

LOWER HILL CCIP COMMITMENTS
December 14, 2020

The Community Collaboration and Implementation Plan (CCIP) is the bedrock community plan for the Lower Hill redevelopment, and the Executive Management Committee (EMC) is responsible to oversee the implementation of the CCIP. PAR, together with our development partners BPG and FNB, continue to support a robust and collaborative relationship with the EMC to pursue our mutual goals and commitments under the CCIP.

In April 2020, PAR presented a list of CCIP-related action items to accompany our proposal to build a headquarters for our anchor tenant F.N.B. Corporation on Parcel G-1. In May 2020, the URA and SEA boards granted preliminary approval to the project, and encouraged PAR and the EMC to continue to work together to reach agreement on a community impact plan that is both consistent with the CCIP and consistent with the PAR list of CCIP action items.

We don't need a new plan. The CCIP is the community impact plan for the Lower Hill. Members of the EMC took part in drafting the CCIP, volunteered their valuable time over several years, and recently have been attending bi-weekly meetings. PAR shares the EMC's commitment to working hard and remains fully committed to collaborative action to deliver upon the collective goals of the CCIP.

Since May, we have had several discussions with the EMC and individual EMC members. It became clear that we can do more to share our progress being made under the CCIP. EMC members have asked for greater clarity on progress, a roadmap of upcoming development actions, and visibility on public announcements, so that we can all better inform the community of our collective progress.

Based upon our discussions with the EMC, and together with our development partners BPG and FNB, PAR is pursuing the following commitments in connection with the Lower Hill development:

1. Advance the goals of the Community Collaboration and Implementation Plan (CCIP).
2. Participate in bi-weekly meetings of the CCIP Executive Management Committee (EMC), and continue to submit periodic written CCIP progress reports to the EMC, which reports will include development roadmaps and upcoming significant public announcements.
3. Advance minority project ownership through a multi-million dollar investment in the project by minority-owned Clay Cove Capital.
4. Hire an experienced and inclusive and local professional development team, led by Hill District residents:
 - a. Bomani Howze – Vice President, BPG
 - b. Dorin Dickerson – Director of Project Development, PAR
 - c. Irv Williams E. Holdings – M/WBE Consultant
 - d. Dr. Kimberly Ellis – Legacy Consultant
 - e. Lakeisha Byrd – Design Consultant

- f. Monaloh Basin Engineers – Site Survey Consultant
 - g. AWK Consulting Engineers – Geotechnical Consultant
5. Advance workforce inclusion plans to EMC, URA, SEA and City of Pittsburgh, with CCIP commitments embedded in all construction contracts:
 - a. Over \$2 million in M/WBE commitments in the pre-development of the first commercial phase through Gensler-led design effort.
 - b. In advance of mid-2021 groundbreaking, Parcel G-1 contractor is targeting construction spending with minority-owned firms.
 6. Contribute 50% of LERTA proceeds from the Lower Hill development to the URA for further investment in the middle and upper Hill District through the Greater Hill District Reinvestment Fund (the “Reinvestment Fund”). The Reinvestment Fund is structured to serve as the platform investment fund for monetary investments generated from the Lower Hill development to support investments in the middle and upper Hill District. All distributions from the Reinvestment Fund will be subject to approval by the URA Board in an open and transparent public process.
 7. Monetize 50% LERTA generated from Parcel G-1 for direct investment in the Reinvestment Fund, to provide for an immediate investment in the middle and upper Hill District, instead of amounts being realized in smaller amounts over 10 years.
 8. Monetize 25% Parking Tax Diversion generated from Parcel E for direct investment in the Reinvestment Fund, to provide for an immediate investment in the middle and upper Hill District, instead of amounts being realized in smaller amounts over 20 years.
 9. Partner with URA to serve as Small Business Association (SBA) loan partner.
 10. Partner with Hill CDC to jointly pursue Economic Development Administration infrastructure grant.
 11. Invest \$100,000 in the Hill District Federal Credit Union.
 12. Invest \$100,000 in Ammon Recreation Center Rec-to-Tech improvements, and participate with Macedonia Church and the City in discussions regarding longer-term vision for reusing publicly-owned property at the site.
 13. Build and deliver on Parcel E the Catapult storefront incubator for minority and women-owned small businesses.
 14. Build and deliver on Parcel E the City Public Safety (EMS) facility.
 15. Evaluate with FNB a series of investments in critical development projects in the middle and upper Hill District, subject to FNB regulatory and lending approvals.

16. Invest 20-year parking commitment and lending support to MidPoint Capital City's Edge project to support affordable housing development adjacent to PPG Paints Arena.
17. Advance the Curtain Call project, which based upon discussions with Walter Hood and the Design Review Panel (DRP) and subject to additional community engagement, was recommended for installation on the Lower Hill open space along Wylie Avenue or the Cap park.
18. Secure \$500,000 in funding for small business kiosks on the Lower Hill open space, to be operated by minority and women-owned small businesses.
19. Advance the MOU with Partners4Work and support operations of First Source Hiring Center, including establishing a jobs program to better connect Hill District residents to employment opportunities.
20. Advance the RFQ targeted to minority-owned businesses in collaboration with the EMC.

The above list of action items will grow over time, as we continue to collectively pursue redevelopment on the Lower Hill and deliver upon the goals of the CCIP. Managing the work of the Lower Hill development and the CCIP especially through the COVID pandemic has been difficult for all of us, and we are thankful for the hard work of EMC members and our development partners.

Together, our work will create better economic and cultural connections to the Hill District, create thousands of jobs for the region and improved pathways to employment for Hill District residents, and deliver upon the highest commitments to minority and women-owned businesses of any development in our city's history.