

MINUTES OF THE MEETING
OF THE BOARD OF THE
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH
AND ALLEGHENY COUNTY
HELD THURSDAY, JUNE 10, 2021
REMOTELY VIA ZOOM CONFERENCE
PITTSBURGH, PENNSYLVANIA
COMMENCING AT 10:38 A.M. E.S.T.

A meeting of the Board of Directors of the Sports & Exhibition Authority of Pittsburgh and Allegheny County (the "Authority") was held upon proper notice on Thursday, June 10, 2021 commencing at 10:38 A.M. E.S.T. Due to the COVID-19 pandemic and guidance from public health experts, the meeting was conducted remotely via the online conferencing platform Zoom.

Members of the Authority

Present: Sen. Wayne Fontana, Chairman
Michael Dunleavy, Vice-Chairman
Sala Udin, Secretary
Jill Weimer, Treasurer
Councilman Anthony Coghill, Member
Councilman Nicholas Futules, Member
Rev. Glenn Grayson, Member

Also Present: Mary Conturo, Doug Straley, Rosanne Casciato, Bill Williams, Rhea Thomas, Michael Wassil, Lauren Henderson, and Dana Kramer of the Authority; Morgan Hanson, Solicitor; Clarence Curry, CFC-3 Management Services; Tom Ryser, TPR, LLC; Tim Muldoon, Guy DeFazio, Ryan Buries, and Hiedi Strothers of SMG; Kevin Acklin and Tracey McCants-Lewis of the Pittsburgh Penguins; Peter Kogan and Dusty Kirk of PAR; Christopher Buccini, Bomani Howze, Boris Kaplan, Dr. Kimberly Ellis, and Wes Schwandt of BPG; Amachie Ackah, Clay Cove Capital; David Geiger and Julie Edwards of the Urban Redevelopment Authority; Bill Duffy and Leanne Talik of showNets; Michael Mankovich and Nick Phelps of Three Rivers Entertainment; Lance Harrell and Felicity Williams of the Hill CDC; Diane Hunt, Regional Asset District; Matthew Wilson and Laura Gonnella of Buchanan Ingersoll and Rooney, PC; Emma Skidmore, Pittsburgh Post-Gazette; Rich Lord, PublicSource; Margaret Krauss, WESA; Tim Stevens, The Black Political Empowerment Project; Dawn Matthews, Home Indeed Realty, LLC; Cherrell Fulton, Healthy Start Pittsburgh; Jake Pawlak, Pennsylvania Alliance Foundation; and users "ddickerson", "Bdohince", "Irvin", "412-585-3427", "412-863-6290", and "717-979-1057".

Senator Wayne Fontana called the meeting to order with the Pledge of Allegiance. Mr. Morgan Hanson followed with a roll call of the Board Members. Mr. Hanson advised that a quorum was present.

Prior to opening the public participation portion of the meeting, Mr. Hanson clarified that, according to its rules and by-laws, the Authority offers two public participation sessions during its Board meetings – one at the beginning and one at the end. Mr. Hanson stated anyone wanting to comment on any of the matters before the Board in this meeting, before the matters are considered, should comment during the first public participation session as the Authority did not intend to alter its by-laws to allow a third public participation session.

Mr. Hanson further indicated that, on June 9, 2021, Dentons Cohen & Grigsby P.C. (“DCG”) issued an opinion to the Authority that considered Board member Sala Udin’s ability to participate in public participation, deliberations, and votes related to the two resolutions concerning the Lower Hill project on this Board meeting agenda. Under the Pennsylvania State Ethics Act, it is DCG’s opinion that Mr. Udin should recuse himself from any discussion, deliberation, or vote related to either of the Lower Hill resolutions that will be brought before the Board in this meeting, due to his son’s involvement in the development of the Lower Hill. With that, it is requested the Mr. Udin recuse himself from those matters in order to allow the Board to proceed in compliance with the law.

Senator Fontana asked if there were any questions from the Board. Hearing none, he moved on to public participation. Senator Fontana asked if any members of the audience would like to address the Board.

Members of the public were offered participation by email, telephone, or the Zoom platform chat function. Ms. Lauren Henderson stated that several documents and comments were

received prior to this meeting, each of which having been distributed to the Board and will be included in the minutes for this meeting. Ms. Henderson went on to state that members of the development team have requested to address the Board.

Mr. Hanson reminded meeting attendees that the Authority's by-laws allow a three-minute time limit for each speaker addressing the Board during the public participation sessions.

Mr. Christopher Buccini greeted the Board, introduced himself and others attending with him, and welcomed any questions from the Board or the public regarding the Lower Hill items being presented at the meeting.

Seeing no further requests from the public to address the Board, Senator Fontana moved to the next item on the agenda, approval of the minutes from the meeting of May 13, 2021. A motion was made, seconded and unanimously approved.

Senator Fontana continued on to the next item on the agenda under the Lower Hill Project, authorization to provide final approval of the redeveloper, conceptual development plan, and Take Down for a mixed-use tower to be located on Tract G-1 of the Lower Hill site.

Ms. Mary Conturo explained that Ms. Rhea Thomas would be making a combined presentation covering this Board item and the next Board item that is related to Tract G-4.

Ms. Thomas stated that in May 2020, the SEA and URA Boards each gave preliminary approval of a conceptual development plan and a redeveloper for the Take Down of Tract G-1. The project is now before the Board again for final approval.

Tract G-1 is comprised of approx. 1.399 acres of the larger Block G and is owned by the SEA. Block G is bounded by Bedford Avenue to the north, Logan Street to the east, Wylie Avenue to the south and Washington Place to the west. If final approval is granted by the Board, the property will be transferred to Office Partners XXIII Block G1 LLC, a single purpose entity

and joint venture comprised of the Buccini/Pollin Group (BPG), Pittsburgh Arena Real Estate Redevelopment (PAR), Clay Cove Capital (a MBE), and First National Bank. Office Partners plans to construct a 26-story mixed use tower that will include approximately 437,000 sq. ft. of office space, approximately 22,000 sq. ft. of retail space, approximately 108 parking spaces, and 0.5 acres of green space. First National Bank, the anchor tenant, will lease approximately 165,000 sq. ft. in the tower. Project costs are estimated at \$225 million, and the tower is expected to achieve LEED Silver certification from the U.S. Green Building Council.

Tract G-4 is comprised of approximately 0.671 acres of the larger Block G and is also owned by the SEA. If final approval is granted by the Board, the property will be transferred to the Lower Hill District Conservancy (“Conservancy”), a Pennsylvania unincorporated association which will own, maintain and manage open space, including Tract G-4, on the Lower Hill site. The Conservancy will consist of all owners of developed property on the Lower Hill site. Upon conveyance, Tract G-4 will be improved as publically accessible green space by Office Partners XXIII Block G1 LLC, the owner/redeveloper of Tract G-1, on behalf of the Conservancy. The G-4 space will complement the G-1 open space and provide a primary gathering location midway between Washington Place and Logan Street. Near Washington Place, the green space is a paved plaza with movable seating and shade trees that welcome pedestrians to the development. Connected by a series of integrated steps and ramps, above that is an overlook and the midway location that becomes a large, flexible lawn capable of accommodating events and other programmed activities. The green space will be further activated with the placement of retail kiosks. Project costs are estimated at approximately \$2.5 million.

Ms. Thomas stated that in March 2021, the development team presented a combined G-1 and G-4 plan to the Equal Opportunity Review Commission and received approval for their pre-

development work, which projected 28.3% MBE and 13.4% WBE participation in pre-development commitments and anticipated 30% MBE and 15% WBE participation in the construction phase. Regarding workforce inclusion, the development team projects workforce utilization of 112,559 hours for minority workers and 45,024 hours for women workers, out of a total of 450,237 hours, which achieves the workforce goals of 25% and 10% as encouraged by the City and the Option Agreement.

As provided to members of the Board, there is a term sheet signed by Chris Buccini, President of BPG, addressing community benefits related to the Lower Hill development. Some of those benefits are as follows: renovations of the First Source Center at the Hill House and providing funding operations at the center, which opened on Tuesday, June 8, 2021, for at least 10 years with an agreed budget, working with First National Bank to monetize 25% of any parking tax diversion generated from the Option Premises, \$500,000 in funding for small business kiosks on Tract G-4 to be operated by minority-owned small businesses, and \$7.5M monetization of the LERTA to be generated from Tract G-1 to be deposited into the Greater Hill District Reinvestment Fund.

The development team has received approval of the combined Tract G-1/G-4 Final Land Development Plan from City Planning. They have submitted drawings to the Department of Permits, Licenses and Inspections in order to acquire permits for construction. Construction is projected to begin in quarter 3 of 2021 and is expected to be completed in 36 months.

Senator Fontana acknowledged that the Board received some items regarding the project and stated that, regardless of how the votes go, it does not mean that discussions cannot and/or should not continue, and additional conditions or agreements be negotiated going forward.

Reverend Glenn Grayson stated that he is aware that some verbal commitments were made regarding this project, and it is important to ensure that the Lower Hill District benefits from this redevelopment at the end of the day. Rev. Grayson went on to state there were a few things that were negotiated that could not be put into writing that must still be honored. As a SEA Board member, it is hoped that the many parties involved in this project will continue to honor those commitments and many more. When it comes to many things, it should not take as much negotiating to do what is right ethically, especially with the history of the demolition of the 28 acres and the loss of so many people, land, and businesses. The Hill District has never fully recouped, and it is hoped that this project will be taken this seriously.

Councilman Nicholas Futules stated that, as an elected official for Allegheny County, there is a mission to promote new development, businesses, and job growth at a rate of no less than 3% annually. He went on to state that this project has been long overdue and expressed his wholehearted support, noting that it is important to hold the line on taxation for homeowners and businesses by new development.

Senator Fontana asked if there were any further questions from the Board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried (with Mr. Udin recusing himself), the following resolution was approved:

RESOLUTION NO. 5753

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County (SEA), pursuant to the Amended and Restated Comprehensive Option Agreement dated June 20, 2018, by and among the SEA, the Urban Redevelopment Authority of Pittsburgh and Pittsburgh Arena Real Estate Redevelopment LP, as amended (the "Option Agreement"), with respect to Tract G-1 (a portion of Block 2-C, Lot 401, aka "Take Down Tract 10"), subject to all reviews and approvals provided for in the Option Agreement, as follows:

- (i) Final approval of Office Partners XXIII Block G1 LLC as the Redeveloper;
- (ii) Final approval of the conceptual development plan for the development of a mixed-use tower;
- (iii) Final approval of the Take Down of Tract G-1;

and further that the Executive Director, the Chairman, and the Vice-Chairman and all other proper officers and agents of the Authority are authorized to take all action and execute such documents as are necessary and proper to effectuate the terms of this Resolution.

Senator Fontana continued on to the next item on the agenda, authorization to provide preliminary and final approval of the redeveloper, conceptual development plan, and Take Down for a public green space to be located on Tract G-4 of the Lower Hill site.

Mr. Hanson explained that this Board item's presentation was combined with the previous one, noting that this item was now ready for a vote.

Senator Fontana asked if there were any questions from the Board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried (with Mr. Udin recusing himself), the following resolution was approved:

RESOLUTION NO. 5754

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County (SEA), pursuant to the Amended and Restated Comprehensive Option Agreement dated June 20, 2018, by and among the SEA, the Urban Redevelopment Authority of Pittsburgh and Pittsburgh Arena Real Estate Redevelopment LP, as amended (the "Option Agreement"), with respect to Tract G-4 (a portion of Block 2-C, Lot 401, aka "Take Down Tract 11"), subject to all reviews and approvals provided for in the Option Agreement, as follows:

- (i) Preliminary and final approval of Lower Hill District Conservancy, a to be formed Pennsylvania unincorporated association, as property owner, to improve Tract G-4, with Office Partners XXIII Block G1 LLC being its designee for undertaking the improvements;

- (ii) Preliminary and final approval of the conceptual development plan for the improvement of Tract G-4 as publicly accessible green space;
- (iii) Preliminary and final approval of the Take Down of Tract G-4;

and further that the Executive Director, the Chairman, and the Vice-Chairman and all other proper officers and agents of the Authority are authorized to take all action and execute such documents as are necessary and proper to effectuate the terms of this Resolution.

Senator Fontana continued on to the next item on the agenda under the David L.

Lawrence Convention Center (“DLCC”), authorization to enter into a three-year agreement, with a two-year owner option, with showNets, LLC for exclusive internet/telecommunication services.

Mr. Tim Muldoon stated that in April 2021, the DLCC issued a Request for Proposals (“RFP”) for exclusive internet/telecommunication services. The exclusive provider will have a physical presence at the DLCC and service a high percentage of the events. Events contract directly with the exclusive provider for all internet/telecommunications services, with a revenue share being paid back to the DLCC.

On April 21, 2021, the RFP was publicly advertised in the Pittsburgh Tribune Review, the New Pittsburgh Courier, and on the SEA website. Seven companies requested and received the RFP, and a non-mandatory pre-proposal meeting was held on May 3, 2021 at the DLCC. The existing provider, showNets, submitted a proposal, with the six others declining to propose.

The committee analyzed the showNets proposal, focusing on four key areas: proposed building revenue share, past client satisfaction scores, client pricing model, and commitment of capital investment. showNets proposed a tiered revenue share that will initially provide the DLCC with a 20% revenue share, with the ability to increase that number by another 5%, based on hitting certain revenue benchmarks.

showNets spoke with Clarence Curry and has agreed to the use of Emerald Electric, a MBE, for all electrical labor associated with their DLCC capital commitment, estimated at \$15,000.

SMG recommends that showNets be awarded a three-year agreement with the owner option for two additional years, to act as the exclusive internet and telecom provider for the DLCC based on the following: outstanding customer satisfaction scores over the past 4 years which have averaged 93%, strong revenue share proposal that raised the baseline percentage share and provides an upside of 5% if specific gross revenue goals are achieved, commitment to providing additional bandwidth needs for the DLCC and Authority offices free of charge, and additional capital investment into the DLCC that will improve client satisfaction and provide services that will increase the efficiency of SMG staff.

Senator Fontana asked if there were any questions from the Board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5755

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into a three-year agreement, with a two-year owner option, with showNets, LLC for exclusive internet/telecommunication services; and further that the proper officers and agents of the Authority are authorized to take all action and execute such documents as are necessary and proper to effectuate the terms of this Resolution.

Senator Fontana continued on to the next item on the agenda, authorization to enter into a three-year agreement, with an owner option to extend for two years, with Three Rivers Entertainment, Inc. for preferred audio/visual services.

Mr. Muldoon explained that in 2008 and 2014, Three Rivers Entertainment, Inc. (“TREP”) was contracted to perform services as the preferred provider of audio/visual (“A/V”) services at the DLCC. The preferred provider of A/V services has a physical presence at the DLCC and services many of the events. Events contract directly with the preferred provider of A/V services for their needs, and a revenue share is paid back to the DLCC.

A RFP was issued on April 14, 2021 and, on April 21, 2021, it was publicly advertised in the Pittsburgh Post-Gazette, the New Pittsburgh Courier, on the SEA website, and the Urban Redevelopment Authority (“URA”) assisted the Authority with social media communication by including this bidding opportunity in its Twitter, Facebook, and LinkedIn postings. Fourteen companies requested and received the RFP, with three companies attending a non-mandatory pre-proposal meeting. All companies that requested the RFP were contacted the week of the event to remind them of the due date and time. Thirteen companies declined to propose due to various economic reasons.

SMG conducted an interview with TREP to review their proposal and past results, which included a 95% customer satisfaction rating and a 50% increase in A/V revenue over the past four years. Key points of their proposal included: a 30% revenue share, a reasonable increase in equipment rental & labor fees, complimentary equipment to be provided by TREP to both the Authority and the DLCC for any in-house needs that may arise, and a \$20,000 payment upon year one signing, along with an additional \$15,000 in year four if it is decided to agree to the owner option.

SMG spoke with Clarence Curry, the Authority Senior Diversity Coordinator to discuss MBE and WBE participation, attempting to identify potential MBE/WBE opportunities. TREP has taken or will be taking the following steps: retaining a woman in the full-time staff position

of assistant manager for this contract, with such individuals being stationed in the DLCC; approximately 20% of their independent contractors hired are minorities, and approximately 20% are women; since the date of their last contract, TREP has increased suppliers who are MBE/WBE owned by 10%; TREP has agreed to work with the Pittsburgh Chapter of the Black Media Federation to develop an A/V internship focusing on A/V production. Many people currently involved in the A/V industry are older, so there are issues attracting younger people. By working with Mr. Curry on this, there is a great opportunity to get new people involved in the work pool.

Senator Fontana asked if there were any questions from the Board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5756

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into a three-year agreement, with an owner option to extend for two years, with Three Rivers Entertainment, Inc. for preferred audio/visual services; and further that the proper officers and agents of the Authority are authorized to take all action and execute such documents as are necessary and proper to effectuate the terms of this Resolution.

Senator Fontana continued on to the next item on the agenda, authorization to enter into an agreement with Trane U.S., Inc. in a lump sum amount of \$93,582 for the replacement of chiller control components and refrigerant monitor system in the chilled water plant.

Mr. Ryan Buries stated that the chilled water plant ("CWP") provides chilled water to the air-handling units to provide cooling throughout the DLCC. The original plant was comprised of Trane chillers and control systems (both hardware and software). In 2014, a new chiller was procured and installed, with Trane providing the new equipment and updating the control

software at that time. The Trane control system (software, hardware, and programming), including the refrigerant monitor, is proprietary and, therefore, is only available through Trane. Recognizing that only Trane equipment and controls will be compatible, a price proposal for the needed work was solicited directly from Trane.

Trane's equipment pricing was compared to pricing levels available via OMNIA, the federal purchasing program formerly known as US Communities, and CoStars, and was deemed to be below acceptable levels, meaning that it was less expensive than what would be able to be procured via those services. Both Veolia and SMG have reviewed the pricing and believe that it is fair and reasonable.

This request is for the first two of four phases of field controller replacements and programming. Phases III & IV will be budgeted in future years.

The hardware field controllers are original to DLCC building construction, are at the end of their expected useful lives, and are no longer supported by the manufacturer. This project will replace the existing controllers with modern components, which will be compatible with all of the equipment currently in use in the CWP.

Trane solicited two MBE electrical contractors and one WBE electrical contractor to subcontract for the installation of the controls equipment and wiring. One MBE contractor did not respond, the other MBE and the WBE contractors declined to submit pricing for the project based on lack of capacity to take on additional work at this time. Trane has agreed that it will re-solicit a proposal from a MBE electrical contractor closer to the start of construction and would contract with it if a competitive price is submitted at that time. This process has been reviewed by the Authority's Senior Diversity Coordinator, Clarence Curry.

Senator Fontana asked if there were any questions from the Board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5757

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into an agreement with Trane U.S., Inc. in a lump sum amount of \$93,582 for the replacement of chiller control components and refrigerant monitor system in the chilled water plant; and further that the proper officers and agents of the Authority are authorized to take all action and execute such documents as are necessary and proper to effectuate the terms of this Resolution.

Senator Fontana continued on to the next item on the agenda, authorization to enter into an agreement with Dan Taylor Interiors, Inc. in a lump sum amount of \$36,027 for the replacement of the Concourse C carpet.

Mr. Buries explained that in May 2021, the Board authorized a change order to an existing agreement with Nathan Contracting (“Nathan”) for crack repairs in Concourse C. The change order included the removal of existing carpet to expose the concrete. This request is related to carpet replacement in the area of the repaired cracks.

Special care was taken to identify a product that, while varying from the original broadloom product, maintained the integrity of the original design in both color and pattern. The decision to use carpet tile was necessary in order to facilitate future inspection of the concrete in this area, without sacrificing the carpet.

On May 20, 2021, a bid package was publicly advertised in the Pittsburgh Post-Gazette, the New Pittsburgh Courier, on the SEA website, and the URA assisted the Authority with social media communication by including this bidding opportunity in its Twitter, Facebook, and

LinkedIn postings. A non-mandatory pre-bid meeting was held on May 25, 2021, and the low bid from Dan Taylor Interiors, Inc. (“DTI”) was received on June 3, 2021. The contract amount includes the base bid of \$35,826 and Alternate #1 in the amount of \$201 for the replacement thresholds in the exhibit hall entrance.

The carpet tiles include a backing made from recycled content and the carpeting will be removed and recycled.

DTI has included 2.4% MBE participation and 3.6% WBE participation in their bid.

Senator Fontana asked if there were any questions from the Board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5758

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into an agreement with Dan Taylor Interiors, Inc. in a lump sum amount of \$36,027 for the replacement of the Concourse C carpet; and further that the proper officers and agents of the Authority are authorized to take all action and execute such documents as are necessary and proper to effectuate the terms of this Resolution.

Senator Fontana continued on to the next item on the agenda, authorization to enter into an agreement with Direct Energy for energy procurement for the DLCC and the North Shore Parking Garage.

Mr. Doug Straley stated that since 2012, the Authority has participated in the Western Pennsylvania Energy Consortium (“WPEC”) to purchase electricity with other governmental and nonprofit entities such as the City of Pittsburgh, Allegheny County, Pittsburgh Water and Sewer Authority, the Urban Redevelopment Authority, Pittsburgh Zoo, and Carlow University. WPEC

was initially created in order to allow these organizations to aggregate their electricity purchasing to lower costs and to fix a rate for a period of time in order to provide budget certainty.

WPEC determined that it would be advantageous to have its own PJM subaccount¹ in order to purchase electricity on the wholesale market, instead of retail, to eliminate and reduce fees. Through a RFP process, WPEC has entered into agreements with Enel X as an energy advisor in order to assist with the PJM subaccount and to assist in the development and ongoing implementation of electricity procurement strategy and risk management policy.

In November 2020, WPEC, through the City, released a RFP to engage an entity for energy procurement. The entity must be licensed to supply electricity by the Pennsylvania Public Utilities Commission (“PAPUC”), and this entity will establish and manage WPEC’s PJM subaccount. The entity will be responsible for a number of services related to electricity supply, such as electricity purchasing transactions, member billing, and data reporting.

In response to the RFP, four proposals were received, and a committee made up of the seven members of WPEC that are the large users interviewed three of the respondents submitting proposals. The committee unanimously recommended Direct Energy for some of the following reasons: they offered the lowest administrative price per MWh of any of the respondents and also waived start up fees that other respondents had included in their proposals, displayed significant experience in the development and management of PJM subaccount procurement mechanisms, they were the only respondent with experience working with buying consortiums similar to the WPEC structure, they provided a detailed plan depicting how they could help grow the WPEC, and they

¹ PJM (Mid-Atlantic Independent Grid Operator) coordinates the movement of wholesale electricity in all or parts of 13 states and the District of Columbia. PJM operates several types of competitive wholesale markets through which large volumes of electricity are bought and sold.

are licensed to supply electricity by the PAPUC, which was a requirement for the contract. They also provided commitments for diversity and community involvement and are a local company.

Throughout the contract, WPEC will use Enel X, its energy advisor, to communicate with Direct Energy and provide options to the members, along with other information. The seven large users would receive monthly reports from Enel X, and the current rate includes a regulatory amount of green energy, which is approximately 17%. However, each member can make the decision to increase their allocation of green energy at an increased cost per megawatt. Enel X is proposing a budgetary rate of \$0.063379 per kWh for the first year, which includes the gross receipts tax, Enel X fee, and Direct Energy fee.

All of the consortium members must enter into separate agreements with Direct Energy, and the contract with Direct Energy is for a term of forty-eight months. Direct Energy is paid based on the amount of electricity used by each member, and that fee equals \$0.062 per MWh.

Transmission and distribution will continue to be provided by Duquesne Light. The SEA will receive two invoices each month: one from Duquesne Light and one from Direct Energy.

Senator Fontana asked if there were any questions from the Board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5759

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into an agreement with Direct Energy for energy procurement for the David L. Lawrence Convention Center and the North Shore Parking Garage; and further that the proper officers and agents of the Authority are authorized to take all action and execute such documents as are necessary and proper to effectuate the terms of this Resolution.

Senator Fontana continued on to the next item on the agenda, authorization to extend an agreement with the Pittsburgh Cultural Trust for the “Magnolias for Pittsburgh” artwork until June 30, 2024.

Mr. Straley explained that this artwork was created by Tony Tasset as part of the original DLCC art program and was intended to be located at 10th Street and Penn Avenue, integrated into the design of the plazas, and expected to be part of the anticipated DLCC hotel project.

The artwork consists of two hand-sculpted bronze magnolia trees in full flower. Since 2006, the Authority has entered into an agreement with the Pittsburgh Cultural Trust (“PCT”) to place the artwork at the corner of 7th Street and Penn Avenue in the Cultural District. These trees are placed in a park-let, surrounded by five live magnolia trees, ivy groundcover, and a curving pathway.

This amendment would extend the agreement to June 30, 2024. The loan agreement requires the PCT to maintain the artwork and the surrounding landscape. The PCT is also responsible for insuring the artwork at the appraised value of \$1.5 million. The Authority would be responsible for the cost to remove the artwork at the end of the agreement.

Senator Fontana asked if there were any questions from the Board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5760

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to extend an agreement with the Pittsburgh Cultural Trust for the “Magnolias for Pittsburgh” artwork until June 30, 2024; and further that the proper officers and agents of the Authority are authorized and directed to take all action and execute such documents as are related and proper to effectuate the terms of this Resolution.

Senator Fontana continued on to the next item on the agenda, authorization to file an application for and accept a grant from the Commonwealth of Pennsylvania, Pennsylvania Emergency Management Agency (Public Assistance Grant for COVID-19 Disaster Declaration).

Ms. Rosanne Casciato explained that the Authority desires to file an application for a Public Assistance Grant with the Commonwealth's Pennsylvania Emergency Management Agency ("PEMA"). This program works in conjunction with the Federal Emergency Management Agency ("FEMA"), and would be eligible to cover qualifying expenses from January 21, 2021 through September 30, 2021.

This funding request would be to support the safe opening and operation of the Authority-operated facilities. Costs considered eligible include: purchase and distribution of face masks and Personal Protective Equipment ("PPE"); cleaning and disinfection including the purchase and provision of necessary supplies and equipment in excess of regularly budgeted costs; COVID-19 diagnostic testing; screening and temperature scanning; acquisition and installation of temporary physical barriers such as plexiglass barriers, screens, and dividers; signage to support social distancing such as floor decals; and purchase and storage of PPE and other supplies based on projected needs. Paperwork needs to be submitted as soon as possible for preliminary approval, with actual expenses submitted on a reimbursement basis.

Senator Fontana asked if there were any questions from the Board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5761

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to file an application for and accept a grant from the Commonwealth of Pennsylvania, Pennsylvania Emergency Management

Agency (Public Assistance Grant for COVID-19 Disaster Declaration); and further that the proper officers and agents of the Authority are authorized and directed to take all action and execute such documents as are related and proper to effectuate the terms of this Resolution.

Senator Fontana continued on to the next item on the agenda under Heinz Field, authorization to reimburse PSSI Stadium Corporation, Inc. in a not-to-exceed amount of \$125,750 for the emergency repair of two scoreboard control room cooling units.

Mr. Bill Williams stated that, per the terms of the lease between the Authority and PSSI Stadium Corporation, Inc. ("PSSI"), the Authority is required to pay for eligible capital repairs.

On May 14, 2021, PSSI notified the Authority that it is undertaking an emergency repair to the scoreboard control room cooling units. The control room is cooled by two units which were installed as part of the original construction of the stadium. The control room contains approximately \$10 million worth of equipment. The cooling units have exceeded their expected useful life and replacement parts are no longer available. During the most recent annual inspection by Stantec, the Authority's annual stadium inspection firm, these units were documented as needing replacement by both the electrical and mechanical inspection teams.

PSSI solicited three bids, with SSM Industries providing the lowest price at \$125,750. There is an eight week equipment lead time and a four week installation timeframe. The warranty is one year. There is an MBE participation of 32.8% with Arimas LLC and 1.2% with Northstar Environmental. This reimbursement will be funded from the Heinz Field Capital Reserve Fund and other multi-facility reserve funds of the Authority.

Senator Fontana asked if there were any questions from the Board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5762

RESOLVED by the Board of the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to reimburse PSSI Stadium Corporation, Inc. in a not-to-exceed amount of \$125,750 for the emergency repair of two scoreboard control room cooling units; and further that the proper officers and agents of the Authority are authorized to take all action and execute such documents as are necessary and proper to effectuate the terms of this Resolution.

Senator Fontana continued on to the next item on the agenda under SEA Operating, authorization to bind all insurance for July 1, 2021 to June 30, 2022 at a cost not-to-exceed \$385,906, plus processing and workers compensation auditing fees.

Ms. Casciato explained that Willis of Pennsylvania (“Willis”) is currently in the fifth year of a five-year agreement as the insurance broker for the Authority and the Stadium Authority (“SA”). Quotes were obtained for insurance for the upcoming insurance year. In total, 18 different carriers responded to Willis’ request for pricing for various insurance needs. Most of these declined to submit final proposals or, if they did, the proposal was higher than the rates below. Authority insurance cost increased \$15,730, or 4.25%, in total from last year.

Per Henderson Brothers, the Authority’s Risk Management Consultant, the industry benchmark has been a 10.7% increase. Property insurance is the largest insurance expense. Due to the COVID-19 pandemic, no companies performed on-site inspections of the properties this year. The insurance is being renewed with AIG at the same deductible, with a 4.9% increase in costs. Per Willis, the average increase has been between 5% and 15% for property coverage.

Public Officials insurance will be switched from AIG to Chubb due to a decreased premium and a deductible decrease from \$50,000 to \$25,000 per claim. Switching will save \$4,053 from the AIG renewal rate. Additionally, the SA, who has always been listed as an additional insured

on the policy but also holds their own policy, will be removed. This will eliminate duplicate coverage and will eliminate issues that could arise under the policy if the SA were to file a claim against the Authority.

The largest percentage increase is in the cyber insurance, which increased from \$5,493 to \$9,543 due to the high number of cyber claims and losses in the market in recent years.

Quotes were also received for Worker's Compensation; General, Umbrella and Excess Liability; and Business Auto. Below is a brief summary of the costs of the old and new policies.

Henderson Brothers recommends accepting the Willis proposal and binding the insurance effective July 1, 2021. A summary of policy coverages can be found on the Willis insurance proposal, which is page 11 of the supporting back-up provided in the packet distributed to the Board for this meeting.

Senator Fontana asked if there were any questions from the Board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5763

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to bind all insurance for July 1, 2021 to June 30, 2022 at a cost not-to-exceed \$385,906, plus processing and workers compensation auditing fees; and further that the proper officers and agents of the Authority are authorized and directed to take all action and execute such documents as are related and proper to effectuate the terms of this Resolution.

Senator Fontana continued on to the next item on the agenda under Additional New Business, replacement of SEA Sports Commission Member.

Ms. Conturo explained that, under the August 13, 2020 resolution, the Authority created the Sports Commission ("Commission") as a committee of the Authority. The resolution

provided that there are five Commission members, and that members are officially appointed by the SEA Board Chairman. One of the Commission members is appointed based on names submitted by the Mayor of Pittsburgh. The initial appointee from the Mayor's submissions was Ms. Kinsey Casey. Ms. Casey has resigned, and the Mayor has submitted, as her replacement, Michael Vincent Quatrini. This is the public record that Senator Fontana, as SEA Board Chairman, has accepted this submission and is making the appointment. There is no vote on this item.

Senator Fontana asked if there were any questions from the Board. Hearing none, he moved on to the next item on the agenda, which was public participation. Senator Fontana asked if anyone in the audience desired to address the Board.

The Authority has provided the public with three options for public participation: email, telephone, or the Zoom chat function. Ms. Henderson stated that there was one request to address the Board received via the Zoom chat function from Mr. Tim Stevens of The Black Political Empowerment Project ("B-PEP").

Mr. Stevens stated that, 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 District 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 B-PEP and on behalf of the B-PEP Planning Council, ask 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.
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, and 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, B-PEP is requesting the following: 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 at least 1 in 10 hires be sourced from the Hill District First Source Hiring Center; 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 guarantee survival and that they thrive.
4. One of the biggest concerns of the B-PEP 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 and 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 appreciate your support on these important recommendations. (See also, attached letter).

Senator Fontana asked if there were any other requests from members of the public to address the Board.

Ms. Henderson stated that no other public comments were submitted via email, and there were no other registrations to submit a public comment via telephone or the Zoom chat function.

Senator Fontana asked if there were any comments from the Board. There being no additional comments or business, Senator Fontana asked for a motion to adjourn. Upon a motion duly made, seconded and unanimously carried, the meeting was adjourned at 11:29 A.M.

 8/17/21

Mary Conturo
Assistant Secretary

**B-PEP PLANNING
COUNCIL**

Tim Stevens
Chairman & CEO

Valerie Dixon
e-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.
b Conroy, Esq.
ry 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 Millions; 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

Lauren Henderson

From: Dawn Matthews <dawn.matthews@homeindeedrealty.com>
Sent: Thursday, June 10, 2021 9:32 AM
To: SEA-Info/Webmaster
Subject: Public Comment for June 10th 10:30am Meeting

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 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. 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 it's residents from all of the benefits and economic opportunity this development brings. One organization is in no way synonymous with the voice of 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 in a prior vote). Instead, the larger community again showed up to expressed a resounding "YES" to move forward with the development with no delay!

The community is not for holding up development over a community organization's asks for baby bonds and/or community ownership in the tower. The community organization itself is offering ZERO ownership in their own project for the community.

PLEASE VOTE YES AND MOVE THIS DEVELOPMENT FORWARD IMMEDIATELY!

Dawn Matthews
President
Home Indeed Realty, LLC
(C) 412.853.6927
(E) dawn.matthews@homeindeedrealty.com



This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.



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 and is positioned above a horizontal line.

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,

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,

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.

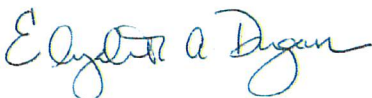
UpStudio Landscapes is a certified WBE/DBE that is providing landscape architecture services for the urban open space of the G1 and G4 parcels. We are working with Gensler and the development team to advance the first portion of the open space plan to compliment the FNB Financial Center Project.

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.

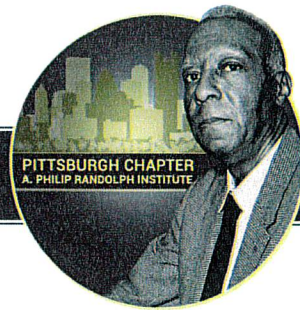
By providing flexible public space that is framed within the natural landscape, the G1 and G4 green space creates meaningful connections to the existing community and fosters a vibrant and inclusive hub of activity. Additionally, the plan provides walkable and equitable access to open space that supports 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



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,


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,

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,

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 cursive script that reads "Richard Witherspoon".

Richard Witherspoon

CEO

r spoon@hilldistrictfcu.ore



RWIV
CONSTRUCTION LLC

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

Construction. Connected.

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.

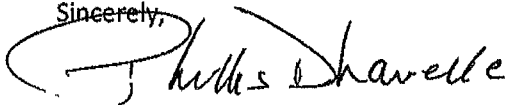
The Schenley Heights Collaborative is an all-volunteer 501c3 organization since the year 2002. Our work is towards developing a wholesome community for all by improving existing and creating new housing in Schenley Heights. Some of us have spoken one on one with Mr. Bomani Howze regarding the G1 and 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 Markello	Seth Markello	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 15213
Nakeila Totton	Nakeila Totton	25 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
Jaineil Matthews	Jaineil Matthews	2817 W. Foster Ave Pgh PA 15219
Charles Lowe	Charles Lowe	267 Dinwiddie St Pitt PA 15219
Lindsay King	Lindsay King	1910 WEBSTER AVE PGH, PA 15219
Telle Williams	Telle Williams	233 Villiers St Pgh Pa 15219

TERM SHEET OF

BLOCK G1 and G4

REINVESTMENT COMMITMENTS

June 8th, 2021 (the "Effective Date")

Parties: Hill Community Development Corporation ("CDC") and Lower Hill Developer LLC ("Developer").

Background: Developer seeks to redevelop Blocks G1 and G4 ("Option Premises") as described in Developer's Final Land Development Plan ("FLDP") consistent with the terms of that certain Community Collaboration and Implementation Plan ("CCIP") and pursuant to the Block G1 / G4 Letters of Intent to the Urban Redevelopment Authority of Pittsburgh ("URA") and the Sports & Exhibition Authority of Pittsburgh and Allegheny County ("SEA") #10 and #11 ("Project").

Purpose: The Parties desire to identify and clarify their respective responsibilities and commitments related to the Project.

Developer

Obligations: Developer affirms its continued good faith efforts to align development activities with its affirmations to CCIP (please see Exhibit A) and the Amended and Restated Comprehensive Option Agreement ("Option Agreement") and, as follows:

- i. CCIP Focus Area 1 - M/WBE Inclusion
 - a. Developer is implementing its M/WBE Plan (please see Exhibit B) for professional services, construction services and property operations.
 - b. Hired local / diverse design professionals to advance 1st Phase pre-development activities consistent with inclusive procurement goals.
 - c. Developer built and is managing a growing database of minority- and women-owned businesses and has shared the database with other developers/agencies across the region to expand opportunities for identified consultants and contractors.
 - d. Hired eHoldings, a qualified 3rd party M/WBE consultant with experience in local procurement and supplier diversity services, to support M/WBE outreach and contracting. Hired EMSDC,

CONFIDENTIAL

the Eastern Minority Supplier Development Council, to extend M/WBE outreach to regional and national minority owned companies.

- e. Developer collaborated with the CCIP Executive Management Committee (EMC) on the November 2020 RFQ release targeted to minority-owned businesses by vetting submissions, responding to recipients, creating summaries for EMC Board and completing a webinar outlining procurement path forward.
 - f. Facilitate M/WBE participation in ownership by securing a significant equity investment from Clay Cove Capital.
- ii. CCIP Focus Area 2 – Local Inclusion / Workforce Development
- a. Developer is working with Partners4Work and supporting the creation of a First Source Hiring Center near the Project premises for the benefit of workers and contractors to better connect Hill District residents to employment opportunities.
 - i. The arrangement with Partner4Work includes funding for (1) at least two Intro to the Trades pre-apprenticeship classes timed to coincide with the planned construction schedule and (2) pre-employment job training programs connecting operators to applicants for building service and hospitality jobs within the redevelopment.
 - ii. While development activities are ongoing, Developer has committed to funding First Source Center operations for at least 10 years at budget levels agreed to with the Partner4Work MOU.
 - b. Developer will accelerate commencement of Partner4Work commitments by paying for the costs to establish the First Source Center in the Hill District, which is expected to cost \$100,000.
 - c. Developer has itself pursued job creation goals by hiring prominent project directors. Developer recently hired a Director of Community, Arts and Culture and hired a long time Hill District resident for the new position.
 - d. Developer, PAR and its vendors will prioritize new employment opportunities for Hill District residents. New jobs will be filled by considering and interviewing for employment candidates that are Hill District residents, with a goal of 10%.

- i. The Development team will share its workplace goals with prospective tenants
 - ii. Developer and PAR will use its workforce partner, the First Source Center, as well as other sources, to identify eligible Hill District candidates with appropriate background, qualifications and experience for the positions offered.
 - iii. Developer and PAR will notify the First Source Center of job openings and provide job descriptions including special requirements. The Center will refer qualified Hill District residents from its database.
 - iv. To monitor our success in achieving reinvestment goals in the Lower Hill, Developer will produce an annual report on its hiring and other economic impact goals.
- iii. CCIP Focus Area 3 – Inclusionary Housing
 - a. Developer is working with First National Bank to monetize 25% of any Parking Tax Diversion generated from the Option Premises and/or Parcel E for direct investment in the Greater Hill Housing Stabilization Fund, to provide for an immediate investment in the Middle and Upper Hill District at the time of closing on the construction financing instead of incremental amounts being realized over time.
 - b. The Final Land Development Plan does not include any housing in the mixed-use tower on Block G1.
- iv. CCIP Focus Area 4 – Communication and Tracking
 - a. Developer is collaborating with the CCIP EMC on compliance and communications requirements.
 - b. Developer will continue using multiple channels for outreach and regular reporting including website updates, regular public meetings, newsletters, social media, etc
 - c. Developer has established editing capabilities for CCIP EMC to manage a “community” section of the Lower Hill website, subject to collaboration protocols and scope of services.
- v. CCIP Focus Area 5 – Wealth Building
 - a. Clay Cove Capital, a minority owned business, has made a

multi-million-dollar investment in the Project.

- b. Developer and Clay Cove will continue to support minority residents of the Hill with investment opportunities by assisting with financing and development expertise
- c. Development team has grown with direct employment of Hill District residents.
- d. Developer is collaborating with non-profits including Riverside Center for Innovation (RCI) to offer programs to help growing M/WBE firms build critical capacity for contracting and expansion. Development Partners will invest no less than \$50,000 in funding for RCI back office support programs for Hill District businesses.
- e. First National Bank will assist with overall wealth-building goals for the redevelopment by offering line of credit support to small businesses operating in the Hill District, financial literacy programs throughout the Greater Hill District and expanding its programs with the Hill District Federal Credit Union (HDFCU) as per the FNB Community Impact Plan that is part of the Take Down submission.
 - i. FNB has committed to investing an additional \$2M through the URA and Invest PGH to support small and medium size businesses operating in the Hill District with critical programs to enhance their access to capital for expansion.
 - ii. FNB has invested \$100,000 in the Hill District Federal Credit Union.
- f. Developer is supporting the current Catapult cohort in the Hill with donation of materials and in-kind services.
- g. Developer secured \$500,000 in funding for small business kiosks on the parcel G4 Lower Hill open space, to be operated by minority-owned small businesses in concert with small business incubation programs.
- h. Development team is advancing a STEM scholarship plan and offering program support for Career and Technology Education (CTE) at UPREP Milliones High School (PPS)
 - i. Design team member committed to first tranche of STEM scholarships for Hill District students

- ii. The development team, Penguins and leadership of the trades recently met with Pittsburgh Public School's Angela Mike and are pursuing federal funding for expanding opportunities for CTE grads to enter the building trade unions.

- vi. CCIP Focus Area 6 – Culture and Legacy
 - a. Developer hired local historian Dr. Kimberly Ellis and architectural consultant Lakeisha Byrd to inform architects, design firms and art curators of the African American history and culture of the Lower and Greater Hill District.
 - i. Developer created the full time position of Director of Community, Arts and Culture for Dr. Ellis.
 - b. Project's design stresses the lost connection along Wylie Avenue. With the development of activated open space along Wylie in the first commercial phase, the Project establishes Wylie Avenue as an important visual, pedestrian, cultural and commercial connector from the Greater Hill to downtown.
 - c. Project re-establishes Wylie Avenue as a critical corridor for reconnecting the Greater Hill to the downtown. Efforts to activate commercial and recreational opportunities along Wylie Avenue are core elements of the plan as approved by Planning Commission

- vii. CCIP Focus Area 7 – Coordinated Development Strategies
 - a. Developer will share LERTA monetization proceeds from the Block G1 / G4 development 50-50 with the Greater Hill District Reinvestment Fund (the "Reinvestment Fund") in support of community development priorities in the Middle and Upper Hill District. Monetization will provide for an immediate investment in the Greater Hill District, instead of tax abatements being realized in incremental amounts over 13 years. It is projected that \$7,500,000 will be funded at closing on construction financing of the Block G1 mixed-use tower, which will seed the Reinvestment Fund. Development team will pay LERTA loan closing costs and share any possible residual values in future years 50-50.
 - b. FNB Community Investments: Subject to regulatory standards and underwriting guidelines, FNB is evaluating investments in

the Hill to fund housing and mixed-use initiatives with minority developers in the form of loans, equity and tax credit investments. In past months, FNB has issued 8 senior loan term sheets (additional pending). FNB has also announced a \$5,000,000 Hill District Gap Lending Program which is designed to address financing gaps on community projects with flexible lending parameters for local businesses.

- c. Developer Gap Financing: Developer will provide up to \$400,000 of gap equity required to close first phase of projects that FNB / URA are underwriting in the Greater Hill.
- d. The G4 parcel is being developed as part of a multi-million dollar, destination public open space that benefits the entire community, complementing the overall open space master plan that exceeds Preliminary Land Development Plan requirements.
- e. Development team will jointly pursue co-application infrastructure funding opportunities with public stakeholders in the future and coordinate these joint applications through the URA as per prior agreements. Development team pledges to work together to pursue opportunities aligned with the Biden administration's renewed commitment to investing in infrastructure
- f. FNB has made \$525,000 in recent philanthropic donations to organizations dedicated to the advancement of the Middle and Upper Hill (\$100,000 addressed above with HDFCU, etc) -- with additional grants planned for 2021.
- g. The Hill District will have two representatives on an advisory committee of the Open Space Association Board
 - i. Board of Directors will create a Programming, Operations and Activation Committee not later than the completion of initial open space improvements on Block G4 (also with representatives from Developer, PAR, Commercial Property Owners and Residential Property Owners)
 - ii. This committee will assist the Board with delivering CCIP goals related to small business engagement, M/WBE contracting and cultural/legacy initiatives
 - iii. The representatives will be appointed by Councilman Lavelle or recommendation of the CCIP EMC

CDC

Obligations: CDC shall cooperate with and support the efforts of Developer to secure all required approvals for the development of the Premises as described in the Final Land Development Plan and Option Agreement. CDC further acknowledges and agrees that Developer's obligations described herein are conditioned upon the Final Land Development Plan being finally approved, upon conditions acceptable to Developer, no later than May 4, 2021 and there being no legal challenges made to the approved FLDP or any permits or approvals related thereto.

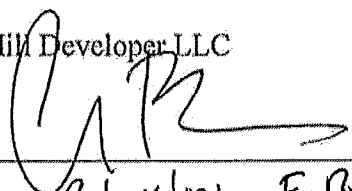
(Signatures follow)

Lower Hill Developer LLC

By: _____

Name: _____

Title: _____


Christopher F. Buccini
President

Hill Community Development Corporation

By: _____

Name: _____

Title: _____

EXHIBIT A
REINVESTMENT SUMMARY TERM SHEET

EXHIBIT B

M/WBE PLAN (AS OF FEBRUARY 2021)

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