of living as well as has been suffering through the historic policies that have contributed to more racial inequities for them.

The media continues to suggest that Pittsburgh is the most livable city to the world, but what the media does not report is the investment and development strategies here in Pittsburgh has never offered a fair and all in approach for Hill District renters and homeowners alike to participate in matters that are important to them.

Thank you!

Name: Phyllis D Ghafoor

Subject: Lower Hill G1-G4, admin of LERTA funds

Comment: Dear City and relevant agency officials, BPG, PAR

I support the takedown of G1 and G2 with concerns and conditions.

In January of this year, I shopped at a corner store at Watt Lane and Bedford Avenue (across from the housing projects) to purchase soda for a sick friend in Schenley Heights. After obtaining the soda, I walked across the street, and almost stepped in a hula hoop sized puddle of red paint.

I realized my error immediately. It was red blood so thick that the wind blew waves in it. I

asked what happened to one of the young people. They explained that a fight ended up with two people being shot. He did not know if the men lived or not, and nonchalantly walked away. I ran quickly back home.

HACP Bedford Dwellings has worked very hard in a committee structure the past five years to build new housing, develop trust, and form new economic, educational, social, policy, and infrastructure supports for its residents, and nearby homes needing repair. We felt it was a shoo-in to receive funding given the success of the Larimer Choice Neighborhood program. So what happened, and what does that incident have to do with the FNB project?

Infighting among steering committee members, double dealing, thirst for control of monies and land, and lack of support of critical Hill agencies, certain nonprofits, and negative writings to Washington DC to realign project priorities stopped efforts when the Bedford Dwellings proposal did not even rank in the top ten. The underlying issue was the proposed ownership of housing/land. A White developer was selected, and not voted upon by the residents in a community many felt should have gone to a Black developer. Sound familiar? In some cities, local leadership would have welcomed those risk takers with financing and expertise to build new housing in an aged community. While this philosophy has merits and drawbacks, one thing is certain. For the young people witnessing community violence, there is no hope that things will ever change, or that they will live to old age.

Let me respectfully address ongoing concerns from 60 years ago.

The outright racism, double dealing, economic cold shoulder, and politically anemic efforts by PAR to lie, steal, and maim the Hill out of the way.

Efforts need to be made through addendum or expansion to secure economic security for most of the 20-30 agencies, churches, businesses, and others who have helped the little guy to survive in a pandemic. There is one physical housing project, about 7-10 rehab projects, and programs/plans that may have been accomplished with URA funds. There has been little focus on people or aged concerns. Middle, Lower, and upper Hill residents need to live in stable homes, work, eat, have better sidewalks, access to health care, daycare, and a supermarket.

Top down governing boards (CCIP) boards with few lower/middle residents on them mislead White board members who is speaking for all Hill residents. Many of these Black come from the Upper Hill, and do not even walk through the middle Hill. The CCIP falls short on implementation, even with a lot of good points.

The URA needs to fact. Heck statements on the history of the Hill. Crawford Roberts NDP, Roberts-Devilliers NDP, and Webster Elba were governmentally approved projects.

Better communication channels need to be established by technology, snail mail, and posters for future meeting of this type.

LERTA funding upfront needs be be administered by a combo of nonprofits, churches, no co-chairs needed.

Phyllis D Ghafoor
MBA, MURP

Tim Stevens
Chairman & CEO

Valerie Dixon
Vice-Chairperson

Lorraine B. Cook Cross
Secretary/Civic
Engagement
Coordinator



A. Odell Richardson
Treasurer
Mary Young
Personnel Committee
Chair
Stephanie M. Carey
CAV/ B-PEP Admin. Asst.
Sharon McIntosh,
Youth Summit Coord.
Anti-Violence Advocate
Calyx Milan Duroche,
Media Consultant
Roy Blankenship, Jr.,
Community Organizer

In Memoriam:
Rev. Dr. LeRoy Patrick
Rev. Dr. James Earl
Garmon
Rev. Samson Cooper
Reggie Roberts

Rick Adams
William Anderson
Ron Bandes
Tracy Baton
Walt Bentley
Rev. Maureen Cross-
Bolden
Lois M. Cain
Richard Carrington
Martha Conley, Esq.
Rob Conroy, Esq.
Mary Evans
Rev. Michele P. Ellison
Sister Barbara Finch
Sarah Bartholomew
Fisher
Josh Fleitman
Navada Green
Walt Hales
Elder Eugene Hanner
H.P. Jackson
Evelynn Hawkins
Dr. Barbara Johnson
Ron King
Lois Toni McClendon
Terrance McDaniel
Errol S. Miller, Esq.
Kenneth Alan Miller
Kathleen Elizabeth
"Micki" McDonough
Bill Neal
E. Richard Phipps
Betty Pickett
Nikki Porter
Marlene V. Ramseur
Beth Schongar
William "Jack" Simmons
John Small
Rev. Eilleen O. Smith
Richard A. Stewart, Jr.
Celeste Taylor
Flo Taylor
David Tessitor
Cynthia Vanda
Karen Wright

C/O Freedom- Unlimited 2201 Wylie Avenue, Pittsburgh, PA 15219
412-758-7898

June 10, 2021

Greg Flisram, Executive Director
Urban Redevelopment of Pittsburgh
412 Blvd. of the Allies, Suite 900
Pittsburgh, PA 15219

John Chalovich, Agency Executive & Chairman
Sports & Exhibition Authority
171 Tenth Street
Pittsburgh, PA 15222

Kevin Acklin, Sr. Vice President & General Counsel
The Pittsburgh Penguins
PPG Paints Arena
1001 Fifth Avenue
Pittsburgh, PA 15219

Dear Mr. Flisram, Mr. Chalovich & Mr. Acklin:

As a native of the Hill District of Pittsburgh the issues which impacted the Lower Hill District decades ago during the 'redevelopment' of that area of our community, have haunted residents and former residents of the Hill Districts for decades, and to this day. The pain of the disruption of our community has never left the minds and hearts of those who called, and who currently call the Hill District home. It is with this backdrop that I, as the Chairman and CEO of the Black Political Empowerment Project (B-PEP) and on behalf of the B-PEP Planning Council, that we call upon all parties which have been involved in the negotiations, over the years, to repair some of the historical damage done to the Hill District, and particularly to the Lower Hill District, to take this historic and powerful opportunity with regard to the twenty-eight (28) acres to fully meet the commitments and obligations which have been previously identified, and to help make the Hill District whole! It is with this background that we ask for the following:

1. That there be a mutually executed community reinvestment agreement *prior* to any transfer title, if not an actual approval.

It's a LIFETIME COMMITMENT...
African Americans VOTE in EACH and EVERY election!!"
Celebrating the 55th Anniversary of the 1965 Voting Rights Act.

Email: b-pepinfo@b-pep.net
Website: www.b-pep.net

2. That any and all developers definitively commit to presenting any new development proposals to the Development Review Panel, which includes some six organizations who appoint residents which, in turn, provide the residents with an opportunity to vote. It is crucial that any and all developers utilize and complete this important process in the future *prior* to any and all future parcels for which they seek a land transfer. This process is important for purposes of helping to guarantee trust, commitment and verifiability in any and all such transactions. Promises have been broken in the past. Such behavior should not be allowed, nor tolerated in the future.
3. In that there appears to be a problem with implementing the commitment of jobs for Hill District residents post construction, the Black Political Empowerment Project is requesting that there be a commitment for community inclusion for the proposed Opportunity Zone Fund Board, and that all leases include, at a minimum, an aspirational clause that states that at least 1 in 10 hires be sourced from the Hill District First Source Hiring Center, and that affordable office space be provided so that Hill District and Black owned businesses have a reasonable and rightful chance to be in the future of the 28 acre site, and that any and all 'community' ownership opportunities be given the necessary support systems that would help them survive and thrive.
4. One of the biggest concerns of the Black Political Empowerment Project is that the community benefits for the Hill District must be much more fully defined and clarified, shared with the public, and be as transparent a process as humanly possible. There should be built into this process some sort of clear timeline for implementation of promises, along with some sort of guarantee of implementation, or a significant penalty for non-compliance.
5. There needs to be an expansive, community inclusive and transparent conversation and process to determine how the community reinvestment funds, housed at the Urban Redevelopment Development Authority, will be managed distributed.
6. In addition, there needs to be every possible effort taken to find ways to seek full implementation of the Hill District Master Plan, developed several years ago by members of the Hill District community, to provide housing that is affordable to the *average* Hill District family. We support the original request of a goal of 30% of the housing units developed in the Lower Hill District be for families at 50% median income and below.

We look forward to all affected entities supporting our recommendations. Thank you for your consideration. Thank you.

Sincerely,

Tim Stevens

Tim Stevens, Chairman & CEO

The Black Political Empowerment Project (B-PEP)/ 412-758-7898

cc: Diamonte Walker; Tracey McCants Lewis; Marimba Milliones; Carl Redwood; Esther L. Bush; NAACP Pittsburgh Branch; B-PEP Planning Council; Area Media

"It's a LIFETIME COMMITMENT..."

African Americans VOTE in EACH and EVERY election!!"

Celebrating the 50th Anniversary of the 1965 Voting Rights Act.

Email: b-pepinfo@b-pep.net

Website: www.b-pep.net

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African Americans VOTE in EACH and EVERY election!!”
Celebrating the 50th Anniversary of the 1965 Voting Rights Act.**

Email: b-pepinfo@b-pep.net

Website: www.b-pep.net



Good morning,

My name is Celeste Scott, I am the Housing Justice Organizer of Pittsburgh United.

Our housing table is comprised of over 40 organizations and individuals, including residents citywide, attorneys, CDCs, neighborhood community groups, grassroots activists, practitioners, and more.

We thank the many residents who continue to believe in us, share their stories with us, and hope we can continue to have an open dialogue about solutions and community controlled ways to abate the urgent crisis happening in the Lower Hill.

The Penguins have received massive amounts of public resources already. Before approving yet another gift to them, the URA board should insist on a mutually executed legal agreement for the specific community benefits for Block G1 and Block G4.

Proposed community benefits

- Community ownership opportunities for commercial space in the Lower Hill, or at the very least an enforceable long-term commitment for affordable commercial rents for Hill District residents and businesses.
- A recurring revenue stream for community investment in the form of a dollar per car surcharge on Lower Hill parking
- A project labor agreement to ensure that Hill District residents and contractors can benefit from Lower Hill construction in a way that leads to long-term economic opportunities
- An agreement to include a statement of affirmation in their commercial leases for tenants to work with the First Source Center and endeavor to hire 1 in 10 new hires from the Hill District

We have seen how this collaborative strategy can work and create real change when we all are on the same page working together. We ask that these concerns be addressed with the urgency that this moment demands.

Respectfully Submitted,

The Housing Justice Table of Pittsburgh United

1107 Thompson Ave.
McKees Rocks, PA 15136
phone: 412.331.6830
fax: 412.331.2340



April 6, 2021

Christine Mondor
City of Pittsburgh Planning Commission
c/o City of Pittsburgh Planning Department
200 Ross Street
Pittsburgh, PA 15219

Subject: Letter of Support for the FNB Financial Center Project

Dear Ms Mondor

On behalf of Boyd Roll Off Services, Inc I am writing to you in support of the Buccini/Pollin Group's Final Land Development Plan for the G1 and G4 parcels located on the Lower Hill Redevelopment site.

The vision of the Lower Hill Redevelopment site shared by the Buccini/Pollin Group and their development partners is inspiring, inclusive and catalytic and will lead to the continued revival of the downtown core and provide long-awaited reinvestment in the Greater Hill District.

After recently reviewing the redevelopment and reinvestment plans shared by the project partners, I am on behalf of Boyd Roll Off enthusiastic about these efforts to invest hundreds of millions of dollars of private capital into the Greater Hill District, to create much-needed construction and permanent jobs, to provide critical support for small business and workforce growth and to honor the history of this unique location.

I congratulate the development team on their vision and am eager to see the plans move forward.

Sincerely,

A handwritten signature in blue ink, appearing to read "Adrian Boyd".

Adrian Boyd
Operations Manager
Boyd Roll Off Services, Inc
1107 Thompson Avenue
McKees Rocks, PA 15136



March 31, 2021

Christine Mondor
City of Pittsburgh Planning Commission
c/o City of Pittsburgh Planning Dept.
200 Ross Street
Pittsburgh, PA 15219

Subject: Letter of Support for the FNB Financial Center Project

Ms. Mondor:

People in the Penguins organization know me as the electricians' superintendent in my wife Deborah's company who on many occasions has supervised electrical service work at the CONSOL Energy Center. Deborah and I are very appreciative of the way in which the Penguins have provided opportunities to our firm and so many other local minority-owned businesses.

I was born in the Hill District, lived there through all of my school years, and called it home when I was accepted into the apprenticeship program leading to membership in the International Brotherhood of Electrical Workers over 35 years ago. Today the Hill District is where Emerald Electrical maintains its field operations support facilities. I believe that you could call this a Hill District "success story."

When I became aware of the possibility of providing a letter of support for the development plans that the Penguins have presented for the Lower Hill, I could not hesitate to start writing!

Having lived through so many years of waiting to see promises of new development fulfilled for the Hill District, I cannot adequately express how wonderful it is to witness what is now unfolding. It is beyond what I ever imagined. I'm an electrician. The idea behind all of the construction that lies ahead is fantastic. But as a Hill District native, the thought of what is coming to the place where I grew up is even better.

Respectfully,

DocuSigned by:
Curtis Morehead
616C7CEB9D85401...

Curtis Morehead
Superintendent

STERLING CONTRACTING

April 7, 2021

Ms. Christine Mondor, Chairperson
City of Pittsburgh Planning Commission
c/o City of Pittsburgh Planning Dept.
200 Ross Street
Pittsburgh, PA 15219

Subject: FNB Financial Center Final Land Development Plan

Dear Ms. Mondor:

On behalf of Sterling Contracting, I am writing to you in support of the Buccini/Pollin Group's Final Land Development Plan for the G1 and G4 parcels located on the Lower Hill Redevelopment site.

Sterling Contracting is a minority-owned company, we have been in business 20 plus years, located in Irwin, Pennsylvania. And although our company has not worked with BPG in the past, their Construction Manager PJ Dick has been a valued client of ours for many years. We value our business with them and are excited for the opportunities this Lower Hill Redevelopment presents.

The vision of the Lower Hill Redevelopment is inspiring and inclusive and will provide investment and job opportunities on such a scale and at this difficult time. Furthermore, this development will greatly impact quality of life and economic opportunities for residents and business owners in our area.

Our organization recognizes the capacity that the new FNB Financial Center could have on spurring complementary development across the Greater Hill and even into Downtown.

I congratulate the team on their vision and plans forward and stand willing to provide whatever additional support I can.

Very truly yours,



James C. Cooper, President
Sterling Contracting, LLC
Irwin, Pennsylvania



MEMORANDUM

To: URA Board Members:

Chair Sam Williamson
Rep. Ed Gainey
Councilmen Daniel Lavelle
Lindsay Powell
Jodi Hirsch

URA Executive Staff:

Greg Flisram, Director
Diamonte Walker, Deputy Director

From: DRP Committee Members

Date: June 10, 2021

RE: Lower Hill Block G1 and Block G4 **Fourth Update Memo**

The DRP Committee Members offer this **fourth update memo** for the Lower Hill Block G1 and Block G4 Development proposals with regard to the Greater Hill District Master Plan (GHDMP) and the Community Collaboration and Implementation Plan (CCIP) compliance.

DRP Project Status:

Since the URA Special Briefing on the Lower Hill held May 26th, the DRP Committee was able to meet with the BPG team and Clay Cove Capital to discuss a number of items including public comments that have been made disparaging the DRP process and a commitment to cease doing so, as well as a path forward for the Development Team to reset in the process and continue review.

The DRP Committee met with the Development Team yesterday evening to reiterate the role of the DRP and its assessment of projects against the GHDMP and the CCIP, the many hours that its members volunteer, and the seriousness of their work, as well as to reiterate their requests for the documentation needed that provides sufficient detail to evidence progress in the development team's commitments that has not been received thus far. The DRP Committee members are seeking to close gaps so that they can fulfill their role to determine compliance with the GHDMP and the CCIP. As a first step, we want to acknowledge receipt of an updated term sheet received yesterday, noting that the DRP Committee members have not yet had a chance to review it in detail.

To reiterate, the DRP Committee's review is a technical assessment against the community's guiding documents. Decisions are not made as to whether any member of the DRP Committee likes or supports the project, but rather how the project objectively measures against our community's guiding documents. It is the role of the DRP process to hold development projects accountable regardless of who the developer is and regardless of whether organizations, businesses, and individuals from the community are participating in the development project.

The DRP Committee is awaiting the documentation that was discussed followed by future in person meetings to walk through those documents with the goal of making progress toward a third DRP presentation. The DRP Committee wants the project to be a success, but in order to so that project must measure up favorably against the GHDMP and the CCIP.

Cc:

Daniel Gilman, Mayor's Office
State Representative Jake Wheatley



June 10, 2021

Dear URA Executive Staff and Board of Directors:

I am providing public comment on the status of a signed community reinvestment plan with the Lower Hill Development Team. Yesterday, the Hill CDC received a document outlining the community benefits for Block G1 and Block G4. Given that we just received the document, we have not had an opportunity to review in full, and my early feedback is that there are a couple of areas of improvement shown, and a couple of areas of improvement needed. I do believe with your support today that we can feasibly reach agreement prior to final transfer of title. However, we need the help of the URA Board of Directors and our elected officials in order to secure that condition. It is critically important that we have job opportunities beyond construction, hospitality and building service for residents and that Black-owned and Hill District businesses have a clear opportunity to participate in the future of the site, as this is the Hill District neighborhood and we should be intentional at every step to ensure that fact is acknowledged in the development. No one should feel like a visitor in their own neighborhood. We must also remember that the promised \$5M Opportunity Zone Fund for the Hill District community must have substantial designated community voice so that any funds are not used to accelerate gentrification and to displace existing residents of the Hill. If we can make progress on these goals as we strive for agreement before closing, I believe we have a viable path forward.

I must comment on the \$10 price point for Blocks G1 and G4. As you know, this is some of the most valuable land in the city, region and arguably country. While some have stated that the price point was determined long ago in a 203 page Option Agreement, the public disclosure of that price point is recent. We must collectively agree that undervaluing land in Black communities is an ugly remnant of our darkest days in banking and government sponsored removal of land and opportunity from Black people. We must strive to repair and restore the past at every turn. We are in one of those moments in which the power to turn that corner is in your hands.

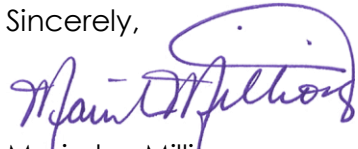
Are you going to allow land in this historic Black community to be further undervalued **and** deny proper community benefits to the Hill District community and residents?

It's untenable to both transfer land ownership for \$10 and refuse to require the Development Team to agree to proper community benefits. I say that is the central most question of today. We cannot reasonably or rationally do that and claim to believe in "equity".

Please condition your approval on a signed community reinvestment agreement with the original signatories of the CCIP and appropriate members of the Development Team to ensure proper community benefits for the Hill District before final financial closing and transfer of land title to the Development Team.

Finally, I think it would be time well spent to determine a clearer and more timely process of community review, in relation to public agency approval and the Development Review Panel process, to avoid unnecessary contention in the future. Please consider including a condition that addresses that matter as well.

Sincerely,



Marimba Milliones
President & CEO

STOP URA BOARD APPROVAL OF HILL DISTRICT FUND GUIDELINES

WHAT HAPPENED (THE FACTS): On May 26, 2021, the URA held a special board meeting for a briefing on the Lower Hill that had two presentations. Public comment, written and verbal was accepted. The URA staff did a presentation. The developer BPG did a presentation. The Hill CDC made a public comment. Each presentation have one thing in common, who was in compliance with the CCIP. The URA staff presented a CCIP compliance survey of the EMC members, 4 of the 9 members work for OR did work for the Pens. A very no-detail survey which essentially was yes or no questionnaire. The developer stated in their presentation that although they were **not** in compliance with the CCIP created by the Hill District Community which measures compliance with the Hill District Master Plan, BPG didn't have to be because they were in compliance with the City of Pittsburgh's Equal Opportunity Review Commission which measure compliance with City ordinances and policies. The Hill CDC stated that the developer, BPG failed the CCIP twice.

The URA staff presented a procedure entitled Greater Hill District Reinvestment Fund Guidelines that was written by the URA staff and Hill CDC. That procedure does not comply with page #23 of the CCIP. The Fund Guidelines change the membership and structure of the Advisory Board and tell it how to conduct their business. The URA/Hill CDC Fund Guidelines arbitrarily makes the City Council District #6 representative and the Hill CDC co-chairs of the Advisory Board and fills current vacancies on the Advisory Board and sets term limits. All of that will take control of the Fund money from the Hill District Community and give control to the URA/Hill CDC. The Hill District Community's Advisory Board has never met. Therefore the Fund Guidelines **WERE NOT** created and approved by the Advisory Board. The URA/Hill CDC Fund Guidelines have never been presented to the Hill District Community for discussion, therefore the Hill District Community has never seen the Fund Guidelines before it was presented to the URA Board on 26May21. The URA/Hill CDC Fund Guidelines **DO NOT** support the Greater Hill District Master Plan.

The Fund Guidelines should not be approve by the URA Board. There are five problems.

THE FIVE PROBLEMS: THE MOST IMPORTANT PROBLEM (P#1) Problem #1: IF the URA Board approval of the URA/Hill CDC Fund Guidelines is NOT STOPPED, the displacement and the gentrification of the Hill District will accelerate. This is why... The Hill District has been a Black community that has been taken advantage of from 1955 to the 2021. We had 60,000 residents and very few vacant lots. Currently there are less than 10,000 residents and over 7000 vacant lots on the Hill. New residential buildings will be built on those vacant lots at a cost of \$300+ per square foot. That means the new homes will cost at least \$300,000 and the market rate rent for new apartments will exceed \$1000 per month. The Hill has six census tracts, refer to table below. The average median income in five of the six census tracts is \$17674 , so the income of most residents, if not all residents, would not qualify for a new house or a new apartment. *From data from the Pittsburgh Neighborhood Project*, the following table was constructed:

HILL DISTRICT POPULATION METRICS - 2010 versus 2015-2019

Hill District Census Tract	Population (2010) vs (2015-19)	Median Income (2010) vs (2015-19)	House Value (2010) vs (2015-19)	Percentage Below Poverty Level (2010) vs (2015-19)
#305-Crawford Roberts	2733 vs 2109	\$19967 vs \$19243	\$70800 vs \$139200	Black = 31% vs 38%
#509-Bedford Dwellings	2109 vs 1348	\$13295 vs \$15216	\$25536 vs \$4500	Black = 64% vs 53%
#501- Middle Hill	2143 vs 1745	\$32117 vs \$25079	\$30200 vs \$86200	Black = 33% vs 38%
#510-Terrace Village	*1255 vs 2130*	\$11053 vs \$12269	\$54458 vs \$0	Black = 56% vs 45%
#511-Terrace Village	1381 vs 402	\$10455 vs \$16563	\$25536 vs \$45000	Black = 31% vs 38%
#506- Upper Hill	#2245 vs 2145#	\$41997 vs \$52586	\$39400 vs \$87800	Black = 18% vs 18%

NOTES: 2010=2010 census. 2015-19=American Family Survey. *=The white population increased in #510 and the percentage of the population with a BS degree increased from 3% to 10%. The

percentage of the population below poverty level decreased from 56% to 45% because of the decrease in Black population. #=The white population increased in #506 and the percentage of the population with a BS degree increased from 14% to 25%. The poverty level in five of the six census tracts is greater than the 25% federal threshold.

THE COMPARABLES: A \$15/hour minimum wage is \$31,200 per year. The average of the median incomes in five of the six census tracts is \$17674. *Per the 2020 CDBG and Home Income Limits Summary:* The Allegheny County/City of Pittsburgh median income is \$83,000. The extremely low income limit for a family of four is \$24,900. *Per the June 2021 Allegheny County Profile,* the unemployment rate is 6.5%. The pandemic is into its 18th month and it is well known that Black unemployment is under reported and it has not decreased. **From Pittsburgh’s Deplorable Black Living Conditions by Ralph Bangs, PhD dated 23Feb21:** Pittsburgh has the fourth highest black poverty rate(41%) and fifth highest black unemployment rate (19%) among the 50 most populated cities in America. The black-white disparities for these city and county metrics are among the highest in America, so it was not the case that blacks had poor living conditions in Pittsburgh because everyone had poor living conditions. The **Hill displacement/Hill gentrification** will accelerate because there will be **NO money** to help prevent current Hill residents from being displaced because they can no longer afford to remain their apartments and homes. There will be **NO money** to help new replacement Black residents move into the Hill. Redevelopment means rents increase and property taxes increase. **For those asking how do you know this is right, that there will be no money to help Hill residents?** Refer to the table above, 1,987 residents have left the Hill District. Refer to the attached list of money spent by the Greater Hill District Development Growth Fund (casino money) from 2011 to 2017. The same conditions described herein, existed during those seven years **AND** not one single Hill District resident that needed help, received any money from that fund. **The money that goes into the Greater Hill District Neighborhood Reinvestment Fund (GHDNRF) must be used for implementation of the Greater Hill District Master Plan (GHDMP).** The GHDMP is the ‘people plan’ completed by the Hill District residents in September 2011. The legacy of the Hill will not survive and thrive without Black residents. Black business cannot survive and thrive without Black residents. Once gentrification is completed, the Hill District is lost, Black people REMAINING on the Hill AND dispersed into greater Pittsburgh area will be like specs of pepper in a bowl of salt. **The following table compares the URA Fund Guidelines, the CCIP and the Community needs as identified in the Greater Hill District Master Plan:**

Community Need	URA/Hill CDC Fund Guidelines	CCIP	Hill District Master Plan
Homeowner Support	NO	Pg 23 (only)	YES
Tenant Support	NO	Pg 23 (only)	YES
Child/Adult Programs	NO	Pg 23 (only)	YES
Housing Innovation Zone	NO	NO	YES
Vacant Lot Strategy	NO	NO	YES
Anti Displacement Strategy	NO	NO	YES

NOTE: **From the report by Ralph Bangs, PhD dated 23Feb21, Pittsburgh has:** The 15th lowest home ownership rate for black house holds under age 65. The highest percentage of black households with children that were female headed (69%). And an extremely high percentage of black elderly living alone. Our black boys and girls in public high schools who passed at least one AP (advanced placement) test was 0% and the percentage of black children who took a SAT or ACT (college entrance exam) was 7% (boys) and 11% (girls).

WHY IS THE GREATER HILL DISTRICT NEIGHBORHOOD FUND MONEY IMPORTANT: ALL OF THE ABOVE DESCRIBES HILL DISTRICT RESIDENTS WHO DO NOT HAVE THE MONEY AND RESOURCES TO PREVENT HILL DISTRICT DISPLACEMENT, PREVENT HILL DISTRICT GENTRIFICATION, IMPROVE THE EDUCATION OF OUR CHILDREN AND PREVENT THE EVENTUAL CLOSING OF MILLER ELEMENTARY SCHOOL. **WE NEED THE GHDNRF MONEY TO HELP OURSELVES, TO BE FOCUSED ON ALL ITS HILL RESIDENTS AND THE GHDMP, NOT ON BRICK AND MORTAR DEVELOPMENT THAT WILL ONLY**

BENEFIT THE PRIVILEGED FEW. WE SHOULD HAVE A PROBLEM WITH THOSE WHO CUT THEIR DEAL WHILE STANDING ON THE BACKS OF THOSE WHO CANNOT CUT A DEAL!!!

(P#2) Problem #2: The Hill District Community's Advisory Board has never met. Therefore the Fund Guidelines **WERE NOT** created and approved by the Advisory Board. The URA/Hill CDC Fund Guidelines have never been presented to the Hill District Community for discussion, therefore the Hill District Community has never seen the Fund Guidelines before it was presented to the URA Board on 26May21. The URA/Hill CDC Fund Guidelines **DO NOT** support the Greater Hill District Master Plan. The URA/CDC Fund Guidelines created problems P#3 and P#4 and completely ignore problems P#1 and P#5... **(P#3) Problem #3:** The Fund Guidelines change the membership and structure of the Advisory Board and tell it how to conduct their business. The URA/Hill CDC Fund Guidelines arbitrarily makes the City Council District #6 representative and the Hill CDC co-chairs of the Advisory Board and fills current vacancies on the Advisory Board and sets term limits. All of that will take control of the Fund money from the Hill District Community and give control to the URA/Hill CDC. **(P#4):** The URA/Hill CDC Fund Guidelines grants the Hill CDC a yearly stipend of 4% until 2040 for their operating expenses. That is projected to be at least \$2 million dollars. **BASIS:** the Hill CDC says it deserves to be paid for filling the law suit in the fall of 2014 that resulted in the SA-Jan 2015. **HOWEVER,** the Hill CDC has already gotten paid a total of \$1Million (\$200,000 per year in 2011, 2012, 2013, 2014 & 2015) from the Greater Hill District Development Growth Fund. **NOBODY IS ENTITLED TO ANY GREATER HILL DISTRICT NEIGHBORHOOD REINVESTMENT FUND MONEY BEFORE THE ADVISORY BOARD HAS WRITTEN THEIR OWN FUND GUIDELINES, THE COMMUNITY HAS APPROVED THE FUND GUIDELINES AND THE ADVISORY BOARD HAS VOTED.** **(P#5)** Per the County Court ordered Settlement Agreement of Jan 2015, 50% of the Lower Hill real estate taxes go into the **GHDNRF**. For Block G1, the 50% real estate tax value, has been **under stated** to be \$7.5 million by the Pens/BPG **AND** the URA is selling the land for \$10 instead of \$2 Million. **AGAIN THE NEXT STEPS ARE:** **Demand** that the **Fund Guidelines** are permanently tabled and are not voted on by the URA Board on Thursday, 10June21. **Demand** that the original members of the Advisory Board are allowed to write their own policy and procedures. **Demand** that the money that goes into the Greater Hill District Neighborhood Reinvestment Fund (GHDNRF) be used for implementation of the Greater Hill District Master Plan.

HOW DO WE DO THAT? Go to the URA website. Submit a public comment **BEFORE 1pm Thursday, 10June21, CLEARLY** state you do not want the URA Board to approve item 3-C-4, The Greater Hill District Fund Guidelines. No URA Board approval.

WE NEED STRENGTH IN NUMBERS TO GET THIS DONE. Remember, regardless of where you live, if you have family in Pittsburgh, at the end of each day you are still a member of the group of black people in Pittsburgh. **OUR** group is only as strong as its weakest members, so **WE** must always help our weakest members. **Think of our black women, our black children and their future children who need us to speak up!!!**



June 10, 2021

RE: Vote on Lower Hill Block G-1 (FNB Tower), Block G-4 (Public Open Space), and the Lower Hill LERTA District

Hello,

My name is Dawn Matthews, and I am a business owner in the Historic Hill District. I, along with just about every other Hill District resident and business owner in the area I have spoken with, am definitely for a 'YES' vote in moving forward with the development of blocks G1 and G4 without delay. Far too long has the Hill District gone without any substantive and impactful development, to bring good paying jobs, new business opportunities, amenities (such as restaurants, retail stores, grocery stores, and the like) which in turn draw further capital and investment to the area promoting an upward trajectory to lifting the Hill's residents out of poverty (for which it has been deeply and systematically plagued). The Hill is in desperate need of taking this step with the urgency of "NOW"!

No one organization comprised of a handful of people should be enabled to prevent a whole community and its residents from all the benefits and economic opportunity this development brings. This has been what has been taking place over the last 20 years and its residual effect has resulted in NO DEVELOPMENT as well as the loss of the small gains made (such as the one and only grocery store the Hill previously had). One organization is in no way synonymous with the voice of the community (as evidenced by the organization's failed attempt a couple weeks prior to collect just 100 signatures to prevent the development from moving forward prior to a previous vote). Instead, the larger community again showed up to express A RESOUNDING "YES" to moving forward with the development with no delay!

The larger community is not for holding up development over a community organization's recent asks for baby bonds and/or community ownership in the tower. In fact, the community organization itself is offering ZERO community ownership opportunities in their own large-scale project for the community, for which they have sole control.

PLEASE VOTE "YES" AND MOVE THE DEVELOPMENT OF BLOCKS G1 & G4 FORWARD IMMEDIATELY!

Sincerely,

Dawn Matthews



Certified MBE

6/1/2021

Roman Lizarraga, President
Tungsten Enterprises, Inc.
358 Washington St.
Bridgeville, PA
15017

Subject: FNB Tower

To whom it may concern:

On behalf of Tungsten Enterprises, Inc. I am writing to you in support of the FNB Financial Center project and the growing opportunities it will afford our company and many other disadvantaged businesses.

The opportunities created by the tri-venture of PJ Dick/Mascaro/Massaro has certainly been significant for the Lower Hill local residents and business owners during these trying times. We recognize the overwhelming potential that the new FNB Financial Center will have for inspiring development across this region. Aligning our initiatives on this project will spark community & economic growth, and favorably encourage continued expansion in this area.

Commitments to invest hundreds of millions into the Greater Hill District redevelopment shows monumental support for the Pittsburgh local community and we at Tungsten Enterprises, Inc. are extremely excited about the opportunity this presents MWBE owners.

Respectfully,

A handwritten signature in black ink that reads "Roman C. Lizarraga". The signature is written in a cursive style with a horizontal line underneath the name.

21711 Tungsten Road, Euclid, OH 44117
CLEVELAND

358 Washington Ave, Bridgeville, PA 15017
PITTSBURGH



Graves Design Group

Benedum-Trees Building
223 4th Avenue, Suite 600
Pittsburgh, PA 15222
Tel: 412.338.1976 Fax: 412.338.1982

June 8, 2021

Mr. Sam Williamson, Chair
Urban Redevelopment Authority of Pittsburgh
412 Boulevard of the Allies, Suite 901
Pittsburgh, PA 15219

Senator Wayne Fontana, Chairman
Sports & Exhibition Authority
171 10th Street
Pittsburgh, PA 15222

Subject: FNB Financial Center Final Land Take Down

Dear Mr. Williamson & Senator Fontana,

On behalf of Graves Design Group, LLC, I am writing to you to express our support of the Buccini/Pollin Group's Final Land Development Plan for the G1 and G4 parcels located on the Lower Hill Redevelopment site.

Graves Design Group LLC is MBE-Certified and the largest and oldest African-American owned architectural firm in western Pennsylvania, with more 30 years of experience working on projects within our community. Our introduction to Buccini/Pollin Group is what led us to being selected as the Associate architect with Gensler and the development team for the FNB Financial Center, located on G1/G4 parcels.

The plan submitted for these parcels was developed with input from the design team as well as community stakeholders to be dynamic and fit contextually within the site.

I have been connected to and followed the "story" of the Lower Hill and seen its various turns over many years. It took a heroic effort by all stakeholders to get this far. Voices have been heard and we can see a new inclusive approach being formed that can help set a new standard and pave the way to future development and prosperity. The vision of the Lower Hill Redevelopment site shared by the Buccini/Pollin Group and their development partners is inspiring and is the catalyst that can lead to the continued revival of the Lower Hill connection to downtown. And, for residents of the local community, it will provide the long-overdue reinvestment in the Greater Hill District.

Sincerely,

A handwritten signature in black ink, appearing to read 'Howard K. Graves'.

Howard K. Graves, RA, Principal

Graves Design Group
LLC Pittsburgh, PA



June 4, 2021

Mr. Sam Williamson, Chair
Urban Redevelopment Authority of Pittsburgh
412 Boulevard of the Allies, Suite 901
Pittsburgh, PA 15219

Senator Wayne Fontana, Chairman
Sports & Exhibition Authority
171 10th Street
Pittsburgh, PA 15222

Subject: FNB Financial Center Final Land Take Down

Dear Mr. Williamson & Senator Fontana,

On behalf of 6 Degrees Consulting, Inc., I am writing to you in support of the Buccini/Pollin Group's Final Land Development Plan for the G1 and G4 parcels located on the Lower Hill Redevelopment site.

6 Degrees Consulting, Inc., is a minority-owned company that has been in business for 15 years, and operates out of the East End of Pittsburgh. Although our company has not worked with BPG in the past, their Construction Manager PJ Dick has been a valued client and partner of ours for many years. We value our business with them and are excited for the opportunities this Lower Hill Redevelopment presents.

The vision of the Lower Hill Redevelopment is inspiring and inclusive and will provide investment and job opportunities on such a scale and at this difficult time. Furthermore, this development will greatly impact quality of life and economic opportunities for residents and business owners in our area.

Our organization recognizes the capacity that the new FNB Financial Center could have on spurring complementary development across the Greater Hill and even into Downtown.

I congratulate the team on their vision and plans forward and stand willing to provide whatever additional support I can.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Robert L. Lawson', written in a cursive style.

Robert L Lawson
Founder/Owner/President

June 3, 2021

Mr. Sam Williamson, Chair
Urban Redevelopment Authority of Pittsburgh
412 Boulevard of the Allies, Suite 901
Pittsburgh, PA 15219

Senator Wayne Fontana, Chairman
Sports & Exhibition Authority
171 10th Street
Pittsburgh, PA 15222

Subject: FNB Financial Center Final Land Take Down

Dear Mr. Williamson & Senator Fontana,

I am writing to you on behalf of UpStudio Landscapes as we are a local partner on the FNB Financial Center Project. We are in support of the Buccini/Pollin Group's Final Land Development Plan for the G1 and G4 parcels on the Lower Hill Redevelopment Project Site.

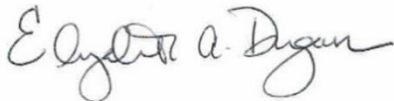
UpStudio Landscapes is a certified WBE/DBE that is providing landscape architecture services for the urban open space of the G1 and G4 parcels. We are working with Gensler and the development team to advance the first portion of the open space plan to compliment the FNB Financial Center Project.

The submitted plan presents a vision of connected and continuous open space that ties the downtown/CAP Park to the Greater Hill District community. The plans of the G1 and G4 parcel were developed in collaboration with other community partners to create an open space that is dynamic, sustainable, and culturally and historically responsive.

By providing flexible public space that is framed within the natural landscape, the G1 and G4 green space creates meaningful connections to the existing community and fosters a vibrant and inclusive hub of activity. Additionally, the plan provides walkable and equitable access to open space that supports social connection, health & well-being and provides opportunities for local small business growth and activation.

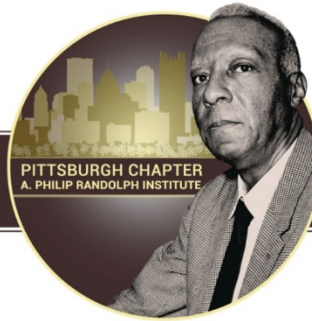
I believe that this vision shared by the Buccini Pollin Group and team will be a catalyst for reinvestment in the Greater Hill District and continued activation of the downtown central business district. I am genuinely excited about this transformative project and am eager to see these plans move forward.

Sincerely,



Elizabeth "Lisa"
Dugan, Principal
UpStudio
Landscapes, LLC
Pittsburgh, PA

PITTSBURGH CHAPTER • APRI
A. PHILIP RANDOLPH INSTITUTE



June 7, 2021

Mr. Sam Williamson, Chair
Urban Redevelopment Authority of Pittsburgh
412 Boulevard of the Allies, Suite 901
Pittsburgh, PA 15219

Senator Wayne Fontana, Chairman
Sports & Exhibition Authority
171 10th Street
Pittsburgh, PA 15222

Subject: FNB Financial Center Final Land Take Down

Dear Mr. Williamson and Senator Fontana:

On behalf of the Pittsburgh A. Philip Randolph institute (PAPRI), I am writing to you to express our support of the Buccini/Pollin Group's Final Land Development Plan for the G1 and G4 parcels located on the Lower Hill Redevelopment site.

PAPRI is in support of the project for several reasons, the transformative nature of the project, the opportunities to create employment and build wealth for a broad segment of the current residents of the community. In addition, this project will generate transformative opportunities for not only zip codes 15219 and 15213 but for minority residents from not only Pittsburgh but all of Allegheny County as well. This project again will have a wide ranging and long-term impact for greater our region as the entire Hill District experiences its own Renaissance

The vision of the Lower Hill Redevelopment site shared by the Buccini/Pollin Group and their development partners is inspiring. The plan honors the history and catalytically begins a process of repair by providing long-awaited reinvestment in the Greater Hill District community. Subsequently, the development will also lead to the continued revival of downtown.

After recently reviewing the redevelopment and reinvestment plans shared by the project partners, I on behalf of PAPRI am enthusiastic about these efforts to invest hundreds of millions of dollars of private capital into the Greater Hill District, to create much-needed construction and permanent jobs, to provide critical support for small business and workforce growth.

I congratulate the development team on their vision and am eager to see the plans move forward.

Sincerely

DeWitt Walton
Program
Director



August Wilson House

A project of the Daisy Wilson Artist Community, Inc.

1621 Bedford Avenue

Pittsburgh, PA 15219

www.augustwilsonhouse.org

June 3, 2021

Mr. Sam Williamson, Chair
URA of Pittsburgh
412 Boulevard of the Allies, Suite 901
Pittsburgh, PA 15219

Senator Wayne Fontana, Chairman
Sports & Exhibition Authority
171 10th Street
Pittsburgh, PA 15222

Subject: FNB Financial Center Final Land Take Down

Dear Mr. Williamson & Senator Fontana:

On behalf of August Wilson House, I am writing to you in support of the Buccini/Pollin Group's Final Land Development Plan for the G1 and G4 parcels located on the Lower Hill Redevelopment site.

As a longtime Hill District resident, stakeholder, and business owner, I have been deeply involved in the growth and revitalization of the Hill District, including the gap-bridging efforts of the August Wilson House, a signatory of the Hill District Master Plan. Any major development in fair proximity to the Hill District directly implicates our activities, programming, constituent base, civic morale, and the cultural character of the community.

The vision of the Lower Hill Redevelopment site shared by the Buccini/Pollin Group and their development partners is inspiring, inclusive and catalytic and will lead to the continued revival of the downtown core and provide long-awaited reinvestment in the Greater Hill District.

After recently reviewing the redevelopment and reinvestment plans shared by the project partners, I am, on behalf of August Wilson House, enthusiastic about these efforts to invest hundreds of millions of dollars of private capital into the Greater Hill District, to create much-needed construction and permanent jobs, to provide critical support for small business and workforce growth and to honor the history of this unique location in and around the City of Pittsburgh.

I congratulate the development team on their vision and am eager to see the plans move forward. We look forward to actively supporting those efforts.

Very truly yours,

Paul A. Ellis, Jr., Esq.

Paul A. Ellis, Jr., Esq.
Founder, August Wilson House
Hill District



Labor & Management ▶ Building Our Region's Success

Mr. Sam Williamson, Chair
Urban Redevelopment Authority of Pittsburgh
412 Boulevard of the Allies, Suite 901
Pittsburgh, PA 15219

Senator Wayne Fontana, Chairman
Sports & Exhibition Authority
171 10th Street
Pittsburgh, PA 15222

Subject: FNB Financial Center Final Land Take Down

Dear Mr. Williamson & Senator Fontana,

On behalf of the Builders Guild of Western Pennsylvania (Builders Guild) I am writing to you in support of the Buccini/Pollin Group's Final Land Development Plan for the G1 and G4 parcels located on the Lower Hill Redevelopment site.

The Builders Guild is a labor/management organization representing trade union locals and contractor associations throughout western Pennsylvania. As our member unions and contractors will be executing this project, we have a keen interest in seeing that it moves forward, and more importantly that it is done properly and with long-term beneficial goals. Among those placing and increasing minority participation in our union construction trades.

Through a formal partnership with the Pittsburgh Penguins and Partner4Work we are committed through our "Introduction to the Construction Trades" pre-apprentice program, and in working with the A. Philip Randolph Institute's "Breaking the Chains of Poverty" pre-apprentice construction program to meet, and hopefully exceed the 20 percent minority workforce participation among our member unions and contractors.

Reconnecting the Hill District both physically and socially and economically with the greater downtown area is long overdue. We believe the vision of the Lower Hill Redevelopment site shared by the Buccini/Pollin Group and their development partners honors the history and legacy of the Greater Hill District community and will provide generational economic opportunities for the neighborhood as well.

Our review of the redevelopment and reinvestment plans shared by the project partners gives the members of the Builders Guild great confidence in these efforts to invest hundreds of millions of dollars of private capital into the Greater Hill District, to create much-needed construction and permanent jobs, to provide critical support for small business and workforce growth.

I congratulate the development team on their vision and am eager to see this critical project move forward.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeff Palusz', is written over the typed name.

Executive Director
Builders Guild of
Western
Pennsylvania
Pittsburgh, PA



Butler Landscaping

1242 Grove Road · Pittsburgh, PA 15234
Phone: (412)884-1801 Fax: (412)884-1808

June 4, 2021

Mr. Sam Williamson, Chair
Urban Redevelopment Authority of Pittsburgh
412 Boulevard of the Allies, Suite 901
Pittsburgh, PA 15219

Senator Wayne Fontana, Chairman
Sports & Exhibition Authority
171 10th Street
Pittsburgh, PA 15222

Subject: FNB Financial Center Final Land Take Down

Dear Mr. Williamson & Senator Fontana,

On behalf of Butler Landscaping, I am writing to you in support of the Buccini/Pollin Group's Final Land Development Plan for the G1 and G4 parcels located on the Lower Hill Redevelopment site.

Butler Landscaping is a minority-owned company that I started in 1984 in the South Hills of Pittsburgh. Although our company has not worked with BPG in the past, their Construction Manager PJ Dick has been a valued client of ours for many years. We value our business and relationship with them and are excited for the opportunities this Lower Hill Redevelopment presents.

The vision of the Lower Hill Redevelopment is inspiring and inclusive and will provide investment and job opportunities on a large scale, both during this difficult time and beyond. Furthermore, this development will greatly impact quality of life and economic opportunities for residents and business owners in our area.

Our company recognizes the impact that the new FNB Financial Center could have on spurring complementary development across the Greater Hill and even into Downtown. I congratulate the team on their vision and plans and stand willing to provide whatever additional support I can.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Roy Butler Jr.', with a checkmark at the end.

Roy Butler Jr., Owner
Butler Landscaping
1242 Grove Road
Pittsburgh, PA 15234

Credit Power LLC
7424 Washington Avenue
Pittsburgh, PA 15218
888-937-3379
888-937-9117



Mr. Sam Williamson, Chair
Urban Redevelopment Authority of Pittsburgh
412 Boulevard of the Allies, Suite 901
Pittsburgh, PA 15219

Senator Wayne Fontana, Chairman
Sports & Exhibition Authority
171 10th Street
Pittsburgh, PA 15222

Subject: FNB Financial Center Final Land Take Down

Dear Mr. Williamson and Senator Fontana:

On behalf of Credit Power LLC (Hill District Based) I am writing to you in support of the Buccini/Pollin Group's Final Land Development Plan for the G1 and G4 parcels located on the Lower Hill Redevelopment site.

The vision of the Lower Hill Redevelopment site shared by the Buccini/Pollin Group and their development partners is inspiring, inclusive and catalytic and will lead to the continued revival of the downtown core and provide long-awaited reinvestment in the Greater Hill District.

After recently reviewing the redevelopment and reinvestment plans shared by the project partners, I am, on behalf of Credit Power LLC enthusiastic about these efforts to invest hundreds of millions of dollars of private capital into the Greater Hill District, to create much-needed construction and permanent jobs, to provide critical support for small business and workforce growth and to honor the history of this unique location.

I congratulate the development team on their vision and am eager to see the plans move forward.

Very truly yours,

Saloam Knox, CEO

Credit Power LLC



E. Holdings, Inc
1801 Centre Ave, Suite 313
Pittsburgh, PA 15219
412-434-6571
eholdingsinc.com

June 2, 2021

Mr. Sam Williamson, Chair
Urban Redevelopment Authority of Pittsburgh
412 Boulevard of the Allies, Suite 901
Pittsburgh, PA 15219

Senator Wayne Fontana, Chairman
Sports & Exhibition Authority
171 10th Street
Pittsburgh, PA 15222

Subject: FNB Financial Center Final Land Take Down

Dear Mr. Williamson & Senator Fontana,

Thank you for the opportunity to express our support regarding the FNB Financial Center project. E. Holdings, Inc. (EHI) is a Hill District based multidisciplinary MBE/WBE firm with expertise in community engagement, development, construction management and technical services. We are committed to our community as residents and businesses owners. We are passionate about the future growth and development of our community that will respect and protect our historic neighborhood while moving our current and future residents forward equitably.

By providing investment and job opportunities on such a scale and at this difficult time, this development has the ability to greatly impact the quality of life and economic opportunities for residents and business owners in our community. We believe that working collaboratively and creatively to ensure inclusion of women and minority businesses from the community and region is just one way to contribute to community wealth building and aligns with our support of this project.

Should you require additional information, we are happy to provide.

Respectfully,

Janai Smith

EVP/Managing Director



———— Pittsburgh Regional ————
Building Trades Council
———— Building Better Together ————

Mr. Sam Williamson, Chair
Urban Redevelopment Authority of Pittsburgh
412 Boulevard of the Allies, Suite 901
Pittsburgh, PA 15219

Senator Wayne Fontana, Chairman
Sports & Exhibition Authority
171 10th Street
Pittsburgh, PA 15222

Subject: FNB Financial Center Final Land Take Down

Dear Mr. Williamson and Senator Fontana:

On behalf of the Pittsburgh Regional Building Trades Council (Trades Council) I am writing to offer the full support of our 16 Building Trades in support of the Buccini/Pollin Group's Final Land Development Plan for the G1 and G4 parcels located on the Lower Hill Redevelopment site.

Though often delayed we believe this plan will reconnect the Hill District in every way – especially economically – with the greater downtown area. We believe the vision of the Lower Hill Redevelopment developed by the Buccini/Pollin Group and their development partners recognizes and considers the history and legacy of the Hill District community and will offer significant economic opportunities for the neighborhood as well.

Our review of the redevelopment and reinvestment plans shared by the project partners gives our Business Managers and members high confidence in these efforts to invest hundreds of millions of dollars of private capital into the Greater Hill District, to create much-needed construction and permanent jobs, to provide critical support for small business and workforce growth.

I also want to reiterate the trades commitment to working with the developers in achieving the minority workforce participation commitments. The Trades Council is a member of the Builders Guild of Western Pennsylvania, and I'm the Co-Chairman of the Guild which has been tabbed as the lead group in coordinating the pre-apprentice training and placement of minority workers on the job with the long-term intent being to help them build a sustainable career in the union construction industry.

I congratulate the development team on their vision and am eager to see this critical project move forward.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas A. Melcher'. The signature is fluid and cursive, with a large initial 'T'.

Business Manager
Pittsburgh Regional Building Trades Council
Pittsburgh, PA



HILL DISTRICT FEDERAL CREDIT UNION

OUR COMMON BOND. A COMMUNITY FIGHTING FOR SURVIVAL

HILLDISTRICTFCU.ORG

June 7, 2021

To Whom It May Concern:

Since 1970, the Hill District Federal Credit Union has served those living in the Hill District section of the City of Pittsburgh by providing financial services and attending to the community resident's financial health. The medium income of those we serve is about \$20,000.00 per year. Our mission is "People Helping People" and we work very hard to provide community-oriented financial services in this community. We have been doing it for over 50 years. We are involved in many planning discussions for the neighborhood and have a membership base of close to 3500 residents and organizations so we are well aware of the need for a financial institution of significant means to support and help to foster a mission such as ours.

It is with great pleasure, as the CEO of the Hill District Credit Union, that I write this letter of support for First National Bank (FNB) and the transformative FNB-anchored FNB Financial Center on the Lower Hill. FNB is a valuable financial institution that continues to provide significant support to our institution and the community in which we serve. As a small neighborhood financial institution, we have limited services that are needed in our community i.e., mortgages & ATM machines. FNB has helped us to fill that void. For example, we have a VISA check card program and FNB allows our members to use their ATM machines at no cost to them. When you serve individuals of modest means, you realize that this is a significant savings.

I believe FNB to be our community partner and if our institution has a need or requires guidance in a particular area, FNB will heed the call. In my community commitment, I serve on various nonprofit boards and I often recommend that they do their banking with FNB because of their desired commitment to community.

If need any additional information or clarification of this letter of support, don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Richard Witherspoon".

Richard Witherspoon

CEO

rspoon@hilldistrictfcu.org



7335 Frankstown Avenue | Pittsburgh, Pennsylvania 15208 | 412.616.3749 | www.RWIVconstruction.com

Mr. Sam Williamson, Chair
Urban Redevelopment Authority of Pittsburgh
412 Boulevard of the Allies, Suite 901
Pittsburgh, PA 15219

Senator Wayne Fontana, Chairman
Sports & Exhibition Authority
171 10th Street
Pittsburgh, PA 15222

Subject: FNB Financial Center Final Land Take Down

Dear Mr. Williamson and Senator Fontana:

I am writing to you in support of the Buccini/Pollin Group's Final Land Development Plan for the G1 and G4 parcels located on the Lower Hill Redevelopment site.

RMIV is an MBE Certified Construction Company located in Homewood North area of Pittsburgh. And although our company has not worked with BPG in the past, Massaro, collaborative partner with PJ Dick the construction manager, has been a valued client of ours for many years. We value our business with them and are excited for the opportunities this Lower Hill Redevelopment presents.

The vision of the Lower Hill Redevelopment is inspiring and inclusive and will provide investment and job opportunities on such a scale and at this difficult time. Furthermore, this development will greatly impact quality of life and economic opportunities for residents and business owners in our area.

Our organization recognizes the capacity that the new FNB Financial Center could have on spurring complementary development across the Greater Hill and even into Downtown.

I congratulate the team on their vision and plans forward and stand willing to provide whatever additional support I can.

Very truly yours,

Rob Chambers III, Owner

Robert Chambers III

Schenley Heights Collaborative

1000 Bryn Mawr Road

Pittsburgh, Pennsylvania 15219

412-681-0241

“Committed To Developing A Wholesome Community”

June 3, 2021

Mr. Sam Williamson, Chair
Urban Redevelopment Authority of Pittsburgh
412 Boulevard of the Allies, Suite 901
Pittsburgh, PA 15219

Senator Wayne Fontana, Chairman
Sports & Exhibition Authority
171 10th Street
Pittsburgh, PA 15222

Subject: FNB Financial Center Final Land Take Down

Dear Mr. Williamson & Senator Fontana:

On behalf of the Schenley Heights Collaborative (the Department of City Planning designated Registered Community Organization for the Schenley Heights area) I am writing to you in support of the Buccini/Pollin Group's Final Land Development Plan for the G1 and G4 parcels located on the Lower Hill Redevelopment site.

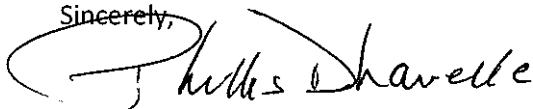
The Schenley Heights Collaborative is an all-volunteer 501c3 organization since the year 2002. Our work is towards developing a wholesome community for all by improving existing and creating new housing in Schenley Heights. Some of us have spoken one on one with Mr. Bomani Howze regarding the G1 and G4 parcels. Others of us have attended Community Meetings on the matters.

The vision of the Lower Hill Redevelopment site shared by the Buccini/Pollin Group and their development partners is received as inspiring, inclusive and catalytic. We expect this will lead to the continued revival of the downtown core and provide long-awaited reinvestment in the Greater Hill District.

After another recent review of the redevelopment and reinvestment plans shared by the project partners, the Schenley Heights Collaborative is enthusiastic about these efforts to invest hundreds of millions of dollars of private capital into the Greater Hill District, to create much-needed construction and permanent jobs, to provide critical support for small business and workforce growth and to honor the history of this unique location.

We congratulate the development team on their vision and we are eager to see the plans move forward.

Sincerely,



Phillis D. Lavelle, President
Schenley Heights
Collaborative
412 621-2992; pdl@lavellerealestate.com



June 4, 2021

Mr. Sam Williamson, Chair
Urban Redevelopment Authority of Pittsburgh
412 Boulevard of the Allies, Suite 901
Pittsburgh, PA 15219

Senator Wayne Fontana, Chairman
Sports & Exhibition Authority
171 10th Street
Pittsburgh, PA 15222

Subject: FNB Financial Center Final Land Take Down

Dear Mr. Williamson & Senator Fontana,

On behalf of TD Construction Group, I am writing to you in support of the Buccini/Pollin Group's Final Land Development Plan for the G1 and G4 parcels located on the Lower Hill Redevelopment site.

Our company recently came to terms with Buccini/Pollin Group to do the build out of the First Source hiring center which is a part of the commitment made by this team to the community to provide a one stop shop for local residents, minority workers, and residents to come to pursue an opportunity on the lower hill site. This space is an important step for BPG and the Pens relative to following through on their promises and we are glad to be a part of bringing it to fruition.

The vision of the Lower Hill Redevelopment site shared by the Buccini/Pollin Group and their development partners is inspiring, inclusive and catalytic and will lead to the continued revival of the middle hill, downtown core and will provide long-awaited reinvestment in the Greater Hill District.

After recently reviewing the redevelopment and reinvestment plans shared by the project partners, we are, on behalf of TD Construction Group supporting these efforts to invest hundreds of millions of dollars of private capital into the Greater Hill District, to create much-needed construction and permanent jobs, to provide critical support for small business and workforce growth and to honor the historical legacy of the Hill District. With proper measures in place to ensure that the commitments are realized and that the wealth created through this project is fairly distributed, then we see this project as a game changer for the City of Pittsburgh and it will become a national model.

I congratulate the development team on their vision and we look forward to being a committed partner throughout the duration of the entire project.

Very truly yours,

Derrick L. Tillman

Derrick L. Tillman, CEO

Darnell J. Dinkins

Darnell J. Dinkins, COO

June 9, 2021

Mr. Sam Williamson, Chair Senator Wayne Fontana, Chairman
Urban Redevelopment Authority of Pittsburgh Sports & Exhibition Authority
412 Boulevard of the Allies, Suite 901 171 10th Street
Pittsburgh, PA 15219 Pittsburgh, PA 15222

Subject: FNB Financial Center Final Land Take Down

Dear Mr. Williamson & Senator Fontana,
On behalf of concerned Hill District residents and stakeholders,

We are writing to express our support of the Buccini/Pollin
Group's FNB Financial Center project located on the Lower Hill.

I have followed the various developments that took years of community consensus building get
the project to this historic milestone. Not all are in agreement, however the overwhelming
majority of residents, business-owners and stakeholders want to see this project go forward
without delay.

Residents have attended several meetings in person and many even stayed on 5 hr. long Zoom
call hearings held by the Equal Opportunity Review Commission, the City Planning Commission
and the URA. We have heard and can see a new inclusive approach being formed that can help
set a new standard and pave the way to future development and prosperity. The vision of the
Lower Hill Redevelopment site shared by the Buccini/Pollin Group and their development
partners is inspiring and is the catalyst that can lead to the continued revival of the Lower Hill
connection to downtown. And, for residents of the local community, it will provide the long-
overdue reinvestment in the Greater Hill District.

Sincerely,

First Name

Last Name

Seth Marcell	Seth Marcell	1601 Fifth Ave Pittsburgh PA 15219
Zipporah Moses	Zipporah Moses	1848 Arcena Street Pgh PA 15219
Harriet Morris	Harriet Morris	1848 Arcena St Pgh, Pa 15219
Danielle Cook	Danielle Cook	248 Allegheny St. apt 201 Pgh PA 15013
Nakeilia Totton	Nakeilia Totton	250 Bedford Ave # 103 Pgh PA 15219
Adrian Jordan	Adrian Jordan	2828 Wylie Ave Pgh PA 15219
Teresa Hawthorne	Teresa Hawthorne	2825 Wylie Ave Pgh PA 15219
Jazzmyne Lowe	Jazzmyne Lowe	230 Addison St, Pgh PA 15219
Jaineillette deint	Jaineillette deint	2817 Webster ave apt 7 Pgh PA 15219
CHARLES LOWE	Charles Lowe	267 Dinwiddie St Pitt PA 15219
LINDSAY KING	Lindsay King	1919 WEBSTER AVE PGH, PA 15219
Telle Williams	Telle Williams	233 Bevilliers St Pgh Pa 15219